

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	3994 Gullah Avenue, North Charleston, SC 29405	Order ID	8826660	Property ID	34354173
Inspection Date	07/13/2023	Date of Report	07/13/2023		
Loan Number	54383	APN	469-03-00-033		
Borrower Name	Breckenridge Property Fund 2016 LLC	County	Charleston		

Tracking IDs					
Order Tracking ID	07.12.23 BPO Request	Tracking ID 1	07.12.23 BPO Request		
Tracking ID 2	--	Tracking ID 3	--		

General Conditions

Owner	Johnson Renee	Condition Comments	
R. E. Taxes	\$611	Based on exterior observation, subject property is in average condition. No immediate repairs or modernization required.	
Assessed Value	\$152,800		
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	Spring Creek at Horizon Village		
Association Fees	\$60 / Month (Landscaping)		
Visible From Street	Visible		
Road Type	Public		

Neighborhood & Market Data

Location Type	Suburban	Neighborhood Comments	
Local Economy	Stable	The subject's neighborhood is well established. There are stable property values, economic conditions, and employment conditions. The neighborhood market trends and conditions are balanced with a supply vs demand in regards to homes, REO's, and seller concessions.	
Sales Prices in this Neighborhood	Low: \$230,400 High: \$438,600		
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	3994 Gullah Avenue	444 Doane Way	408 Doane Way	1288 Ashley Hall Road
City, State	North Charleston, SC	Charleston, SC	Charleston, SC	Charleston, SC
Zip Code	29405	29492	29492	29407
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	4.55 ¹	4.48 ¹	4.53 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$300,000	\$299,000	\$350,000
List Price \$	--	\$300,000	\$299,000	\$350,000
Original List Date		07/01/2023	06/09/2023	01/30/2023
DOM · Cumulative DOM	-- · --	11 · 12	33 · 34	163 · 164
Age (# of years)	16	17	17	53
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	Beneficial ; Water	Beneficial ; Water	Neutral ; Residential	Neutral ; Residential
Style/Design	2 Stories Townhouse	2 Stories Townhouse	2 Stories Townhouse	2 Stories Townhouse
# Units	1	1	1	1
Living Sq. Feet	1,392	1,008	992	1,419
Bdrm · Bths · ½ Bths	3 · 2 · 1	2 · 1 · 1	2 · 1 · 1	3 · 1 · 2
Total Room #	6	4	4	5
Garage (Style/Stalls)	None	None	None	None
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	0.06 acres	0.06 acres	0.06 acres	0.07 acres
Other	None	None	None	None

* 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.

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

Listing 1 Adjustments:,Bed:4000,Bath:2000,HBath:0,GLA:\$7680,Total Adjustment:\$13680,Net Adjustment Value:\$313680 Property is similar in condition but inferior in GLA to the subject.

Listing 2 Adjustments:,Bed:4000,Bath:2000,HBath:0,GLA:\$8000,View:\$2500,Total Adjustment:\$16500,Net Adjustment Value:\$315500 Property is inferior in bed count but similar in age to the subject.

Listing 3 Adjustments:,Bed:0,Bath:2000,HBath:-1000,Age:\$925,View:\$2500,Total Adjustment:\$4425,Net Adjustment Value:\$354425 Property is inferior in full bath count but similar in lot size to the subject.

