

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	1706 Gum Avenue, Moncks Corner, SC 29461	Order ID	9022348	Property ID	34796111
Inspection Date	11/14/2023	Date of Report	11/14/2023		
Loan Number	55532	APN	198-16-03-013		
Borrower Name	Breckenridge Property Fund 2016 LLC	County	Berkeley		

Tracking IDs					
Order Tracking ID	11.13_BPO	Tracking ID 1	11.13_BPO		
Tracking ID 2	--	Tracking ID 3	--		

General Conditions		
Owner	Jeffrey Rankin	Condition Comments The subject is a one story home that appears in average condition with no visible repairs needed.
R. E. Taxes	\$784	
Assessed Value	\$161,400	
Zoning Classification	residential	
Property Type	SFR	
Occupancy	Occupied	
Ownership Type	Fee Simple	
Property Condition	Average	
Estimated Exterior Repair Cost	\$0	
Estimated Interior Repair Cost		
Total Estimated Repair	\$0	
HOA	No	
Visible From Street	Visible	
Road Type	Public	

Neighborhood & Market Data		
Location Type	Suburban	Neighborhood Comments The neighborhood is a small subdivision located near a man made lake and near access to a large river. The homes are mostly older, and there are some newer homes built in the last few years. There are some stores and restaurants available within about 5 miles away.
Local Economy	Stable	
Sales Prices in this Neighborhood	Low: \$250,000 High: \$549,500	
Market for this type of property	Increased 2 % in the past 6 months.	
Normal Marketing Days	<90	

Current Listings

	Subject	Listing 1	Listing 2	Listing 3 *
Street Address	1706 Gum Avenue	354 Drayton Place Dr.	330 Drayton Place Dr.	1610 Dover Lane
City, State	Moncks Corner, SC	Moncks Corner, SC	Moncks Corner, SC	Moncks Corner, SC
Zip Code	29461	29461	29461	29461
Datasource	MLS	MLS	MLS	MLS
Miles to Subj.	--	3.60 ¹	3.58 ¹	0.49 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$315,000	\$320,000	\$399,900
List Price \$	--	\$310,000	\$320,000	\$399,900
Original List Date		09/28/2023	10/02/2023	11/08/2023
DOM · Cumulative DOM	-- · --	47 · 47	43 · 43	2 · 6
Age (# of years)	36	11	9	30
Condition	Average	Good	Good	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 traditional	2 Stories traditional	2 Stories traditional	1 Story traditional
# Units	1	1	1	1
Living Sq. Feet	1,150	1,391	1,492	1,712
Bdrm · Bths · ½ Bths	3 · 2	3 · 2 · 1	3 · 2 · 1	4 · 2
Total Room #	7	8	8	8
Garage (Style/Stalls)	Attached 1 Car	Attached 2 Car(s)	Attached 2 Car(s)	None
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	.36 acres	.18 acres	.12 acres	.38 acres
Other	front porch	screened porch	front porch	front porch

* Listing 3 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 Listing 1 is outside of the subject's subdivision because there was only 1 home similar in age, characteristics to the subject and sq. ft. to the subject withing the subject's subdivision. This home was small, but newer.

Listing 2 Listing 2 was small, like the subject, but was newer. It had the 2 car garage. There were no small listed homes within the subject's small subdivision that were similar. It was necessary to go outside the subdivision.

Listing 3 Listing 3 was larger in sq. ft. than the subject but had no garage. It was the only listed comps within the subdivision that was not extremely high in price and larger in sq. ft. This listing was chosen as most comparable because it was the only one in the subject's subdivision.

Recent Sales

	Subject	Sold 1 *	Sold 2	Sold 3
Street Address	1706 Gum Avenue	2440 Cypress Gardens Rd.	1722 Waterside Blvd.	1406 Waterside Blvd.
City, State	Moncks Corner, SC	Moncks Corner, SC	Moncks Corner, SC	Moncks Corner, SC
Zip Code	29461	29461	29461	29461
Datasource	MLS	MLS	MLS	MLS
Miles to Subj.	--	2.17 ¹	0.47 ¹	0.25 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$269,000	\$319,900	\$374,000
List Price \$	--	\$269,000	\$319,900	\$374,000
Sale Price \$	--	\$264,000	\$290,000	\$374,000
Type of Financing	--	Conventional	Fha	Conventional
Date of Sale	--	12/30/2022	02/04/2023	06/13/2023
DOM · Cumulative DOM	-- · --	13 · 43	30 · 32	17 · 45
Age (# of years)	36	53	48	38
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	1 Story traditional	1 Story traditional	1 Story traditional	1 Story traditional
# Units	1	1	1	1
Living Sq. Feet	1,150	1,211	1,590	1,595
Bdrm · Bths · ½ Bths	3 · 2	4 · 2	4 · 2	3 · 2
Total Room #	7	8	8	7
Garage (Style/Stalls)	Attached 1 Car	None	None	Attached 2 Car(s)
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	.36 acres	.65 acres	.36 acres	.37 acres
Other	front porch	none	front porch	screened porch
Net Adjustment	--	-\$11,950	-\$22,000	-\$39,250
Adjusted Price	--	\$252,050	\$268,000	\$334,750

