

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	1713 Deerwood Drive, Augusta, GA 30906	Order ID	8817888	Property ID	34337560
Inspection Date	07/11/2023	Date of Report	07/13/2023		
Loan Number	54301	APN	198-0-160-00-0		
Borrower Name	Breckenridge Property Fund 2016 LLC	County	Richmond		

Tracking IDs					
Order Tracking ID	07.06.23 BPO Request	Tracking ID 1	07.06.23 BPO Request		
Tracking ID 2	--	Tracking ID 3	--		

General Conditions

Owner	Huff Alton B Rofs	Condition Comments	
R. E. Taxes	\$5,000	Subject is on a residential block. No immediate repair or modernization required.	
Assessed Value	\$47,989		
Zoning Classification	Residential		
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	No		
Visible From Street	Visible		
Road Type	Public		

Neighborhood & Market Data

Location Type	Suburban	Neighborhood Comments	
Local Economy	Stable	The subject is located in a Suburban neighborhood with Stable property values and a balanced supply Vs demand of homes. The economy is stable, employment conditions are stable and the schools in the area are good for the state prevalence of REO properties and seller concessions is also stable. There were no functional or economic obsolescence observed. Subject near freeway/highway , power lines, golf course, school and commercial buildings	
Sales Prices in this Neighborhood	Low: \$173,000 High: \$266,000		
Market for this type of property	Remained Stable for the past 6 months.		
Normal Marketing Days	<90		

Current Listings

	Subject	Listing 1	Listing 2 *	Listing 3
Street Address	1713 Deerwood Drive	1714 Goshen Road	4021 S Whispering Pines Road	1545 Goshen Road
City, State	Augusta, GA	Augusta, GA	Augusta, GA	Augusta, GA
Zip Code	30906	30906	30906	30906
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.03 ¹	0.27 ¹	0.57 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$217,000	\$234,900	\$246,000
List Price \$	--	\$217,000	\$229,900	\$246,000
Original List Date		03/24/2023	05/28/2023	06/05/2023
DOM · Cumulative DOM	-- · --	104 · 111	39 · 46	31 · 38
Age (# of years)	50	52	35	29
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	1 Story Ranch	1 Story Ranch	1 Story Ranch	2 Stories Colonial
# Units	1	1	1	1
Living Sq. Feet	1,617	1,512	1,618	1,552
Bdrm · Bths · ½ Bths	3 · 2	3 · 2	3 · 2	3 · 2
Total Room #	7	7	7	7
Garage (Style/Stalls)	Attached 2 Car(s)	Carport 2 Car(s)	Attached 1 Car	Attached 2 Car(s)
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	0.41 acres	0.40 acres	0.40 acres	0.15 acres
Other	None	None	None	None

* Listing 2 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.

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

- Listing 1** SFR property constructed in 1971 with 3 bedroom and 2 full bathroom , GLA 1512 sqft on a lot of 0.4 acre..Adjustments: GLA;\$1050 , Garage;\$4000, Carport;\$-2000, Total Adj;\$3050, Net Adj Value;\$220050.Property is Inferior in GLA to the subject.
- Listing 2** SFR built in 1988 with 3 bedroom and 2 full bathroom , GLA 1618 sqft on a lot of 0.4 acre..Adjustments: GLA;\$-10 , Garage;\$2000, Age;\$-450, Total Adj;\$1540, Net Adj Value;\$231440.Property is similar in GLA to the subject.
- Listing 3** SFR property built in 1994 having 3 bedroom and 2 full bathroom , living area of 1552 sqft on a lot of 0.15 acre..Adjustments: GLA;\$650, Pool;\$-2500, Lot;\$2500, Cond;\$-15000, Age;\$-630, Total Adj;\$-14980, Net Adj Value;\$231020.Property is superior in GLA to the subject.