Recent Sales

	Subject	Sold 1 *	Sold 2	Sold 3
Street Address	3994 Gullah Avenue	3962 Neomi Street	3899 Four Poles Park Drive	3965 Four Poles Park Drive
City, State	North Charleston, SC	North Charleston, SC	North Charleston, SC	North Charleston, SC
Zip Code	29405	29405	29405	29405
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.17 ¹	0.14 ¹	0.12 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$309,000	\$300,000	\$365,000
List Price \$	--	\$309,000	\$300,000	\$365,500
Sale Price \$	--	\$309,000	\$288,000	\$365,500
Type of Financing	--	Conventional	Conventional	Conventional
Date of Sale	--	10/25/2022	10/07/2022	05/05/2023
DOM · Cumulative DOM	-- · --	45 · 45	63 · 63	36 · 36
Age (# of years)	16	4	15	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	Beneficial ; Water	Beneficial ; Water	Neutral ; Residential	Beneficial ; Water
Style/Design	2 Stories Townhouse	2 Stories Townhouse	2 Stories Townhouse	2 Stories Townhouse
# Units	1	1	1	1
Living Sq. Feet	1,392	1,359	1,392	1,396
Bdrm · Bths · ½ Bths	3 · 2 · 1	2 · 2 · 1	3 · 2 · 1	2 · 2 · 1
Total Room #	6	5	6	5
Garage (Style/Stalls)	None	None	None	None
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	0.06 acres	0.06 acres	0.1 acres	0.06 acres
Other	None	None	None	None
Net Adjustment	--	+\$4,700	+\$3,420	-\$4,825
Adjusted Price	--	\$313,700	\$291,420	\$360,675

* Sold 1 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** Adjustments:Bed:4000,Bath:0,HBath:0,Age:\$-300,Sale date:\$1000, Total Adjustment:4700,Net Adjustment Value:\$313700
Property is similar in lot size but inferior in bed count to the subject.
- Sold 2** Adjustments:Bed:0,Bath:0,HBath:0,Lot:\$-80,View:\$2500,Sale date:\$1000,Total Adjustment:3420,Net Adjustment Value:\$291420
Property is inferior in view but similar in bed count to the subject.
- Sold 3** Adjustments:Condition:\$-8500,Bed:4000,Bath:0,HBath:0,Age:\$-325,Total Adjustment:-4825,Net Adjustment Value:\$360675
Property is similar in full bath count but superior in condition to the subject.

Subject Sales & Listing History

Current Listing Status	Not Currently Listed	Listing History Comments					
Listing Agency/Firm		None noted.					
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	\$330,000	\$330,000
Sales Price	\$320,000	\$320,000
30 Day Price	\$315,000	--
Comments Regarding Pricing Strategy		
<p>To locate comparables, it was necessary to exceed bed/bath count, age, GLA, lot size, view, and condition in the report. Due to limited number of comparables, close dates exceeded over 3 months for sold comps. The MLS search criteria looked for comparables with a GLA range of 974 to 1810 sq ft and within a radius of 5 miles from the subject. In order to bracket the subject's GLA and condition, a search for comps was broadened to include wider price range and to exceed proximity up to 5 miles. Due to limited comps in the area, 2 sales with contract dates within 120 days of the effective date of the report could not be provided. However, there is no change in subject value and marketability. In delivering final valuation, the most weight has been placed on CS1 and LC1, as they are most similar to subject condition and overall structure. Subject details are from tax records.</p>		

