

Please Note: This report was completed with the following assumptions: Market Approach: **Fair Market Price** , Marketing Time: **Typical** . Important additional information relating to this report, including use and restrictions, is contained in an attached addendum which is an integral part of this report.

Address	18 Cypress Cove Road, Columbia, SC 29229	Order ID	8842093	Property ID	34415851
Inspection Date	07/23/2023	Date of Report	07/24/2023		
Loan Number	53704	APN	174130144		
Borrower Name	Breckenridge Property Fund 2016 LLC	County	Richland		

Tracking IDs

Order Tracking ID	20230721_BPO	Tracking ID 1	20230721_BPO
Tracking ID 2	--	Tracking ID 3	--

General Conditions

Owner	MARIANNE T ASBURY	Condition Comments	
R. E. Taxes	\$1,961	Subject maintained in line with community, subject landscape groomed and free of trash. Subject requires no exterior repairs. Subject landscape due for maintenance.	
Assessed Value	\$7,880		
Zoning Classification	Residential PDD		
Property Type	SFR		
Occupancy	Occupied		
Ownership Type	Fee Simple		
Property Condition	Average		
Estimated Exterior Repair Cost	\$0		
Estimated Interior Repair Cost	\$0		
Total Estimated Repair	\$0		
HOA	VILLAGES AT LAKESHORE HOA		
Association Fees	\$375 / Year (Landscaping)		
Visible From Street	Visible		
Road Type	Public		

Neighborhood & Market Data

Location Type	Suburban	Neighborhood Comments	
Local Economy	Stable	Neighborhood maintained in line with subject, neighborhood has close proximity to amenities, shopping and schools. Marke	
Sales Prices in this Neighborhood	Low: \$200000 High: \$415000		
Market for this type of property	Remained Stable for the past 6 months.		
Normal Marketing Days	<30		

Current Listings

	Subject	Listing 1 *	Listing 2	Listing 3
Street Address	18 Cypress Cove Road	1 Twig Ln	9 Lovett Ct	219 Coppice Ln
City, State	Columbia, SC	Columbia, SC	Columbia, SC	Columbia, SC
Zip Code	29229	29229	29229	29223
Datasource	Public Records	Public Records	Public Records	Public Records
Miles to Subj.	--	0.05 ¹	0.21 ¹	0.51 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$289,900	\$288,000	\$274,900
List Price \$	--	\$289,900	\$288,000	\$274,900
Original List Date		04/07/2023	05/19/2023	05/18/2023
DOM · Cumulative DOM	-- · --	107 · 108	65 · 66	66 · 67
Age (# of years)	10	19	19	3
Condition	Average	Average	Average	Good
Sales Type	--	Fair Market Value	Fair Market Value	Fair Market Value
Location	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
View	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
Style/Design	2 Stories Conventional	2 Stories Conventional	2 Stories Conventional	2 Stories Traditional
# Units	1	1	1	1
Living Sq. Feet	2,691	2,448	2,916	2,004
Bdrm · Bths · ½ Bths	3 · 2 · 1	4 · 2 · 1	5 · 3 · 1	4 · 2 · 1
Total Room #	8	9	11	9
Garage (Style/Stalls)	Attached 2 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)	Attached 1 Car
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	0.24 acres	0.20 acres	0.30 acres	0.10 acres
Other	--	--	--	--

* Listing 1 is the most comparable listing to the subject.

¹ Comp's "Miles to Subject" was calculated by the system.

² Comp's "Miles to Subject" provided by Real Estate Professional.

³ Subject \$/ft based upon as-is sale price.

Current Listings - Cont.

Listing Comments Why the comparable listing is superior or inferior to the subject.

