

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	237 Kenmore Park Drive, Columbia, SC 29223	Order ID	9108942	Property ID	34979215
Inspection Date	01/14/2024	Date of Report	01/14/2024		
Loan Number	56227	APN	201030522		
Borrower Name	Breckenridge Property Fund 2016 LLC	County	Richland		

Tracking IDs					
Order Tracking ID	1.12_BPO	Tracking ID 1	1.12_BPO		
Tracking ID 2	--	Tracking ID 3	--		

General Conditions

		Condition Comments
Owner	GARRY DAVIS	Subject appears maintained, subject requires no major exterior repairs. Recommend replacing deadbolt lock on front door. Front door is secure with primary lock.
R. E. Taxes	\$1,900	
Assessed Value	\$7,530	
Zoning Classification	Residential RU	
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

		Neighborhood Comments
Location Type	Suburban	Neighborhood has close proximity to amenities and shopping. Traditional sales remain driving force of neighborhood sales.
Local Economy	Stable	
Sales Prices in this Neighborhood	Low: \$133160 High: \$376200	
Market for this type of property	Remained Stable for the past 6 months.	
Normal Marketing Days	<30	

Current Listings

	Subject	Listing 1	Listing 2	Listing 3 *
Street Address	237 Kenmore Park Drive	272 Kenmore Park Dr	1 Twig Ln	309 Sterling Cove Rd
City, State	Columbia, SC	Columbia, SC	Columbia, SC	Columbia, SC
Zip Code	29223	29223	29229	29229
Datasource	Public Records	Public Records	Public Records	Public Records
Miles to Subj.	--	0.11 ¹	0.83 ¹	1.03 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$265,000	\$284,900	\$299,900
List Price \$	--	\$265,000	\$284,900	\$299,900
Original List Date		12/02/2023	01/10/2024	01/12/2024
DOM · Cumulative DOM	-- · --	43 · 43	4 · 4	2 · 2
Age (# of years)	10	14	20	14
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	2 Stories Conventional	1 Story Conventional	2 Stories Conventional	2 Stories Conventional
# Units	1	1	1	1
Living Sq. Feet	2,712	2,352	2,448	2,737
Bdrm · Bths · ½ Bths	4 · 2 · 1	3 · 2	4 · 2 · 1	5 · 3 · 1
Total Room #	9	7	9	11
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	0.28 acres	0.28 acres	0.20 acres	0.20 acres
Other	--	--	--	--

* 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 3 Bedroom 2 Bath Traditional Home With Huge Bonus Room Located In Northeast Columbia

Listing 2 4 Bedroom And 2.5 Bath Home Located In The Quiet Neighborhood Of Killian Green! You're Going To Love This Gorgeous Home With A Huge Fenced In Backyard! The Great Room And Kitchen Flow Through The Main Level With Updated Flooring.

Listing 3 5 Bedroom 3.5 Bath In Northeast Columbia! You'll Love Your Primary Bedroom On The Main Floor! The Primary Bedroom Includes A Walk In Closet And Double Vanity! The Main Floor Includes A Great View From The Living Room To The Fenced In Backyard, Along With A Formal Dining Room.

Recent Sales

	Subject	Sold 1	Sold 2 *	Sold 3
Street Address	237 Kenmore Park Drive	35 Moultrie Ct	18 Cypress Cove Rd	9 Lovett Ct
City, State	Columbia, SC	Columbia, SC	Columbia, SC	Columbia, SC
Zip Code	29223	29223	29229	29229
Datasource	Public Records	Tax Records	Tax Records	Tax Records
Miles to Subj.	--	0.12 ¹	0.86 ¹	0.84 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$299,000	\$295,000	\$289,000
List Price \$	--	\$299,000	\$295,000	\$289,000
Sale Price \$	--	\$299,000	\$292,000	\$288,000
Type of Financing	--	Conv	Conv	Conv
Date of Sale	--	05/04/2023	11/03/2023	07/21/2023
DOM · Cumulative DOM	-- · --	31 · 31	42 · 42	63 · 63
Age (# of years)	10	12	11	20
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 Conventional	2 Stories CONVENTIONAL	2 Stories CONVENTIONAL	2 Stories CONVENTIONAL
# Units	1	1	1	1
Living Sq. Feet	2,712	2,495	2,710	2,916
Bdrm · Bths · ½ Bths	4 · 2 · 1	5 · 2 · 1	3 · 2 · 1	5 · 3 · 1
Total Room #	9	10	8	11
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	0.28 acres	0.25 acres	0.21 acres	0.30 acres
Other	--	--	--	--
Net Adjustment	--	-\$3,500	+\$3,500	-\$1,000
Adjusted Price	--	\$295,500	\$295,500	\$287,000