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



Street

Listing Photos

L1 444 Doane Way
Charleston, SC 29492



Front

L2 408 Doane Way
Charleston, SC 29492



Front

L3 1288 Ashley Hall Road
Charleston, SC 29407



Front

Sales Photos

S1 3962 Neomi Street
North Charleston, SC 29405



Front

S2 3899 Four Poles Park Drive
North Charleston, SC 29405



Front

S3 3965 Four Poles Park Drive
North Charleston, SC 29405



Front

ClearMaps Addendum

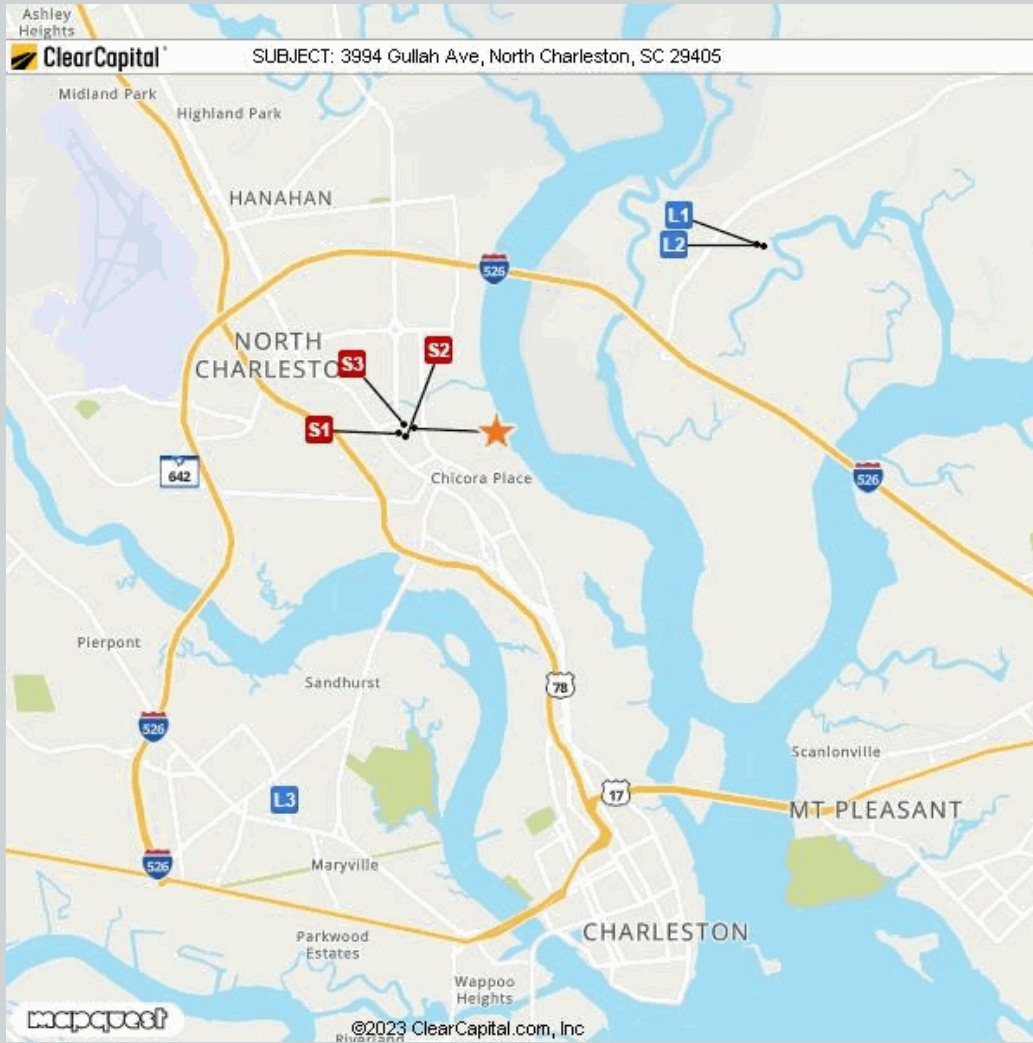
Address ★ 3994 Gullah Avenue, North Charleston, SC 29405

Loan Number 54383

Suggested List \$330,000

Suggested Repaired \$330,000

Sale \$320,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	3994 Gullah Avenue, North Charleston, SC 29405	--	Parcel Match
L1 Listing 1	444 Doane Way, Charleston, SC 29492	4.55 Miles ¹	Parcel Match
L2 Listing 2	408 Doane Way, Charleston, SC 29492	4.48 Miles ¹	Parcel Match
L3 Listing 3	1288 Ashley Hall Road, Charleston, SC 29407	4.53 Miles ¹	Parcel Match
S1 Sold 1	3962 Neomi Street, North Charleston, SC 29405	0.17 Miles ¹	Street Centerline Match
S2 Sold 2	3899 Four Poles Park Drive, North Charleston, SC 29405	0.14 Miles ¹	Parcel Match
S3 Sold 3	3965 Four Poles Park Drive, North Charleston, SC 29405	0.12 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	Phil Shepard	Company/Brokerage	Phil Shepard Enterprises LLC
License No	56795	Address	106 Welchman Ave Goose Creek SC 29445
License Expiration	06/30/2024	License State	SC
Phone	8434251708	Email	snafocusllc@gmail.com
Broker Distance to Subject	10.96 miles	Date Signed	07/13/2023

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.