- Listing 1** Stunning 4 Bedroom 2.5 Bath Home In The North East Comes Completely Renovated And Ready For Move In! Home Features Tons Of Space Downstairs With Formal Living/dining Area, Great Room And A Spacious Kitchen! Updated Flooring Throughout As Well As Upgraded Kitchen, Counters And Appliances! Large Spacious Primary Bedroom With A Huge Primary Closet As Well As Spacious Secondary Bedrooms! Back Yard Is Fenced! Upgrades Include: New Flooring Throughout, Granite Countertops In Kitchen, New Vanities In Guest Bathrooms, Full Interior Paint, All New Light Fixtures, Stainless Steel Appliances. Tons Of Updates To Make This House Ready To Be Your Home! Schedule Your Showing Today! P
- Listing 2** Space, Space, Space, Inside And Out. This 5 Bedroom, 3 1/2 Bath Offers A First Floor Master Bedroom And A Second Floor Bonus Room(possible 6th Bedroom). Open Floor Plan With Updates Galore Including Carpet, Paint And Countertops. P
- Listing 3** Move-in Ready, Less Than 3 Years Old, Perfectly Priced Great Southern 4 Bedroom, 2.5 Bath Smart Model Home In Orchard Park. This Home Has A Remarkable Floor Plan With 9 Foot Smooth Ceilings, Recessed Lights, And Luxury Vinyl Plank Flooring In The Large Great Room, Breakfast Area, Kitchen, And Hallway. The Kitchen Contains All Stainless-steel Appliances And Ample Cabinet Space And Counter Area To Include A Bar-top Peninsula Along With A Nice Size Pantry. Large Main Level Master Suite Offers Walk-in Closet, Double Vanities, Espresso Finish Wood Cabinets, And A Large Walk-in Shower. Second Floor Features 3 Additional, Spacious Bedrooms All With Walk-in Closets, Full Bath And A Loft Area! Laundry Room Is Located On The 1st Floor. Thermostats, Lights, And Security System Can All Be Controlled From Your Phone. Eco-friendly Washer And Dryer Along With Refrigerator Are Included With The Home. Certified Green Smart Home, Radiant Barrier Sheathing, Tankless Water Heater, And Garage Door Opener. The Backyard Also Features A Private Deck In A Serene Environment With Woods To The Rear. Orchard Park Is A Great Family Environment Community With Easy Commutes To Fort Jackson, Shaw Air Force Base, Downtown Columbia And Interstates 77 And 20.

Recent Sales

	Subject	Sold 1	Sold 2 *	Sold 3
Street Address	18 Cypress Cove Road	487 Freshwater Dr	660 Mangrove Trl	618 Mangrove Trl
City, State	Columbia, SC	Columbia, SC	Columbia, SC	Columbia, SC
Zip Code	29229	29229	29229	29229
Datasource	Public Records	Tax Records	Tax Records	Tax Records
Miles to Subj.	--	0.09 ¹	0.09 ¹	0.10 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$299,000	\$289,000	\$309,000
List Price \$	--	\$299,000	\$289,000	\$309,000
Sale Price \$	--	\$297,000	\$285,000	\$308,000
Type of Financing	--	Conv	Conv	Conv
Date of Sale	--	11/15/2022	01/13/2023	10/14/2022
DOM · Cumulative DOM	-- · --	92 · 92	56 · 56	88 · 88
Age (# of years)	10	8	10	9
Condition	Average	Average	Average	Good
Sales Type	--	Fair Market Value	Fair Market Value	Fair Market Value
Location	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
View	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
Style/Design	2 Stories Conventional	2 Stories Conventional	2 Stories Conventional	2 Stories Conventional
# Units	1	1	1	1
Living Sq. Feet	2,691	2,681	2,691	2,720
Bdrm · Bths · ½ Bths	3 · 2 · 1	3 · 2 · 1	3 · 2 · 1	4 · 2 · 1
Total Room #	8	8	8	9
Garage (Style/Stalls)	Attached 2 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	0.24 acres	0.13 acres	0.28 acres	0.12 acres
Other	--	--	--	--
Net Adjustment	--	\$0	\$0	-\$15,000
Adjusted Price	--	\$297,000	\$285,000	\$293,000

* Sold 2 is the most comparable sale to the subject.

