

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>	196 Caribbean Village Drive, Guyton, GA 31312	<b>Order ID</b>	8817888	<b>Property ID</b>	34337558
<b>Inspection Date</b>	07/10/2023	<b>Date of Report</b>	07/19/2023		
<b>Loan Number</b>	54290	<b>APN</b>	0418F-00000-501-000		
<b>Borrower Name</b>	Breckenridge Property Fund 2016 LLC	<b>County</b>	Effingham		

Tracking IDs					
<b>Order Tracking ID</b>	07.06.23 BPO Request	<b>Tracking ID 1</b>	07.06.23 BPO Request		
<b>Tracking ID 2</b>	--	<b>Tracking ID 3</b>	--		

General Conditions		
<b>Owner</b>	Aaron Daniel McKee	<b>Condition Comments</b> Subject property is a 2 story single family home located in an PUD. Subject exterior clean, no observed repairs needed to roof or siding. Subject located in back of neighborhood near amenity center.
<b>R. E. Taxes</b>	\$2,821	
<b>Assessed Value</b>	\$234,312	
<b>Zoning Classification</b>	R3	
<b>Property Type</b>	SFR	
<b>Occupancy</b>	Occupied	
<b>Ownership Type</b>	Fee Simple	
<b>Property Condition</b>	Average	
<b>Estimated Exterior Repair Cost</b>	\$0	
<b>Estimated Interior Repair Cost</b>	\$0	
<b>Total Estimated Repair</b>	\$0	
<b>HOA</b>	Park West HOA 9122367575	
<b>Association Fees</b>	\$750 / Year (Pool,Landscaping,Tennis)	
<b>Visible From Street</b>	Visible	
<b>Road Type</b>	Public	

Neighborhood & Market Data		
<b>Location Type</b>	Rural	<b>Neighborhood Comments</b> Subject neighborhood is composed of single family homes. Neighborhood has full amenities that include, basketball, tennis, playground, pool, fitness center, and clubhouse. Subject neighborhood located within 10 minutes of major highway, and 20 minutes to shopping and dining.
<b>Local Economy</b>	Stable	
<b>Sales Prices in this Neighborhood</b>	Low: \$287,500 High: \$340,000	
<b>Market for this type of property</b>	Remained Stable for the past 6 months.	
<b>Normal Marketing Days</b>	<90	

## Current Listings

	Subject	Listing 1	Listing 2 *	Listing 3
<b>Street Address</b>	196 Caribbean Village Drive	1032 Bergamont Rd	1041 Bergamont Rd	107 Summer Station Drive
<b>City, State</b>	Guyton, GA	Bloomington, GA	Bloomington, GA	Guyton, GA
<b>Zip Code</b>	31312	31302	31302	31312
<b>Datasource</b>	Tax Records	MLS	MLS	MLS
<b>Miles to Subj.</b>	--	5.95 <sup>2</sup>	5.95 <sup>2</sup>	2.96 <sup>1</sup>
<b>Property Type</b>	SFR	SFR	SFR	SFR
<b>Original List Price \$</b>	\$	\$348,990	\$350,990	\$400,000
<b>List Price \$</b>	--	\$348,990	\$350,990	\$400,000
<b>Original List Date</b>		01/24/2023	01/24/2023	07/03/2023
<b>DOM · Cumulative DOM</b>	-- · --	0 · 176	0 · 176	8 · 16
<b>Age (# of years)</b>	3	1	1	8
<b>Condition</b>	Average	Excellent	Excellent	Average
<b>Sales Type</b>	--	Fair Market Value	Fair Market Value	Fair Market Value
<b>Location</b>	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Beneficial ; Residential
<b>View</b>	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
<b>Style/Design</b>	2 Stories contemporary	2 Stories contemporary	2 Stories contemporary	1 Story Ranch
<b># Units</b>	1	1	1	1
<b>Living Sq. Feet</b>	2,235	2,361	2,361	2,660
<b>Bdrm · Bths · ½ Bths</b>	4 · 2 · 1	5 · 3	5 · 3	5 · 3
<b>Total Room #</b>	7	8	7	7
<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>	No	No	No	No
<b>Basement (% Fin)</b>	0%	0%	0%	0%
<b>Basement Sq. Ft.</b>	--	--	--	--
<b>Pool/Spa</b>	--	--	--	--
<b>Lot Size</b>	.15 acres	.16 acres	0.20 acres	0.31 acres
<b>Other</b>	--	--	--	privacy fence, storage building, RV hook up

\* Listing 2 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.

