

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.

<b>Address</b>	16 Teakwood Cove, Simpsonville, SC 29680	<b>Order ID</b>	8789498	<b>Property ID</b>	34289243
<b>Inspection Date</b>	06/16/2023	<b>Date of Report</b>	06/19/2023		
<b>Loan Number</b>	53716	<b>APN</b>	0575160100700		
<b>Borrower Name</b>	Breckenridge Property Fund 2016 LLC	<b>County</b>	Greenville		

<b>Tracking IDs</b>					
<b>Order Tracking ID</b>	06.16.23 BPO Request	<b>Tracking ID 1</b>	06.16.23 BPO Request		
<b>Tracking ID 2</b>	--	<b>Tracking ID 3</b>	--		

General Conditions		Condition Comments
<b>Owner</b>	BRENDA KAYE MCDONALD	The home appeared to be in average to good condition for the age of the home at the time of the inspection with no notable repairs. The home appears to conform to the homes in the area.
<b>R. E. Taxes</b>	\$1,144	
<b>Assessed Value</b>	\$9,090	
<b>Zoning Classification</b>	Residential R-7.5	
<b>Property Type</b>	SFR	
<b>Occupancy</b>	Occupied	
<b>Ownership Type</b>	Fee Simple	
<b>Property Condition</b>	Good	
<b>Estimated Exterior Repair Cost</b>	\$0	
<b>Estimated Interior Repair Cost</b>	\$0	
<b>Total Estimated Repair</b>	\$0	
<b>HOA</b>	Long Creek Plantation 864-284-6515	
<b>Association Fees</b>	\$495 / Year (Pool,Other: Athletic Facilities Field,Club House,Common Areas,Lights,Path,Play ground)	
<b>Visible From Street</b>	Visible	
<b>Road Type</b>	Public	

Neighborhood & Market Data		Neighborhood Comments
<b>Location Type</b>	Suburban	The homes in the neighborhood appeared to be in average to good condition for their age from the street view at the time of inspection.
<b>Local Economy</b>	Stable	
<b>Sales Prices in this Neighborhood</b>	Low: \$265550 High: \$528750	
<b>Market for this type of property</b>	Decreased 5 % in the past 6 months.	
<b>Normal Marketing Days</b>	<30	

## Current Listings

	Subject	Listing 1	Listing 2	Listing 3 *
<b>Street Address</b>	16 Teakwood Cove	201 Rio Grande Pl	521 Rio Grande Place	11 Rosemoss Ct
<b>City, State</b>	Simpsonville, SC	Simpsonville, SC	Simpsonville, SC	Simpsonville, SC
<b>Zip Code</b>	29680	29680	29680	29680
<b>Datasource</b>	Public Records	MLS	MLS	MLS
<b>Miles to Subj.</b>	--	0.62 <sup>1</sup>	0.99 <sup>1</sup>	0.55 <sup>1</sup>
<b>Property Type</b>	SFR	SFR	SFR	SFR
<b>Original List Price \$</b>	\$	\$385,000	\$385,000	\$424,995
<b>List Price \$</b>	--	\$385,000	\$385,000	\$424,995
<b>Original List Date</b>		06/11/2023	06/13/2023	06/08/2023
<b>DOM · Cumulative DOM</b>	-- · --	5 · 8	3 · 6	8 · 11
<b>Age (# of years)</b>	24	10	11	20
<b>Condition</b>	Good	Good	Good	Good
<b>Sales Type</b>	--	Fair Market Value	Fair Market Value	Fair Market Value
<b>Location</b>	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
<b>View</b>	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
<b>Style/Design</b>	2 Stories traditional	2 Stories Traditional	2 Stories Traditional	2 Stories Traditional
<b># Units</b>	1	1	1	1
<b>Living Sq. Feet</b>	2,686	2,528	2,760	2,500
<b>Bdrm · Bths · ½ Bths</b>	3 · 3	3 · 2 · 1	4 · 2 · 1	4 · 2 · 1
<b>Total Room #</b>	8	8	9	9
<b>Garage (Style/Stalls)</b>	Attached 2 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)
<b>Basement (Yes/No)</b>	Yes	No	No	No
<b>Basement (% Fin)</b>	0%	0%	0%	0%
<b>Basement Sq. Ft.</b>	588	--	--	--
<b>Pool/Spa</b>	--	--	--	Spa - Yes
<b>Lot Size</b>	0.25 acres	0.26 acres	0.20 acres	0.22 acres
<b>Other</b>	--	--	--	--

\* Listing 3 is the most comparable listing to the subject.