¹ Comp's "Miles to Subject" was calculated by the system.

² Comp's "Miles to Subject" provided by Real Estate Professional.

³ Subject \$/ft based upon as-is sale price.

Recent Sales - Cont.

Reasons for Adjustments Why the comparable sale is superior or inferior to the subject.

- Sold 1** Welcome To Your Beautiful Home In The Villages At Lakeshore Subdivision That Is Conveniently Located Within .5-mile Drive To Restaurants, Grocery Stores, Killian Elementary School (.6 Miles), Lexington Medical Center Northeast Facility (.5), Longleaf Middle School (.9 Miles), I-77 (2.2 Miles), Westwood High School (3.3 Miles), Sandhills (5 Miles), Ft. Jackson (12 Miles), And Downtown (14 Miles). This Neighborhood Offers Sidewalks Providing A Safe Place To Enjoy An Active Lifestyle. You Have An Office, Dining Room, Living Room, Kitchen, Breakfast Area, And Half Bathroom On The First Level. The Second Level Has A Beautiful Owner's Sweet With Two Large Walk-in Closets, Two Large Bedrooms, A Full Bathroom, A Laundry Room, And A Large Open Area Currently Used As The Game/entertainment Room. This Lovely Home Is Located Near A Cul-de-sac Which Significantly Reduces Traffic Flow, Has A Beautiful Front Porch, A Nice Size Backyard With A Privacy Fence, And, Best Of All, Is Only A 5-minute Walk To The Neighborhood Community Pool And Park. P NO ADJUSTMENT NECESSARY
- Sold 2** This Beautiful Stone Accent 2651 Sqft 3br/ 2.5ba Home Is Conveniently Located In Villages At Lakeshore In Ne Columbia. There's A Country Style Front Porch, Formal Living And Dining Room, Great Room And Sunroom Downstairs Along With An Open Kitchen With A Bar And Eat In Area. The Interior Amplifies Glowing Hardwood And Marble Tile Floors. The Kitchen Also Features An Island, Pantry And Stainless Gas Appliances. The 2nd Floor Features A Large Owner's Suite With A Separate Walk In Shower, Garden Tub, Large His And Her Walk In Closets, Private Water Closet And Dual Vanities. There Are 2 Additional Bedrooms, A Loft, A Full Shared Bath And A Laundry Room. The Backyard Is Paradise! It Features A 2 Level Deck Overlooking A Brick Patio With A Fire Pit And A Gazebo All Within The Privacy Of The Fully Fenced Back Yard. The Backyard Can Be Entered From It's Own Private Entrance. The Subdivision Is Located In A Lovely Neighborhood Community With Pool, Playground And Desirable Location. P NO ADJUSTMENT NECESSARY
- Sold 3** Amazing 4 Bedroom Home In The Desirable Villages Of Lakeshore! Large Open Floor Plan On The Main Floor With Hardwood Floors And Granite Countertops! Stainless Appliances, Including Fridge! The Kitchen Also Boasts A Large Island That Can Seat Seat The Whole Family! Fresh Paint And Brand New Carpet! Privacy Fence Holds In A Large Backyard. Welcome To Your Next Home! ADJ -15000 CONDITION

Subject Sales & Listing History

Current Listing Status	Not Currently Listed			Listing History Comments			
Listing Agency/Firm				NO LISTING HISTORY			
Listing Agent Name							
Listing Agent Phone							
# of Removed Listings in Previous 12 Months	0						
# of Sales in Previous 12 Months	0						
Original List Date	Original List Price	Final List Date	Final List Price	Result	Result Date	Result Price	Source