* 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** 5 Bedroom 2.5 Bath Home (with An Office That Could Be Made Into A 6th Bedroom) Is Located In The Homestead Subdivision Of North East Columbia. High Electric Bills Can Be A Thing Of The Past Due To The Paid-off Solar Panels That Were A \$35k Upgrade. ADJ -3500 RC BED
- Sold 2** Include New Roof, Recent Paint, Flooring, Fixtures, Finishes And Hardware. The Floor Plan Is Great For Entertaining And Features A Formal Dining Room, Great Room With Fireplace, Sunroom, And A Loft Area. The Granite + Stainless Appliance Offers An Island + Bar + Eat-in Is Perfect For Gatherings. All Bedrooms Up, The Primary Suite Has Dual Walk In Closets, Dual Vanity, Soaking Tub And Large Shower. 3500 RC BED
- Sold 3** 5 Bedroom, 3 1/2 Bath Offers A First Floor Master Bedroom And A Second Floor Bonus Room(possible 6th Bedroom). Open Floor Plan With Updates Galore Including Carpet, Paint And Countertops. ADJ -6000 RC BED/ BATH 5000 AGE = -1000 NET ADJ

Subject Sales & Listing History

Current Listing Status	Not Currently Listed			Listing History Comments			
Listing Agency/Firm				NO LISTING HISTORY AVAILABLE			
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	\$299,900	\$299,900
Sales Price	\$295,500	\$295,500
30 Day Price	\$286,000	--
Comments Regarding Pricing Strategy		
Subject price based on comps with close proximity and similar characteristics. Subject price heavily weighed by sold comps. SC2 most comparable due to GLA and age similarities to subject. SC2 weighed heaviest in price decision. LC3 most comparable due to GLA similarities. Due to lack of similar comps in the immediate area some variances could not be avoided. Due to the same search was expanded to find LC3. LC3 chosen to bracket subject GLA with list comps.		

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 272 Kenmore Park Dr
Columbia, SC 29223