Recent Sales

	Subject	Sold 1	Sold 2 *	Sold 3
Street Address	1713 Deerwood Drive	1846 Mcdade Farm Road	3908 N Goshen Lane	4014 S Goshen Lake Dr S Drive
City, State	Augusta, GA	Augusta, GA	Augusta, GA	Augusta, GA
Zip Code	30906	30906	30906	30906
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.69 ¹	0.94 ¹	0.06 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$187,500	\$229,500	\$239,900
List Price \$	--	\$187,500	\$229,500	\$239,900
Sale Price \$	--	\$193,200	\$231,000	\$235,000
Type of Financing	--	Conventional	Conventional	Conventional
Date of Sale	--	03/08/2023	04/13/2023	02/13/2023
DOM · Cumulative DOM	-- · --	40 · 40	50 · 50	46 · 46
Age (# of years)	50	37	38	47
Condition	Average	Average	Good	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	1 Story Ranch	Split Split Entry	2 Stories Colonial	1 Story Ranch
# Units	1	1	1	1
Living Sq. Feet	1,617	1,466	1,621	1,664
Bdrm · Bths · ½ Bths	3 · 2	3 · 2	3 · 2 · 1	3 · 2
Total Room #	7	7	7	7
Garage (Style/Stalls)	Attached 2 Car(s)	Attached 1 Car	None	Carport 1 Car
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	0.41 acres	0.40 acres	0.28 acres	0.35 acres
Other	None	None	None	None
Net Adjustment	--	+\$120	-\$12,400	+\$2,530
Adjusted Price	--	\$193,320	\$218,600	\$237,530

* 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** SFR home built in 1986 with 3 bedroom and 2 full bathroom , GLA 1466 sqft on a lot of 0.4 acre..Adjustments: GLA;\$1510 , Garage;\$2000, Age;\$-390, Basement;\$-3000, Total Adj;\$120, Net Adj Value;\$193320.Property is Inferior in GLA to the subject.
- Sold 2** SFR property constructed in 1985 having 3 bedroom and 2 full bathroom 1 half bath, living area of 1621 sqft on a lot of 0.28 acre..Adjustments: GLA;\$-40, H.Bath;\$-1000 , Garage;\$4000, Cond;\$-15000, Age;\$-360, Total Adj;\$-12400, Net Adj Value;\$218600.Property is similar in GLA to the subject.
- Sold 3** SFR home built in 1976 with 3 bedroom and 2 full bathroom , GLA 1664 sqft on a lot of 0.35 acre..Adjustments: GLA;\$-470 , Garage;\$4000, Carport;\$-1000, Total Adj;\$2530, Net Adj Value;\$237530.Property is Superior in GLA to the subject.

Subject Sales & Listing History

Current Listing Status	Not Currently Listed			Listing History Comments			
Listing Agency/Firm				No listing history found			
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	\$225,000	\$225,000
Sales Price	\$220,000	\$220,000
30 Day Price	\$215,000	--
Comments Regarding Pricing Strategy		
<p>Pricing suggestion came about from analyzing the most current comps which are located as close to the subject as possible and are as close as feasible in square footage, location, condition, style, and acreage with the subject property. I have searched a distance up to 0.5 miles, GLA +/- 20% sqft, lot size +/-30% sq ft, age +/- 20%yrs, and up to 3 months in time. This was expanded to up to 12 months in time, proximity up to 1 mile, gla, age, and variance in bed bath count and style due to the lack of similar homes. Due to limited comps, it is necessary to include those properties that may exceed the distance. It was also necessary to use comparables with a wider price range. Due to the availability of limited comps in the similar location of the subject, it was necessary to use dissimilar bed/bath count.. Subject near freeway/highway , power lines, golf course, school and commercial buildings ; However it does not affect market value of the subject property. It was also necessary to use a comparable from the other side of the highway. Comps even though they are divided by the highway, the division does not have an impact on the value.</p>		

Clear Capital Quality Assurance Comments Addendum

Reviewer's The broker's as-is conclusion reflects the market for the subject. Comps are within a reasonable distance, relatively current, and accurately reflect
Notes 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 1714 GOSHEN Road
Augusta, GA 30906



