

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>	5718 Courtview Drive, Charlotte, NC 28226	<b>Order ID</b>	9058867	<b>Property ID</b>	34865843
<b>Inspection Date</b>	12/08/2023	<b>Date of Report</b>	12/08/2023		
<b>Loan Number</b>	55937	<b>APN</b>	21145136		
<b>Borrower Name</b>	Breckenridge Property Fund 2016 LLC	<b>County</b>	Mecklenburg		

Tracking IDs					
<b>Order Tracking ID</b>	12.7_BPO	<b>Tracking ID 1</b>	12.7_BPO		
<b>Tracking ID 2</b>	--	<b>Tracking ID 3</b>	--		

## General Conditions

<b>Owner</b>	Byrd William T	<b>Condition Comments</b>	
<b>R. E. Taxes</b>	\$2,715	Subject property is in good condition by an exterior inspection. Subject property is average to the area.	
<b>Assessed Value</b>	\$344,100		
<b>Zoning Classification</b>	residential		
<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>	No		
<b>Visible From Street</b>	Visible		
<b>Road Type</b>	Public		

## Neighborhood & Market Data

<b>Location Type</b>	Suburban	<b>Neighborhood Comments</b>	
<b>Local Economy</b>	Stable	Subject property is in the area where market is slowly declining. Demand and supply are stable. Subject property is close to schools, parks and shopping area.	
<b>Sales Prices in this Neighborhood</b>	Low: \$200,000 High: \$600,000		
<b>Market for this type of property</b>	Decreased 4 % in the past 6 months.		
<b>Normal Marketing Days</b>	<90		

### Current Listings

	Subject	Listing 1	Listing 2 *	Listing 3
<b>Street Address</b>	5718 Courtview Drive	7520 Red Oak Lane	2333 Hayloft Circle	4418 Coventry Row Court
<b>City, State</b>	Charlotte, NC	Charlotte, NC	Charlotte, NC	Charlotte, NC
<b>Zip Code</b>	28226	28226	28226	28270
<b>Datasource</b>	Tax Records	MLS	MLS	MLS
<b>Miles to Subj.</b>	--	1.99 <sup>1</sup>	1.48 <sup>1</sup>	2.19 <sup>1</sup>
<b>Property Type</b>	SFR	SFR	SFR	SFR
<b>Original List Price \$</b>	\$	\$485,000	\$449,900	\$429,500
<b>List Price \$</b>	--	\$445,000	\$449,900	\$429,500
<b>Original List Date</b>		10/20/2023	09/15/2023	11/17/2023
<b>DOM · Cumulative DOM</b>	-- · --	48 · 49	54 · 84	14 · 21
<b>Age (# of years)</b>	26	44	50	22
<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 Townhome	2 Stories Townhome	2 Stories Townhome	2 Stories Townhome
<b># Units</b>	1	1	1	1
<b>Living Sq. Feet</b>	1,804	2,182	2,147	1,824
<b>Bdrm · Bths · ½ Bths</b>	3 · 2 · 1	4 · 2 · 1	4 · 3 · 1	3 · 2 · 1
<b>Total Room #</b>	8	8	9	8
<b>Garage (Style/Stalls)</b>	None	None	None	Attached 1 Car
<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>	0.05 acres	0.04 acres	0.10 acres	0.02 acres
<b>Other</b>	none	none	none	none

\* 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.

## Current Listings - Cont.

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

- Listing 1** Wonderful updated townhome in sought after Carmel/SouthPark location! Carmel Hollow is a hidden gem tucked in between SouthPark and Carmel Country Club. Rare 4 bedroom with spacious rooms and beautiful private back yard. New hardwood floors in all family areas, kitchen and bedrooms! Brand new windows and sliding doors. Newly renovated Kitchen to include new soft close custom cabinetry, gorgeous quartz counter tops and full quartz slab backsplash, white glass Samsung appliances. Great Room has a full masonry fireplace and wall of built in cabinetry and bookcases. HVAC replaced in 2021, recent hot water heater, new Signature plumbing fixtures in baths, timeless tile bathroom floors and tub surrounds. Washer/Dryer and Refrigerator will remain - all new. Great walk in closet space. Private rear patio with awning. Community pool. Walk to shopping and more!
- Listing 2** Introducing this charming 4-bed, 3-bath end unit townhouse! New LVP flooring throughout, open living space, and private master suite. Spacious outdoor area and close to shopping. Ideal family home in a sought-after neighborhood. Book your showing today!
- Listing 3** Highly sought after 28270 zip code! Conveniently located to all the retail and restaurants. Minutes to Strawberry Hill Shopping Center and South Park Mall. Walk into an open two-story sitting living space, dining room, formal living room with cozy fireplace and built-in shelving. Hardwood flooring throughout. Open kitchen. Granite countertops, tile backsplash, stainless steel appliances. On the second floor, Primary suite and two bedrooms. Updated tiled standup shower in the master bath, dual vanities, linen closet and walk-in closet. New HVAC system installed May 2023. Fenced in and secluded by trees back yard with a nice patio. Amenities include a community swimming pool. Come see this well-maintained home you could call your own.