<sup>1</sup> Comp's "Miles to Subject" was calculated by the system.

<sup>2</sup> Comp's "Miles to Subject" provided by Real Estate Professional.

<sup>3</sup> 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** Welcome to your dream home in the highly sought-after gated community of River Shoals. This meticulously maintained 3-bedroom, 2.5-bathroom gem is ready for you to move right in. As you step through the front door, you'll be greeted by a charming home office, perfect for those who work remotely or need a quiet space to focus. The dining room is spacious and conveniently located next to the inviting living area, complete with cozy gas logs, creating an ideal setting for entertaining or cozy nights. The kitchen is a chef's delight, featuring a center island and a breakfast area, stainless steel appliances, a Granite countertop, and a pantry for all your storage needs. Upstairs, natural light floods the generous living space. The oversized master bedroom offers a walk-in closet and a well-appointed bathroom with a walking shower and a separate tub. The two additional bedrooms are generously sized and share a convenient additional bathroom. Separating the bedrooms is a spacious loft area, perfect for a playroom, home office, or cozy lounge space. The second floor has been updated with brand-new flooring, adding a fresh and modern touch to the home. The carpet in the stairs and living room is brand new as well! River Shoals offers an array of exceptional amenities including a riverfront common area, a refreshing pool, a clubhouse, and a tranquil lazy river. With its prime location near great schools, bustling shopping centers, and easy access to major interstates, this home is perfectly situated for modern living. Don't miss the chance to call this remarkable property your own.
- Listing 2** This 4 bedroom, 2.5 bath home is located in the desirable gated community of River Shoals. Upon entering the home, you'll find a foyer with hardwood flooring and 9ft ceilings throughout the first floor. The living and dining rooms feature crown molding. The spacious Great Room includes a gas log fireplace and ceiling fan. Kitchen is equipped with 42 inch cabinets, granite counters, tile backsplash, island, pantry, recessed lights, and stainless steel appliances including new dishwasher, microwave and faucet. Just off the kitchen is a sunroom/morning room. The patio is the perfect spot to sit and enjoy the private tree lined backyard. Upstairs you will find a loft area and all bedrooms. Master bedroom features dual walk-in closets, a ceiling fan and an en suite bathroom with tile floors, double vanity, a tile surround shower with seat and a garden tub. Three additional bedrooms and shared hall bath with double vanity, tub/shower and linen closet. Completing the second level, there is a convenient walk-in laundry room and a linen closet. Amenities include: gated entrances, Club house with kitchen, playground, pool with beach entry and lazy river! Write your offer today!
- Listing 3** Welcome to 11 Rosemoor Court, conveniently located in the Morning Mist subdivision. This 4-bedroom house offers an array of incredible features that are sure to captivate your attention. As you step through the front door, you're greeted by a spacious dining room, perfect for hosting memorable meals with friends and family. Prepare to be wowed by the completely remodeled kitchen, featuring top-of-the-line upgrades that will inspire your inner chef. With sleek stainless steel appliances, a pristine quartz countertop, and slow-close cabinets, this kitchen is a dream come true. The thoughtful additions, such as the convenient pot filler and a reverse osmosis water filter at the kitchen sink, elevate your culinary experience to new heights. Adjacent to the kitchen, you'll find a delightful family room boasting a cozy gas fireplace, where you can unwind and create lasting memories with loved ones. Upstairs, discover a haven of relaxation with four generously-sized bedrooms, providing ample space for anything you may need. Prepare to be pampered in the owner's bathroom, which has undergone a magnificent transformation. The spacious owner's suite now boasts a fully encased steam shower, perfect for indulging in rejuvenating spa-like experiences. The addition of a luxurious garden tub invites you to unwind and soak away the stresses of the day. Lastly, updated cabinets and heated flooring add a touch of warmth and inviting elegance to this oasis. But the wonders of this home don't end there. Downstairs, adjacent to the kitchen, an expansive sunroom awaits, offering a versatile space filled with natural light. Step outside from the sunroom, and you'll find yourself in the most enchanting backyard you could imagine. A massive covered porch with a vaulted ceiling extends over a beautifully paved patio, complete with a captivating fire pit at its center and retractable vent. This backyard oasis goes above and beyond with a custom-built smoker and grilling station, allowing you to become the ultimate barbecue master. And for those seeking pure relaxation, a custom-built in-ground 8-person hot tub, nestled within a charming grotto, awaits your indulgence. This property also boasts a roof that is only a year old, freshly painted interiors, and one year old vinyl siding enveloping the entire house. Along with the easy access to all that Simpsonville has to offer, Morning Mist residents enjoy access to a Junior Olympic-sized pool and large recreational building with fireplace. Don't miss this opportunity to own a home that combines modern updates, luxurious amenities, and an idyllic backyard retreat. Come experience the wonderful Morning Mist subdivision and make this beautiful residence your own!