Front

L2 1 Twig Ln
Columbia, SC 29229



Front

L3 309 Sterling Cove Rd
Columbia, SC 29229



Front

Sales Photos

S1 35 Moultrie Ct
Columbia, SC 29223



Front

S2 18 Cypress Cove Rd
Columbia, SC 29229



Front

S3 9 Lovett Ct
Columbia, SC 29229



Front

ClearMaps Addendum

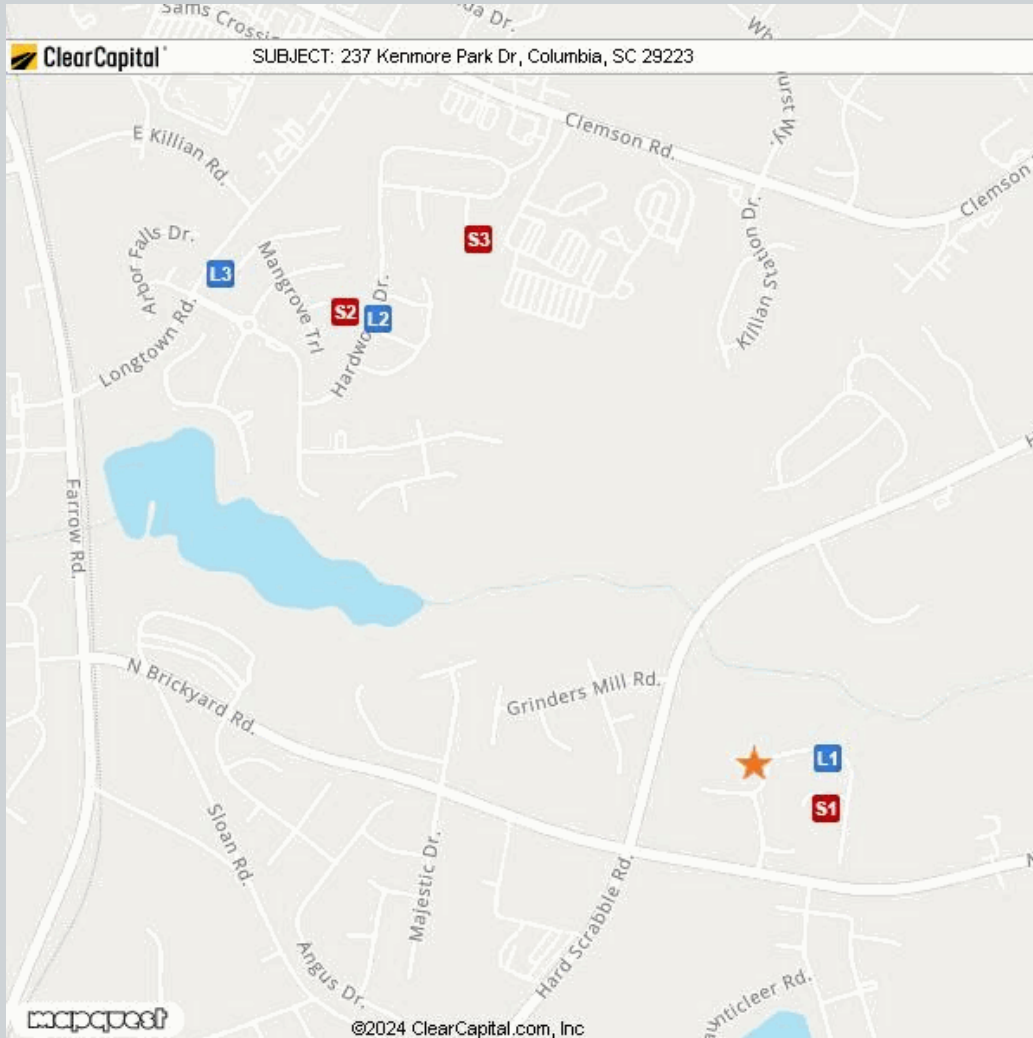
Address ★ 237 Kenmore Park Drive, Columbia, SC 29223

Loan Number 56227

Suggested List \$299,900

Suggested Repaired \$299,900

Sale \$295,500



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	237 Kenmore Park Drive, Columbia, SC 29223	--	Parcel Match
L1 Listing 1	272 Kenmore Park Dr, Columbia, SC 29223	0.11 Miles ¹	Parcel Match
L2 Listing 2	1 Twig Ln, Columbia, SC 29229	0.83 Miles ¹	Parcel Match
L3 Listing 3	309 Sterling Cove Rd, Columbia, SC 29229	1.03 Miles ¹	Parcel Match
S1 Sold 1	35 Moultrie Ct, Columbia, SC 29223	0.12 Miles ¹	Parcel Match
S2 Sold 2	18 Cypress Cove Rd, Columbia, SC 29229	0.86 Miles ¹	Parcel Match
S3 Sold 3	9 Lovett Ct, Columbia, SC 29229	0.84 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	Khalil McClellan	Company/Brokerage	TAW REALTY
License No	63926	Address	4216 Donovan Dr Columbia SC 29210
License Expiration	06/30/2024	License State	SC
Phone	8036730023	Email	theamericanwayrealty@gmail.com
Broker Distance to Subject	11.85 miles	Date Signed	01/14/2024

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.