### Recent Sales

	Subject	Sold 1	Sold 2 *	Sold 3
<b>Street Address</b>	5718 Courtview Drive	6415 Brookbury Court	5705 Courtview Drive	6506 Racquet Wood Court
<b>City, State</b>	Charlotte, NC	Charlotte, NC	Charlotte, NC	Charlotte, NC
<b>Zip Code</b>	28226	28226	28226	28226
<b>Datasource</b>	Tax Records	MLS	MLS	MLS
<b>Miles to Subj.</b>	--	0.09 <sup>1</sup>	0.04 <sup>1</sup>	0.11 <sup>1</sup>
<b>Property Type</b>	SFR	SFR	SFR	SFR
<b>Original List Price \$</b>	--	\$439,000	\$449,000	\$449,900
<b>List Price \$</b>	--	\$439,000	\$428,000	\$449,900
<b>Sale Price \$</b>	--	\$429,000	\$435,000	\$440,000
<b>Type of Financing</b>	--	Conventional	Conventional	Conventional
<b>Date of Sale</b>	--	05/01/2023	08/04/2023	06/30/2023
<b>DOM · Cumulative DOM</b>	-- · --	9 · 88	14 · 49	5 · 27
<b>Age (# of years)</b>	26	36	36	36
<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 Townhome	2 Stories townhome	2 Stories townhome	2 Stories townhome
<b># Units</b>	1	1	1	1
<b>Living Sq. Feet</b>	1,804	1,828	1,975	1,987
<b>Bdrm · Bths · ½ Bths</b>	3 · 2 · 1	2 · 2 · 1	3 · 2 · 1	3 · 2 · 1
<b>Total Room #</b>	8	8	10	8
<b>Garage (Style/Stalls)</b>	None	None	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>	0.05 acres	0.05 acres	0.05 acres	0.04 acres
<b>Other</b>	none	\$7,500	\$1,000 sales incentives	none
<b>Net Adjustment</b>	--	-\$2,500	-\$24,000	-\$23,000
<b>Adjusted Price</b>	--	\$426,500	\$411,000	\$417,000