* 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** Sold Comp 1 is similar in sq. ft. size to the subject. The garage was converted to the 4th bedroom. Adjustments: Subtract \$3,050. for sq. ft. Subtract \$2,900. for the lot size. Subtract \$6,000. for the closing concessions.
- Sold 2** Sold Comp 2 was larger in sq. ft., but had the converted garage. The lot size was the same. Adjustments: Subtract \$22,000. for the home sq. ft.
- Sold 3** Sold Comp 3 was larger in sq. ft., but had a 2 car attached garage and a frog. This home also had a screened porch. The value was superior to the subject. Adjustments: Subtract \$22,250. for the sq. ft. Subtract \$10,000 for the garages. Subtract \$4,000. for the closing concessions, and subtract \$3,000. for the screened porch.

Subject Sales & Listing History

Current Listing Status	Not Currently Listed		Listing History Comments				
Listing Agency/Firm			Last sale was on 11/08/2023 for \$250,000.				
Listing Agent Name							
Listing Agent Phone							
# of Removed Listings in Previous 12 Months	0						
# of Sales in Previous 12 Months	1						
Original List Date	Original List Price	Final List Date	Final List Price	Result	Result Date	Result Price	Source
09/28/2023	\$299,000	10/12/2023	\$299,000	Sold	11/08/2023	\$250,000	MLS

Marketing Strategy

	As Is Price	Repaired Price
Suggested List Price	\$310,000	\$310,000
Sales Price	\$300,000	\$300,000
30 Day Price	\$295,000	--
Comments Regarding Pricing Strategy		
<p>The subject was unique in that it had the smallest sq. ft. of the homes listed and sold in the subdivision. It had good features - the bedrooms/baths and the attached garage. The location near the lake was good. It was necessary to go out the subdivision for comps with at least similar sq. ft. Also I went back about 10 months to find comps with similar characteristics. It was difficult to find anything. The listed comps are all in good condition and newer than the subject.</p>		

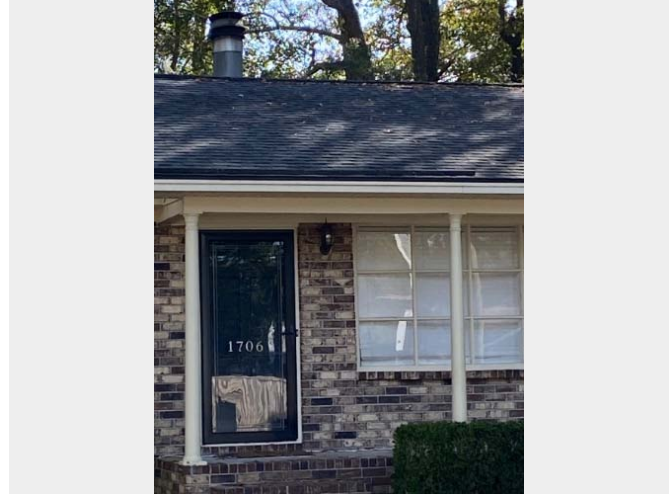
Clear Capital Quality Assurance Comments Addendum

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.