Front

L2 4021 S WHISPERING PINES Road
Augusta, GA 30906



Front

L3 1545 GOSHEN Road
Augusta, GA 30906



Front

Sales Photos

S1 1846 MCDADE FARM Road
Augusta, GA 30906



Front

S2 3908 N Goshen Lane
Augusta, GA 30906



Front

S3 4014 S GOSHEN LAKE DR S Drive
Augusta, GA 30906



Front

ClearMaps Addendum

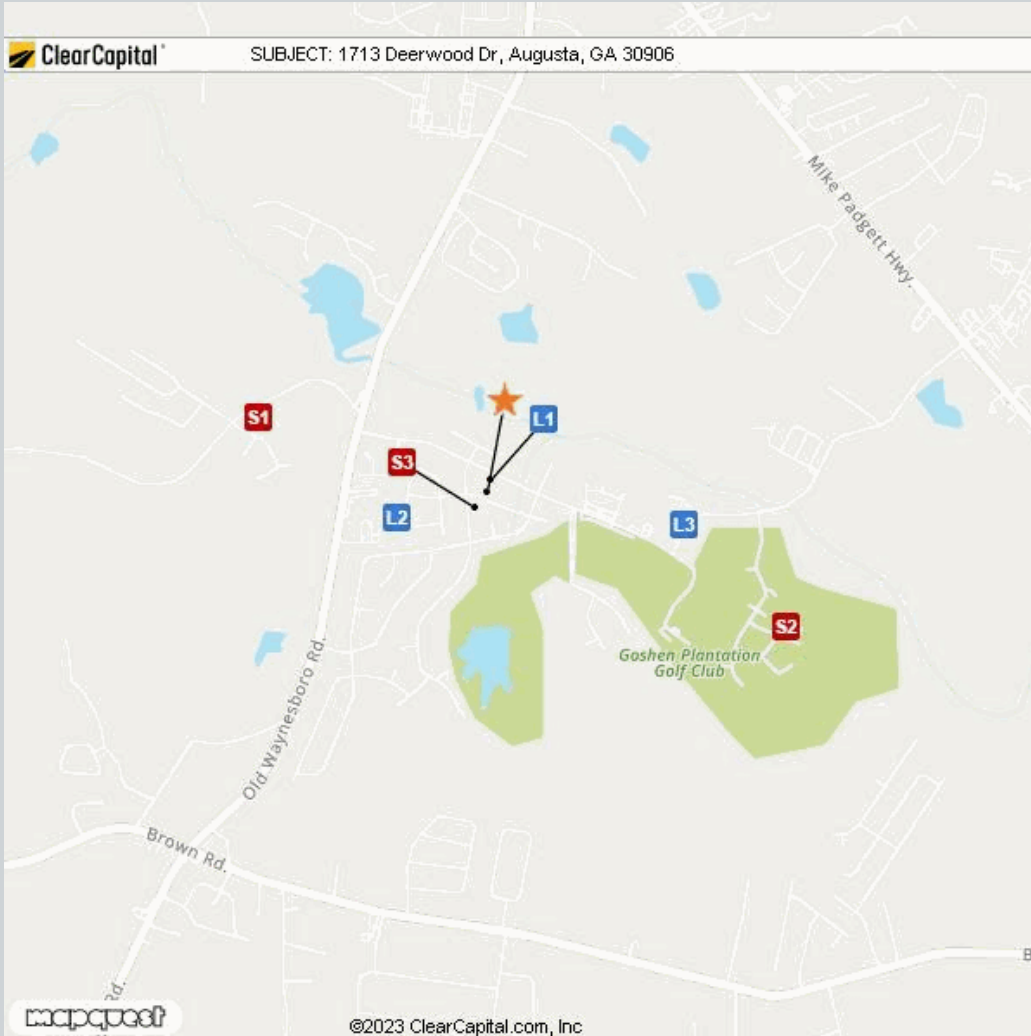
Address ★ 1713 Deerwood Drive, Augusta, GA 30906

Loan Number 54301

Suggested List \$225,000

Suggested Repaired \$225,000

Sale \$220,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	1713 Deerwood Drive, Augusta, GA 30906	--	Parcel Match
L1 Listing 1	1714 Goshen Road, Augusta, GA 30906	0.03 Miles ¹	Parcel Match
L2 Listing 2	4021 S Whispering Pines Road, Augusta, GA 30906	0.27 Miles ¹	Parcel Match
L3 Listing 3	1545 Goshen Road, Augusta, GA 30906	0.57 Miles ¹	Parcel Match
S1 Sold 1	1846 Mcdade Farm Road, Augusta, GA 30906	0.69 Miles ¹	Parcel Match
S2 Sold 2	3908 N Goshen Lane, Augusta, GA 30906	0.94 Miles ¹	Parcel Match
S3 Sold 3	4014 S Goshen Lake Dr S Drive, Augusta, GA 30906	0.06 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	Emem Stuppard	Company/Brokerage	CARRINGTON REAL ESTATE SERVICES (US) LLC
License No	374668	Address	2410 Camelot Dr Augusta GA 30904
License Expiration	02/28/2025	License State	GA
Phone	7067267266	Email	Mel.stuppard@vylla.com
Broker Distance to Subject	11.46 miles	Date Signed	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:

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.