

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>	3080 Boxwood Drive Ne, Atlanta, GA 30345	<b>Order ID</b>	6342890	<b>Property ID</b>	27279654
<b>Inspection Date</b>	09/24/2019	<b>Date of Report</b>	09/25/2019		
<b>Loan Number</b>	35556	<b>APN</b>	18-231-12-008		
<b>Borrower Name</b>	BPF2	<b>County</b>	De Kalb		

**Tracking IDs**

<b>Order Tracking ID</b>	20190923_CS_Funding_NewBPOs	<b>Tracking ID 1</b>	20190923_CS_Funding_NewBPOs
<b>Tracking ID 2</b>	--	<b>Tracking ID 3</b>	--

**General Conditions**

<b>Owner</b>	Breckenridge Prop Fund 2016 LI	<b>Condition Comments</b>	
<b>R. E. Taxes</b>	\$4,466	This subject is a SFD, Bi level style home in Average condition. It's built in 1962 and offers 1863 Sq.Ft of living space. The floor plan includes 7 total rooms, 3 bedrooms, & 2.5 baths.	
<b>Assessed Value</b>	\$222,000		
<b>Zoning Classification</b>	SFR		
<b>Property Type</b>	SFR		
<b>Occupancy</b>	Occupied		
<b>Ownership Type</b>	Fee Simple		
<b>Property Condition</b>	Average		
<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	The subject is located in an established Suburban location which has a much higher percentage of SFD/Townhouses versus Condos. Properties display a general similarity in design, utility, and overall appeal, with variations in size.	
<b>Sales Prices in this Neighborhood</b>	Low: \$270,000 High: \$450,000		
<b>Market for this type of property</b>	Remained Stable for the past 6 months.		
<b>Normal Marketing Days</b>	<180		

### Current Listings

	Subject	Listing 1	Listing 2	Listing 3 *
<b>Street Address</b>	3080 Boxwood Drive Ne	2646 Salem Crossing	2377 Mill Ridge Trail	3003 Bellingham Drive Northeast
<b>City, State</b>	Atlanta, GA	Tucker, GA	Atlanta, GA	Atlanta, GA
<b>Zip Code</b>	30345	30084	30345	30345
<b>Datasource</b>	Tax Records	MLS	MLS	MLS
<b>Miles to Subj.</b>	--	0.87 <sup>1</sup>	0.48 <sup>1</sup>	0.21 <sup>1</sup>
<b>Property Type</b>	SFR	SFR	SFR	SFR
<b>Original List Price \$</b>	\$	\$309,500	\$399,900	\$410,000
<b>List Price \$</b>	--	\$309,500	\$399,900	\$410,000
<b>Original List Date</b>		06/27/2019	08/04/2019	06/27/2019
<b>DOM · Cumulative DOM</b>	-- · --	64 · 90	51 · 52	89 · 90
<b>Age (# of years)</b>	57	26	19	55
<b>Condition</b>	Average	Average	Average	Average
<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>	1.5 Stories Bi level	1.5 Stories Bi level	2 Stories Colonial	1.5 Stories Bi level
<b># Units</b>	1	1	1	1
<b>Living Sq. Feet</b>	1,863	1,892	2,198	2,100
<b>Bdrm · Bths · ½ Bths</b>	3 · 2 · 1	3 · 2 · 1	3 · 2 · 1	3 · 3
<b>Total Room #</b>	7	7	7	7
<b>Garage (Style/Stalls)</b>	Carport 2 Car(s)	Attached 2 Car(s)	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>	Pool - Yes	--	--	--
<b>Lot Size</b>	0.4 acres	0.2 acres	0.1 acres	0.4 acres
<b>Other</b>	Porch	Porch	Porch	Porch

\* Listing 3 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.

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

**Listing 1** Comparable: GLA within 100 sq.ft., Similar Condition, Bedrooms, Quality, Half Baths, Acreage, Full Baths, Newer Age -4k GAR,+2k AC,-4k YB,+4k POOL,\$-1850

**Listing 2** Comparable: Similar Condition, Quality, Half Baths, Acreage, Bedrooms, Full Baths, Larger GLA, Newer Age -4k GAR,+4k AC,-6k GLA,-5k YB,+4k POOL,\$-8200

**Listing 3** Comparable: Lot within 20% variance, Age within 10 years, Similar Quality, Condition, Bedrooms, Larger GLA, More Full Baths, Fewer Half Baths -4k GAR,-4k GLA,+1k HB,-2k FB,+4k POOL,\$-5740