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

**Listing 1** Pending- New construction located in neighborhood with similar amenities. Same builder as subject home, has additional bedroom and full bath subject lacks. Similar characteristics and features as subject.

**Listing 2** Pending- New construction located in neighborhood with similar amenities. Same builder as subject home, has additional bedroom and full bath subject lacks. Similar characteristics and features as subject.

**Listing 3** Resale located in a neighborhood closer to town. No amenities in comp neighborhood. Most comparable to subject available.

## Recent Sales

	Subject	Sold 1	Sold 2 *	Sold 3
Street Address	196 Caribbean Village Drive	107 Butternut Blvd	125 Butternut Ct	828 Hyacinth Circle
City, State	Guyton, GA	Guyton, GA	Guyton, GA	Guyton, GA
Zip Code	31312	31312	31312	31312
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.09 <sup>1</sup>	0.21 <sup>1</sup>	0.40 <sup>1</sup>
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$335,000	\$318,000	\$335,000
List Price \$	--	\$335,000	\$318,000	\$330,000
Sale Price \$	--	\$344,400	\$313,000	\$330,000
Type of Financing	--	Va	Conv	Fha
Date of Sale	--	01/18/2023	02/24/2023	03/03/2023
DOM · Cumulative DOM	-- · --	58 · 58	9 · 40	92 · 92
Age (# of years)	3	4	4	11
Condition	Average	Average	Average	Average
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 contemporary	2 Stories contemporary	2 Stories contemporary	2 Stories contemporary
# Units	1	1	1	1
Living Sq. Feet	2,235	2,440	2,235	2,310
Bdrm · Bths · ½ Bths	4 · 2 · 1	5 · 3	4 · 2 · 1	4 · 2 · 1
Total Room #	7	8	7	7
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	.15 acres	.18 acres	.20 acres	.20 acres
Other	--	vinyl privacy fence	--	--
Net Adjustment	--	\$0	\$0	\$0
Adjusted Price	--	\$344,400	\$313,000	\$330,000

\* Sold 2 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** Located in subject neighborhood. 1 bedroom and bath located down stairs, main bedroom upstairs. kitchen has granite countertops, tile backsplash, and stainless appliances. Vinyl privacy fence encloses back yard.
- Sold 2** Same plan as subject property. Located within neighborhood, has similar characteristics and features as subject property.
- Sold 3** Located in same neighborhood, upgrades include granite countertops, fenced yard, RV hook up, additional concrete in back yard, screened patio, Superior to subject condition

## Subject Sales & Listing History

<b>Current Listing Status</b>	Not Currently Listed			<b>Listing History Comments</b>			
<b>Listing Agency/Firm</b>				Subject property has no list history on Savannah MLS or Georgia 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>
--	--	--	--	Sold	02/12/2021	\$214,900	Tax Records

## Marketing Strategy

	<b>As Is Price</b>	<b>Repaired Price</b>
<b>Suggested List Price</b>	\$315,000	\$315,000
<b>Sales Price</b>	\$315,000	\$315,000
<b>30 Day Price</b>	\$299,900	--
<b>Comments Regarding Pricing Strategy</b>		
Currently supply does not meet demand. Home likely to be sold to owner occupant purchasing with FHA/VA loan.		