\* 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** This comparable property is very similar by size, age, location, condition, inferior by room number +\$5,000, superior by sales incentives -\$7,500 Fabulous and updated, this townhome adjacent to Olde Providence Racquet Club has a completely new (in 2016) kitchen, a completely new (in 2016) primary bath with walk-in closet and a wonderful newly built screened porch. Main level primary suite. Kitchen Aid appliances, beautiful shaker cabinets, smooth top electric cooktop, light toned granite counters, white subway tile backsplash, recessed lighting - overlooking private deck ideal for grilling. Two-story great room with stone gas fireplace and pass-thru into kitchen. New between-the-glass blinds on back doors. Upstairs features a bright BR, full BA and spacious loft - large enough for a den, office or an additional bedroom. New (in 2023) mini-split heating and cooling system in oversized lower level with its own exterior entrance. Quiet and peaceful. Tucked away in a private wooded setting. Great storage! Great schools!
- Sold 2** This comparable property is superior by property size -\$3,000, sales incentives -\$1,000, garage size -\$20,000 Wonderful, wooded setting! Attractive townhome with open living and dining area. Great room with stone fireplace, vaulted ceiling and large windows and skylights for lots of natural light. Great room opens to a new deck (2021). Bright kitchen with breakfast area that also opens to the deck. Hardwood floors on main level can be refinished multiple times. Top quality carpet upstairs. Spacious primary bedroom with large, walk-in closet and 2 separate lavatory/bath areas. 3rd bedroom with a large window makes a nice office. Plenty of parking with 2 car garage and overflow parking nearby for guests. Large storage room or work shop in basement has window & convenient exterior access. Lovely area off Sharon View Rd. next to Olde Providence Racquet Club. Less than 10 minutes to SouthPark. Great location at the back of the community with wooded views in front of the townhome and in back from the deck. Enjoy dinner on your new deck or a pleasant walk among the shady trees at Sharon View Place.
- Sold 3** This comparable property is superior by property size -\$3,000, garage size -\$20,000 Gorgeous, fully renovated townhome in heart of Southpark. Full kitchen remodel including cabinetry, granite countertops, tile backsplash & SS appl. Kitchen has been opened to living area w/ceiling raised to full height! Dbl wall oven, instant hot water, upgraded cabinet inserts, custom end panels & lg pantry. Light filled living room w/vaulted ceiling, cozy stone gas fireplace & skylights opens onto private deck. Primary BR up w/double closets, vaulted ceiling. Full primary bath remodel includes dual comfort height granite vanity, large frameless tile shower, bubble tub. Large secondary bedrooms. Recessed lighting, dimmers, neutral paint/carpet, ceiling fans & prefinished wood flooring thru-out. One of few units w/attached garage! Private, wooded property tucked away steps from Olde Providence Racquet Club. Convenient to Providence Rd & quick trip Uptown or to the Arboretum. HVAC 2018, Water Htr 2014, Roof 2014 (HOA). Refrigerator, washer & dryer remain.

## Subject Sales & Listing History

<b>Current Listing Status</b>	Not Currently Listed	<b>Listing History Comments</b>					
<b>Listing Agency/Firm</b>		No listing history available for the subject property.					
<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

	<b>As Is Price</b>	<b>Repaired Price</b>
<b>Suggested List Price</b>	\$425,000	\$425,000
<b>Sales Price</b>	\$411,000	\$411,000
<b>30 Day Price</b>	\$400,000	--
<b>Comments Regarding Pricing Strategy</b>		
<p>Subject property is in average area where market is slowly declining. Subject property is in good condition, by exterior inspection. Number of similar comps is extremely limited, some parameters such age, size, lot size and etc, have been extended to locate similar comps. Best available comps have been selected for subject property. This opinion is not an appraisal of the market value of the property and may not be used in lieu of an appraisal. If an appraisal is desired, the services of a licensed or certified appraiser shall be obtained. This opinion may not be used by any party as the primary basis to determine the value of a parcel of or interest in real property for a mortgage loan origination, including first and second mortgages, refinances, or equity lines of credit.</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