### Recent Sales

	Subject	Sold 1	Sold 2 *	Sold 3
<b>Street Address</b>	3080 Boxwood Drive Ne	2650 Salem Crossing	2124 Zelda Drive Northeast	4450 Briarcliff Road Northeast
<b>City, State</b>	Atlanta, GA	Tucker, GA	Atlanta, GA	Atlanta, GA
<b>Zip Code</b>	30345	30084	30345	30345
<b>Datasource</b>	Tax Records	MLS	MLS	MLS
<b>Miles to Subj.</b>	--	0.86 <sup>1</sup>	0.99 <sup>1</sup>	0.44 <sup>1</sup>
<b>Property Type</b>	SFR	SFR	SFR	SFR
<b>Original List Price \$</b>	--	\$324,900	\$339,000	\$299,900
<b>List Price \$</b>	--	\$324,900	\$339,000	\$299,900
<b>Sale Price \$</b>	--	\$325,000	\$320,000	\$305,000
<b>Type of Financing</b>	--	Conv	Conv	Conv
<b>Date of Sale</b>	--	04/29/2019	03/14/2019	08/26/2019
<b>DOM · Cumulative DOM</b>	-- · --	25 · 25	140 · 140	42 · 42
<b>Age (# of years)</b>	57	26	58	64
<b>Condition</b>	Average	Average	Average	Average
<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>	1.5 Stories Bi level	1.5 Stories Bi level	1 Story Ranch	1 Story Ranch
<b># Units</b>	1	1	1	1
<b>Living Sq. Feet</b>	1,863	2,367	1,706	1,681
<b>Bdrm · Bths · ½ Bths</b>	3 · 2 · 1	3 · 2 · 1	3 · 2	3 · 2
<b>Total Room #</b>	7	7	7	7
<b>Garage (Style/Stalls)</b>	Carport 2 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)	None
<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>	Pool - Yes	--	Pool - Yes	--
<b>Lot Size</b>	0.4 acres	0.2 acres	0.4 acres	0.3 acres
<b>Other</b>	Porch	Porch	Porch	Porch
<b>Net Adjustment</b>	--	-\$11,930	+\$140	+\$11,540
<b>Adjusted Price</b>	--	\$313,070	\$320,140	\$316,540

\* 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** Comparable: Similar Bedrooms, Acreage, Full Baths, Quality, Condition, Half Baths, Larger GLA, Newer Age -4k GAR,+2k AC,-10k GLA,-4k YB,+4k POOL,\$-11930
- Sold 2** Comparable: Lot within 20% variance, Age within 10 years, Similar Full Baths, Quality, Condition, Bedrooms, Smaller GLA, Fewer Half Baths -4k GAR,+3k GLA,+1k HB,\$140
- Sold 3** Comparable: Age within 10 years, Similar Condition, Acreage, Full Baths, Quality, Bedrooms, Smaller GLA, Fewer Half Baths +1k GAR,+1k AC,+3k GLA,+1k HB,+4k POOL,\$11540

## Subject Sales & Listing History

<b>Current Listing Status</b>	Not Currently Listed	<b>Listing History Comments</b>					
<b>Listing Agency/Firm</b>		none noted					
<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>	\$336,000	\$336,000
<b>Sales Price</b>	\$320,000	\$320,000
<b>30 Day Price</b>	\$294,400	--
<b>Comments Regarding Pricing Strategy</b>		
<p>The value as of today is \$320000, with typical marketing time at 90 days. The subject property is located in a neighborhood with easy access to the highway. Most yards and home exteriors appear to be in good order with only minor maintenance neglect. The market is stable with a 6 months supply of homes available for purchase. The majority of homes on the market are fair market properties. Demand is moderate. Criteria expansions had to be made due to a lack of available market data. These expansions include: GLA : 21; Age : -38/+7 years; Sale Dates : 6; Proximity : 1; Month Supply : 1. Style criteria was expanded due to the area having an evenly mixed assortment of home styles. Sale comp with sale date over 6 months was used in order to obtain comps. GLA criteria was expanded due to having few similar comparable in the area that were within 20% variance of the subject property. Year built criteria was expanded due to having few similar comparable in the area that were within 10 years of the subject property. Variance in pool was considered due to limited number of comps in the area. Adjustments were added accordingly to account for the variance made. Final values were based on the adjusted sold price.</p>		