## Clear Capital Quality Assurance Comments Addendum

<b>Reviewer's Notes</b>	**Dispute Resolution (7/19/2023)** The report has been corrected/additional commentary provided to address the dispute requested. The APN has been updated
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## Subject Photos



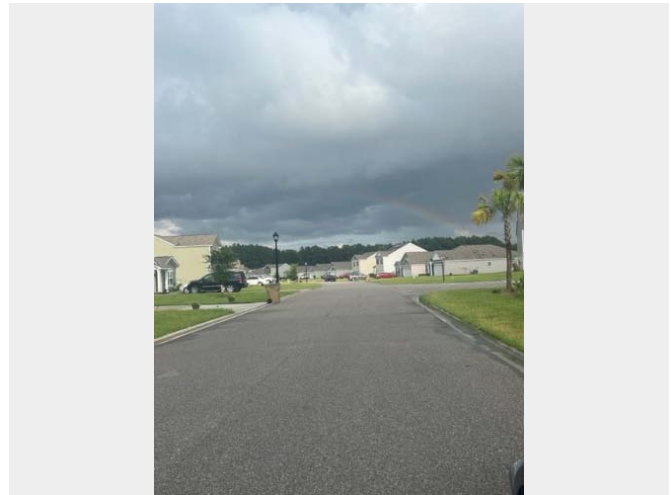
Front



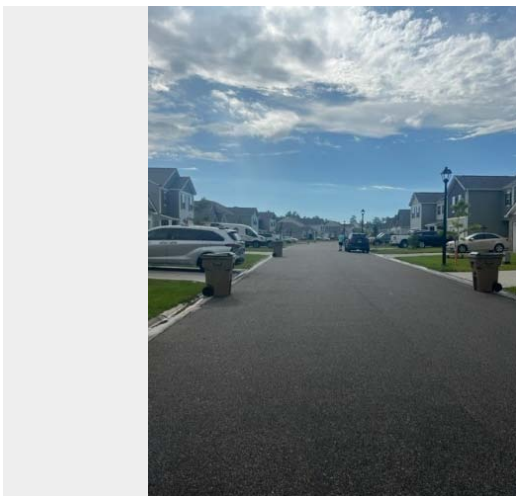
Address Verification



Side



Street



Street

## Listing Photos

**L1** 1032 Bergamont RD  
Bloomingdale, GA 31302



Front

**L2** 1041 Bergamont Rd  
Bloomingdale, GA 31302



Front

**L3** 107 Summer Station Drive  
Guyton, GA 31312



Front

## Sales Photos

**S1** 107 Butternut Blvd  
Guyton, GA 31312



Front

**S2** 125 Butternut Ct  
Guyton, GA 31312



Front

**S3** 828 Hyacinth Circle  
Guyton, GA 31312



Front



## ClearMaps Addendum

**Address** ★ 196 Caribbean Village Drive, Guyton, GA 31312  
**Loan Number** 54290      **Suggested List** \$315,000      **Suggested Repaired** \$315,000      **Sale** \$315,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	196 Caribbean Village Drive, Guyton, GA 31312	--	Parcel Match
L1 Listing 1	1032 Bergamont Rd, Bloomingdale, GA 31302	5.95 Miles <sup>2</sup>	Unknown Street Address and Zip
L2 Listing 2	1041 Bergamont Rd, Bloomingdale, GA 31302	5.95 Miles <sup>2</sup>	Unknown Street Address and Zip
L3 Listing 3	107 Summer Station Drive, Guyton, GA 31312	2.96 Miles <sup>1</sup>	Parcel Match
S1 Sold 1	107 Butternut Blvd, Guyton, GA 31312	0.09 Miles <sup>1</sup>	Parcel Match
S2 Sold 2	125 Butternut Ct, Guyton, GA 31312	0.21 Miles <sup>1</sup>	Parcel Match
S3 Sold 3	828 Hyacinth Circle, Guyton, GA 31312	0.40 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>	Tara M. Robinson	<b>Company/Brokerage</b>	REMAX 1st Choice Realty
<b>License No</b>	302905	<b>Address</b>	219 N Columbia Ave Rincon GA 31326
<b>License Expiration</b>	06/30/2024	<b>License State</b>	GA
<b>Phone</b>	9127136648	<b>Email</b>	tarasells@yahoo.com
<b>Broker Distance to Subject</b>	7.79 miles	<b>Date Signed</b>	07/11/2023

*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 document is not an appraisal as defined by USPAP (Uniform Standards of Professional Appraisal Practice). It is not to be construed as an appraisal and may not be used as such for any purpose.**

### Unless otherwise specifically agreed to in writing:

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