### Recent Sales

	Subject	Sold 1	Sold 2	Sold 3 *
<b>Street Address</b>	16 Teakwood Cove	212 Sandusky Lane	5 Whiteside Court	103 Terrapin Cross Way
<b>City, State</b>	Simpsonville, SC	Simpsonville, SC	Simpsonville, SC	Simpsonville, SC
<b>Zip Code</b>	29680	29680	29680	29680
<b>Datasource</b>	Public Records	MLS	MLS	MLS
<b>Miles to Subj.</b>	--	0.93 <sup>1</sup>	0.70 <sup>1</sup>	0.66 <sup>1</sup>
<b>Property Type</b>	SFR	SFR	SFR	SFR
<b>Original List Price \$</b>	--	\$360,000	\$410,000	\$434,900
<b>List Price \$</b>	--	\$359,900	\$390,000	\$405,000
<b>Sale Price \$</b>	--	\$357,462	\$375,000	\$380,000
<b>Type of Financing</b>	--	Cash	Va	Conventional
<b>Date of Sale</b>	--	01/11/2023	01/06/2023	01/08/2023
<b>DOM · Cumulative DOM</b>	-- · --	20 · 37	48 · 99	93 · 131
<b>Age (# of years)</b>	24	6	25	3
<b>Condition</b>	Good	Good	Good	Good
<b>Sales Type</b>	--	Fair Market Value	Fair Market Value	Fair Market Value
<b>Location</b>	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
<b>View</b>	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
<b>Style/Design</b>	2 Stories traditional	2 Stories traditional	2 Stories traditional	2 Stories traditional
<b># Units</b>	1	1	1	1
<b>Living Sq. Feet</b>	2,686	2,479	2,503	2,683
<b>Bdrm · Bths · ½ Bths</b>	3 · 3	4 · 2 · 1	4 · 2 · 1	4 · 2 · 1
<b>Total Room #</b>	8	9	9	9
<b>Garage (Style/Stalls)</b>	Attached 2 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)
<b>Basement (Yes/No)</b>	Yes	No	No	No
<b>Basement (% Fin)</b>	0%	0%	0%	0%
<b>Basement Sq. Ft.</b>	588	--	--	--
<b>Pool/Spa</b>	--	--	--	--
<b>Lot Size</b>	0.25 acres	0.15 acres	0.33 acres	0.28 acres
<b>Other</b>	--	--	--	--
<b>Net Adjustment</b>	--	+\$10,828	+\$9,250	-\$2,300
<b>Adjusted Price</b>	--	\$368,290	\$384,250	\$377,700

\* Sold 3 is the most comparable sale to the subject.

<sup>1</sup> Comp's "Miles to Subject" was calculated by the system.

<sup>2</sup> Comp's "Miles to Subject" provided by Real Estate Professional.