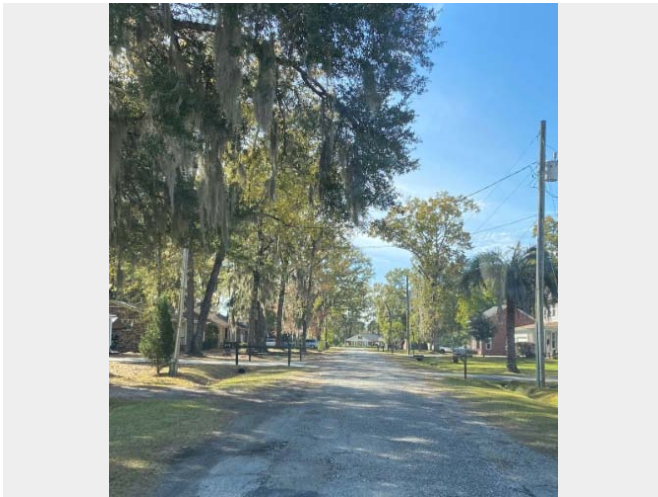
Subject Photos



Front



Address Verification



Street

Listing Photos

L1 354 Drayton Place Dr.
Moncks Corner, SC 29461



Front

L2 330 Drayton Place Dr.
Moncks Corner, SC 29461



Front

L3 1610 Dover Lane
Moncks Corner, SC 29461



Front

Sales Photos

S1 2440 Cypress Gardens Rd.
Moncks Corner, SC 29461



Front

S2 1722 Waterside Blvd.
Moncks Corner, SC 29461



Front

S3 1406 Waterside Blvd.
Moncks Corner, SC 29461



Front

ClearMaps Addendum

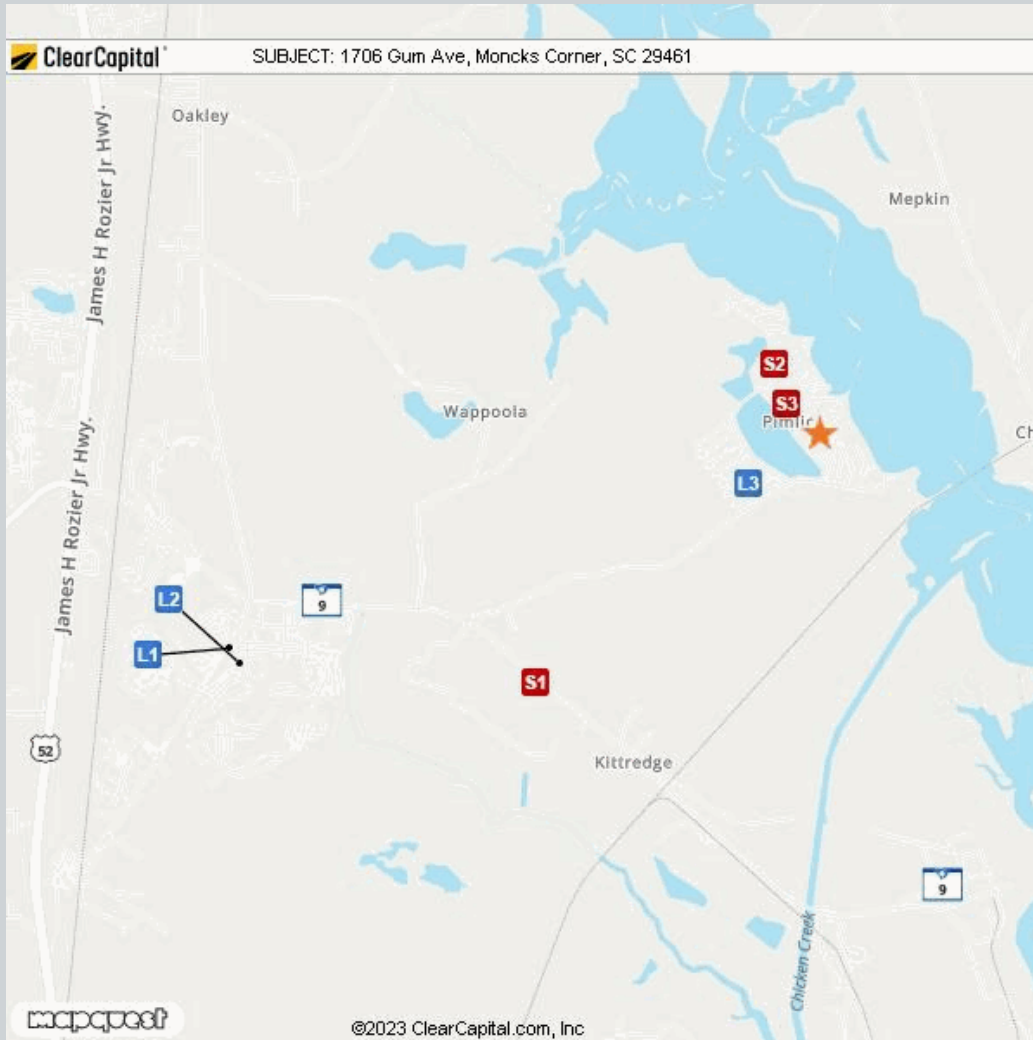
Address ★ 1706 Gum Avenue, Moncks Corner, SC 29461

Loan Number 55532

Suggested List \$310,000

Suggested Repaired \$310,000

Sale \$300,000



Comparable

Address

Miles to Subject

Mapping Accuracy

Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	1706 Gum Avenue, Moncks Corner, SC 29461	--	Parcel Match
L1 Listing 1	354 Drayton Place Dr., Moncks Corner, SC 29461	3.60 Miles ¹	Parcel Match
L2 Listing 2	330 Drayton Place Dr., Moncks Corner, SC 29461	3.58 Miles ¹	Parcel Match
L3 Listing 3	1610 Dover Lane, Moncks Corner, SC 29461	0.49 Miles ¹	Parcel Match
S1 Sold 1	2440 Cypress Gardens Rd., Moncks Corner, SC 29461	2.17 Miles ¹	Parcel Match
S2 Sold 2	1722 Waterside Blvd., Moncks Corner, SC 29461	0.47 Miles ¹	Parcel Match
S3 Sold 3	1406 Waterside Blvd., Moncks Corner, SC 29461	0.25 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	Donna Baxter	Company/Brokerage	Carolina Elite Real Estate
License No	40181	Address	414 Brookgreen Dr. Moncks Corner SC 29461
License Expiration	06/30/2025	License State	SC
Phone	8432700573	Email	southernbloomsofsc@gmail.com
Broker Distance to Subject	5.20 miles	Date Signed	11/14/2023

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.