Marketing Strategy

	As Is Price	Repaired Price
Suggested List Price	\$299,000	\$299,000
Sales Price	\$297,000	\$297,000
30 Day Price	\$289,000	--
Comments Regarding Pricing Strategy		
Subject price based on comps with closest proximity and most similar characteristics. Price heavily weighed by sold comps, SC2 most comparable due to having the strongest similarities. Due to lack of similarities some variances could not be avoided with list comps		

Clear Capital Quality Assurance Comments Addendum

Reviewer's Notes	The broker's as-is conclusion reflects the market for the subject. Comps are within a reasonable distance, relatively current, and accurately reflect the subject's defining characteristics. Thus, the as-is conclusion appears to be adequately supported.
-------------------------	--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

Subject Photos



Front



Address Verification



Side



Side



Street



Street

Listing Photos

L1 1 Twig Ln
Columbia, SC 29229



Front

L2 9 Lovett Ct
Columbia, SC 29229



Front

L3 219 Coppice Ln
Columbia, SC 29223



Front

Sales Photos

S1 487 Freshwater Dr
Columbia, SC 29229



Front

S2 660 Mangrove Trl
Columbia, SC 29229



Front

S3 618 Mangrove Trl
Columbia, SC 29229



Front

ClearMaps Addendum

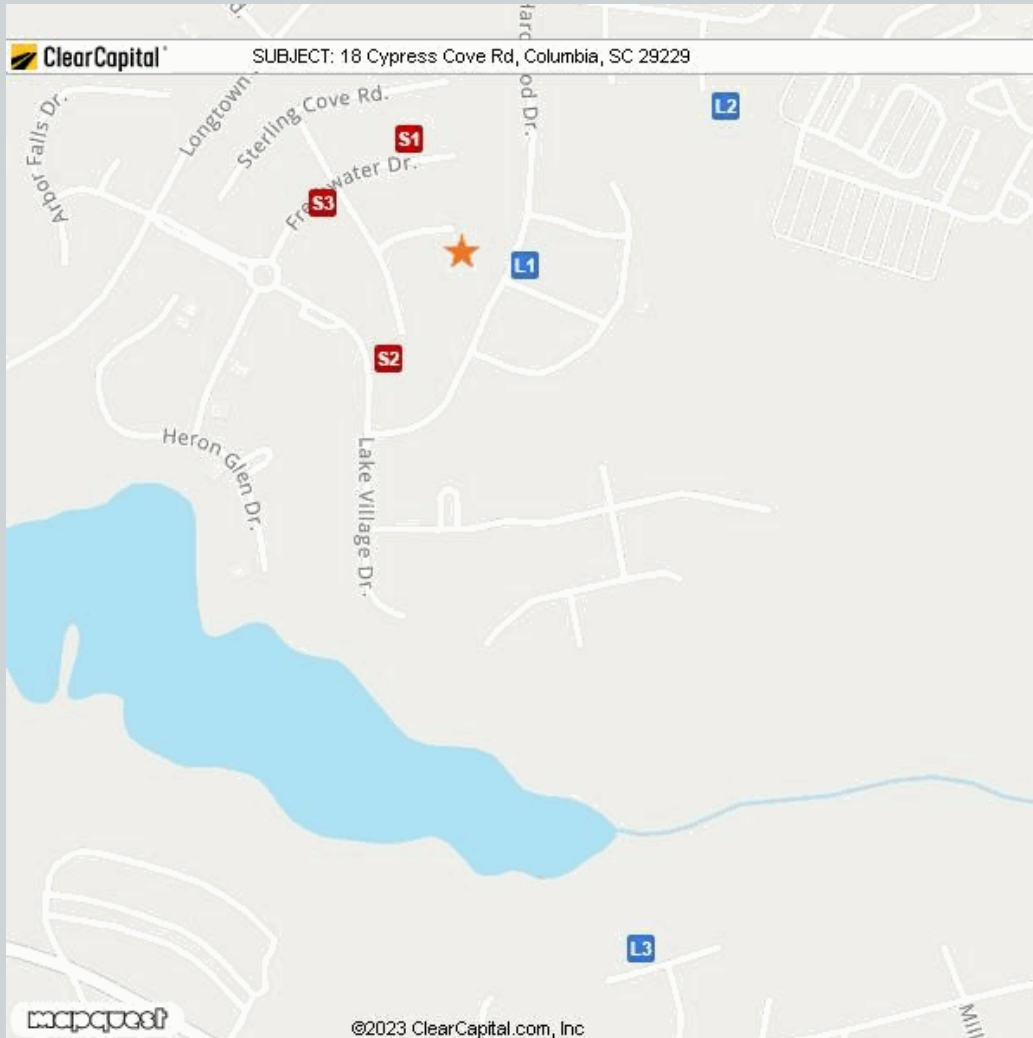
Address ★ 18 Cypress Cove Road, Columbia, SC 29229