<sup>3</sup> 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** Up to a \$10,000 seller credit!!! Beautiful 4/3 in the sought-out gated community of Mill Pond at River Shoals. Open floor plan with large kitchen perfect for entertaining. Granite countertops throughout the home, a large island, and a spacious breakfast area. The living room has tall ceilings and lots of natural light. Upstairs you'll find 4 bedrooms and the laundry room. The Master has an oversized walk-in shower as well as a walk-in closet. Out back you have a fenced-in yard, fire pit, and patio with lights. The subdivision has a clubhouse and pool as well!
- Sold 2** Located in one of Simpsonville's most sought after neighborhoods, this four bedroom, two and half bathroom home is situated on just over a third of an acre. As you enter the home, you are greeted by beautiful hardwood floors that span throughout the main living space. The open concept from the formal dining room, through the living room, and into the kitchen provides a great flow for entertaining guests. Off of the kitchen is a great flex space with endless possibilities. As you walk upstairs and enter the spacious primary bedroom, you will find a hidden bonus room up another set of stairs. The primary en suite includes a dual vanity, stand-alone shower, garden tub, and walk in closet. Upstairs, down the hall, are the remaining three generous sized bedrooms and additional full bathroom. The spacious backyard sits on a cul-de-sac providing you with additional privacy. Neely Farm is known for their many incredible amenities including a community pool, pond, tennis courts, and clubhouse! This is a home you do not want to miss! Schedule your showing today! \*\* -- Sellers are offering \$5000 at closing to be used at buyer's discretion.
- Sold 3** Welcome Home! This Beautiful move-in-ready house is nestled in the sought-after community of Lost River -Lost River in Simpsonville SC and is that kind of neighborhood where the residents know each other and spend time together, You'll enjoy the Christmas and Halloween block parties and much more! Situated on a FENCED large lot, and features 4 Bedrooms and 2 1/2 Bathrooms with a main-level flex space that can be used as an office/rec room. The kitchen has granite countertops, a gas stove, and a large island that overlooks the open living space. There is also a sunroom that can be used as a dining area as well. The large LOFT upstairs separates the secondary bedrooms from the owner's suite- The owner's suite has a great bathroom, a walk-in tile shower, and a large closet that connects to the laundry room! Lost River subdivision offers a fantastic pool, playground, tennis courts, and trails. This home is Absolutely fabulous and feels like a new home! A virtual tour is available as well so don't miss it!

## Subject Sales & Listing History

<b>Current Listing Status</b>	Not Currently Listed		<b>Listing History Comments</b>				
<b>Listing Agency/Firm</b>			The home was not located in the mls.				
<b>Listing Agent Name</b>							
<b>Listing Agent Phone</b>							
<b># of Removed Listings in Previous 12 Months</b>	0						
<b># of Sales in Previous 12 Months</b>	0						
<b>Original List Date</b>	<b>Original List Price</b>	<b>Final List Date</b>	<b>Final List Price</b>	<b>Result</b>	<b>Result Date</b>	<b>Result Price</b>	<b>Source</b>

## Marketing Strategy

	As Is Price	Repaired Price
<b>Suggested List Price</b>	\$380,000	\$380,000
<b>Sales Price</b>	\$375,000	\$375,000
<b>30 Day Price</b>	\$350,000	--
<b>Comments Regarding Pricing Strategy</b>		
The home was priced based on the comps, condition, exterior viewing, and the local area. All information was pulled or obtained by using the tax records, mls, a supplied appraisal by the lender or by estimation. All information is considered accurate by extraordinary assumptions.		

## Clear Capital Quality Assurance Comments Addendum

<b>Reviewer's Notes</b>	The current report has included the most current and most proximate data available to support the price conclusion. The broker's comps are appropriate for the subject's attributes, surrounding amenities and market conditions. Thus, the price conclusion appears to be adequately supported
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### Subject Photos