Side



Street



Street



### Subject Photos



Other



Other

## Listing Photos

**L1** 7520 Red Oak Lane  
Charlotte, NC 28226



Front

**L2** 2333 Hayloft Circle  
Charlotte, NC 28226



Front

**L3** 4418 Coventry Row Court  
Charlotte, NC 28270



Front

## Sales Photos

**S1** 6415 Brookbury Court  
Charlotte, NC 28226



Front

**S2** 5705 Courtview Drive  
Charlotte, NC 28226



Front

**S3** 6506 Racquet Wood Court  
Charlotte, NC 28226



Front

### ClearMaps Addendum

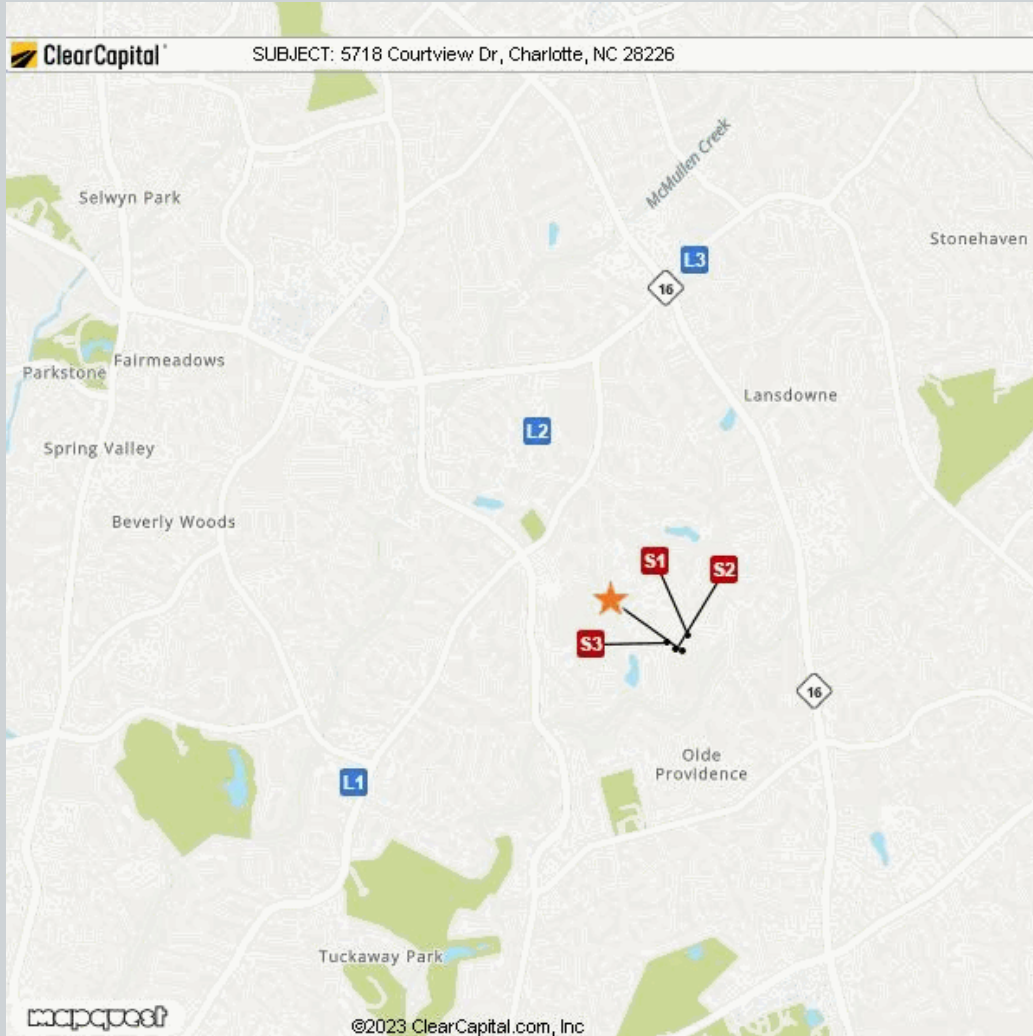
**Address** ★ 5718 Courtview Drive, Charlotte, NC 28226

**Loan Number** 55937

**Suggested List** \$425,000

**Suggested Repaired** \$425,000

**Sale** \$411,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	5718 Courtview Drive, Charlotte, NC 28226	--	Parcel Match
L1 Listing 1	7520 Red Oak Lane, Charlotte, NC 28226	1.99 Miles <sup>1</sup>	Parcel Match
L2 Listing 2	2333 Hayloft Circle, Charlotte, NC 28226	1.48 Miles <sup>1</sup>	Parcel Match
L3 Listing 3	4418 Coventry Row Court, Charlotte, NC 28226	2.19 Miles <sup>1</sup>	Parcel Match
S1 Sold 1	6415 Brookbury Court, Charlotte, NC 28226	0.09 Miles <sup>1</sup>	Parcel Match
S2 Sold 2	5705 Courtview Drive, Charlotte, NC 28226	0.04 Miles <sup>1</sup>	Parcel Match
S3 Sold 3	6506 Racquet Wood Court, Charlotte, NC 28226	0.11 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>	Alla Yaroshevich	<b>Company/Brokerage</b>	Golden Bridge Realty, LLC
<b>License No</b>	251528	<b>Address</b>	11035 Golf Links Dr #78522 Charlotte NC 28277
<b>License Expiration</b>	06/30/2024	<b>License State</b>	NC
<b>Phone</b>	7049621034	<b>Email</b>	alla.yaroshevich@gmail.com
<b>Broker Distance to Subject</b>	5.07 miles	<b>Date Signed</b>	12/08/2023

*/Alla Yaroshevich/*

*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 opinion is not an appraisal of the market value of the property, and may not be used in lieu of an appraisal. If an appraisal is desired, the services of a licensed or certified appraiser shall be obtained. This opinion may not be used by any party as the primary basis to determine the value of a parcel of or interest in real property for a mortgage loan origination, including first and second mortgages, refinances, or equity lines of credit.**

**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.**