Loan Number 53704

Suggested List \$299,000

Suggested Repaired \$299,000

Sale \$297,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	18 Cypress Cove Road, Columbia, SC 29229	--	Parcel Match
L1 Listing 1	1 Twig Ln, Columbia, SC 29229	0.05 Miles ¹	Parcel Match
L2 Listing 2	9 Lovett Ct, Columbia, SC 29229	0.21 Miles ¹	Parcel Match
L3 Listing 3	219 Coppice Ln, Columbia, SC 29223	0.51 Miles ¹	Parcel Match
S1 Sold 1	487 Freshwater Dr, Columbia, SC 29229	0.09 Miles ¹	Parcel Match
S2 Sold 2	660 Mangrove Trl, Columbia, SC 29229	0.09 Miles ¹	Parcel Match
S3 Sold 3	618 Mangrove Trl, Columbia, SC 29229	0.10 Miles ¹	Parcel Match

¹ The Comparable "Distance from Subject" value has been calculated by the Clear Capital system.

² The Comparable "Distance from Subject" value has been provided by the Real Estate Professional.

Addendum: Report Purpose

Market Approach and Market Time

The Market Approach of this report, as established by the customer, is: **Fair Market Price**. (See definition below.)

The Marketing Time as specified by the customer is **Typical**. (See definition below.)

Definitions:

Fair Market Price

A price at which the property would sell between a willing buyer and a willing seller neither being compelled by undue pressure and both having reasonable knowledge of relevant facts.

Distressed Price

A price at which the property would sell between a willing buyer and a seller acting under duress.

Marketing Time

The amount of time the property is exposed to a pool of prospective buyers before going into contract. The customer either specifies the number of days, requests a marketing time that is typical to the subject's market area and/or requests an abbreviated marketing time.

Typical for Local Market

The estimated time required to adequately expose the subject property to the market resulting in a contract of sale.

Addendum: Report Purpose - cont.

Report Instructions

This section shows the instructions that were approved by the customer and provided to the broker prior to completing the report.

Instructions last updated: 7/17/2017

Purpose:

Please determine a fair market price for this property at which it would sell in a typical marketing time for the area.

Customer Specific Requests:

If the property is commercial or mixed use, please stop and contact Clear Capital as soon as possible

Form Help:

There are blue question marks (?) throughout this form. These are designed to offer guidance for that particular section of the form. Please click on them for help.

Comparable Requirements:

1. Please use fair market comps from the same neighborhood, block or subdivision whenever possible.
2. Please only use REO comparables if the market is driven by REOs and they are comparable in characteristics and condition.
3. Please use comps that have closed in the past 3 months to show the current market conditions or comment in the report if this is not possible. In rapidly changing markets, active listing comps should be given equal or greater weight than sold comps in your analysis.