Front



Front



Address Verification



Address Verification



Side



Side

## Subject Photos



Side



Street



Street



## Listing Photos

**L1** 201 Rio Grande Pl  
Simpsonville, SC 29680



Front

**L2** 521 Rio Grande Place  
Simpsonville, SC 29680



Front

**L3** 11 Rosemoos Ct  
Simpsonville, SC 29680



Front

## Sales Photos

**S1** 212 Sandusky Lane  
Simpsonville, SC 29680



Front

**S2** 5 Whiteside Court  
Simpsonville, SC 29680



Front

**S3** 103 Terrapin Cross Way  
Simpsonville, SC 29680



Front

### ClearMaps Addendum

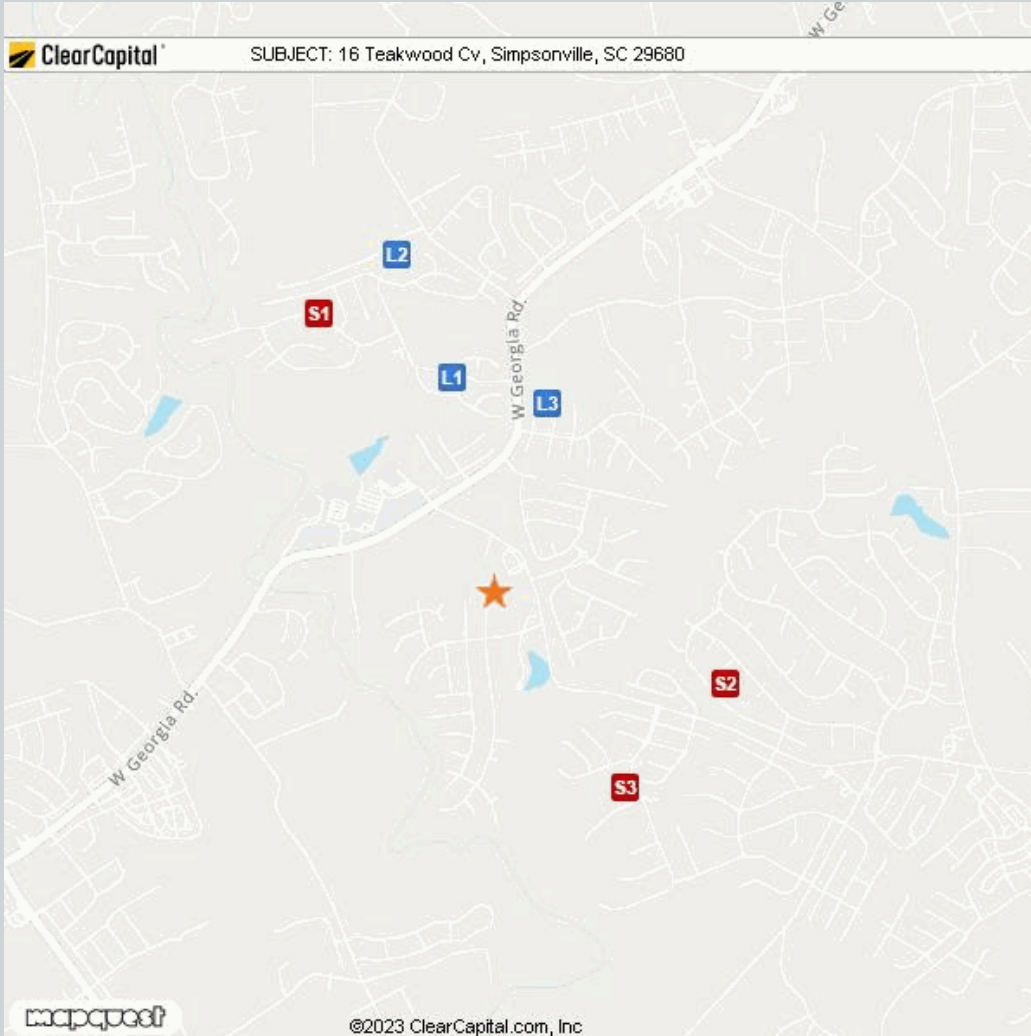
**Address** ★ 16 Teakwood Cove, Simpsonville, SC 29680

**Loan Number** 53716

**Suggested List** \$380,000

**Suggested Repaired** \$380,000

**Sale** \$375,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	16 Teakwood Cove, Simpsonville, SC 29680	--	Parcel Match
L1 Listing 1	201 Rio Grande Pl, Simpsonville, SC 29680	0.62 Miles <sup>1</sup>	Parcel Match
L2 Listing 2	521 Rio Grande Place, Simpsonville, SC 29680	0.99 Miles <sup>1</sup>	Parcel Match
L3 Listing 3	11 Rosemoss Ct, Simpsonville, SC 29680	0.55 Miles <sup>1</sup>	Parcel Match
S1 Sold 1	212 Sandusky Lane, Simpsonville, SC 29680	0.93 Miles <sup>1</sup>	Parcel Match
S2 Sold 2	5 Whiteside Court, Simpsonville, SC 29680	0.70 Miles <sup>1</sup>	Parcel Match
S3 Sold 3	103 Terrapin Cross Way, Simpsonville, SC 29680	0.66 Miles <sup>1</sup>	Parcel Match

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

<sup>2</sup> 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

<b>Broker Name</b>	Jeffrey Thompson	<b>Company/Brokerage</b>	Upstate Realty & Associates
<b>License No</b>	79692	<b>Address</b>	201 Misty Meadow Dr Greenville SC 29615
<b>License Expiration</b>	06/30/2024	<b>License State</b>	SC
<b>Phone</b>	8646313099	<b>Email</b>	jthompson8405@gmail.com
<b>Broker Distance to Subject</b>	8.45 miles	<b>Date Signed</b>	06/16/2023

*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.**