Standard Instructions:

1. Clear Capital Code Of Conduct - Please make sure that you are always abiding by the Clear Capital Code of Conduct when completing valuation reports.
2. If the subject is currently listed, please consider all available information pertaining to the subject's condition. This information should be utilized when developing the assumption of the subject's condition.
3. Use the subject characteristics provided in the report Grid (if preloaded) to evaluate the property. This information is from a full interior appraisal and is assumed to be most accurate. If your inspection reveals obvious inaccuracies, please explain in the narrative of the report.
4. Include sufficient detail to help our mutual customer gain a complete understanding of the subject's neighborhood such as neighborhood desirability, amenities, parks, schools, commercial or industrial influences, REO activity, traffic, board-up-homes, etc.
5. Do not approach occupants or owners.
6. If the subject is a Commercial property, contact Clear Capital immediately at 530-582-5011 for direction on how to proceed with the report.
7. Please do not accept if you or your office has completed a report on this property in the last month, are currently listing this property, or have any vested interest in the subject property.
8. Clear Capital does not allow any log ins from IP addresses from foreign countries. This includes, but is not limited to; data entry services, form completion services, etc. Also, it is against Clear Capital code of conduct to share your password with anyone who is not a W2 employee in your office.
9. Clear Capital and our mutual customers greatly appreciate your expertise. If you cannot personally inspect the property, select comparables, and determine a price for the subject, please do not accept this report. Per the standards and guidelines adopted by Clear Capital and other industry leaders, the use of assistants to complete any of the aforementioned tasks is not permitted.

Report Instructions - cont.

Due to the importance of an independent opinion of price, please do not discuss your price with anyone or be influenced by list price, pending offers, accept comp packets, repair estimates or the listing agent's opinion.

1. One current, original photo of the front of the subject 2. One address verification photo 3. One street scene photo looking down the street 4. MLS listing and sold comp photos required, please comment if no MLS.

Broker Information

Broker Name	Khalil McClellan	Company/Brokerage	TAW REALTY
License No	63926	Address	4216 Donovan Dr Columbia SC 29210
License Expiration	06/30/2024	License State	SC
Phone	8036730023	Email	theamericanwayrealty@gmail.com
Broker Distance to Subject	11.58 miles	Date Signed	07/24/2023

By confirming the above contact and real estate license information and submitting the report, the above signed hereby certifies and agrees that: 1) I personally took the pictures, selected comparables, and determined the price conclusion. 2) To the best of my knowledge, the statements of fact contained in this report are true and correct. 3) The reported analyses, opinions, and conclusions are my personal, impartial, and unbiased professional analyses, opinions, and conclusions. 4) I have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to the parties involved. 5) I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment. 6) My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined price point. 7) I did not base, either partially or completely, my analysis and/or opinion and conclusions in this report on race, color, religion, sex, age, marital status, handicap, familial status, or national origin of either the prospective owners or occupants of the subject property or of the present owners or occupants of the properties in the vicinity of the subject property or on any other basis prohibited by law. 8) I maintain errors and omissions insurance, to the extent required by state law, for all liability associated with the preparation of this Report.

Disclaimer

This market analysis may not be used for the purposes of obtaining financing in a federally-related transaction.

Unless otherwise specifically agreed to in writing:

The intended purpose of this report is to assist the Clear Capital account holder in making decisions within the scope of applicable statutory and regulatory requirements and performing required due diligence. This document is provided solely for the use of the Clear Capital account holder and not any other party, is not intended as any guarantee of value and/or condition of the subject property and should not be relied on as such. In the event that this document is found to be defective, incorrect, negligently prepared or unfit for its authorized use, Clear Capital's sole liability shall be to promptly refund the total fee expended by the account holder for this report or to replace it at no charge to the account holder, but in no event shall Clear Capital be responsible to the account holder for any indirect or consequential damages whatsoever. This warranty is in lieu of all other warranties, express or implied, except where otherwise required by law. The account holder shall notify Clear Capital within thirty (30) days of this report's delivery to the account holder if it believes that this document is defective, incorrect, negligently prepared or unfit for its authorized use. Under no circumstances may Clear Capital forms or their contents be published, copied, replicated, or mimicked.