## Clear Capital Quality Assurance Comments Addendum

<b>Reviewer's Notes</b>	Due to a lack of more similar comps available, these search parameters were expanded in order to provide comps from the subject's competitive market area that reflect current market conditions.
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### Subject Photos



Front



Address Verification



Side



Side



Street



Street



## Listing Photos

**L1** 2646 Salem Crossing  
Tucker, GA 30084



Front

**L2** 2377 Mill Ridge Trail  
Atlanta, GA 30345



Front

**L3** 3003 Belingham Drive Northeast  
Atlanta, GA 30345



Front



## Sales Photos

**S1** 2650 Salem Crossing  
Tucker, GA 30084



Front

**S2** 2124 Zelda Drive Northeast  
Atlanta, GA 30345



Front

**S3** 4450 Briarcliff Road Northeast  
Atlanta, GA 30345



Front

### ClearMaps Addendum

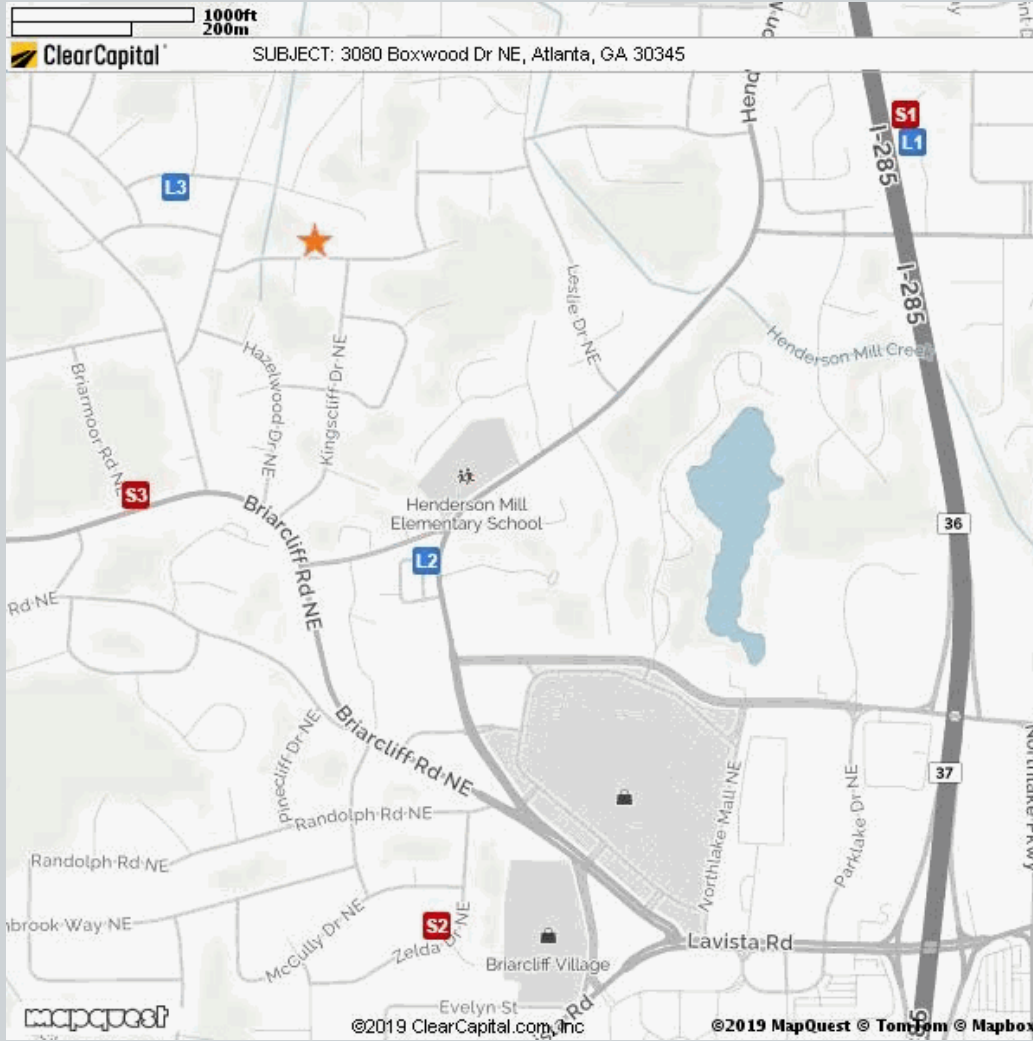
**Address** ★ 3080 Boxwood Drive Ne, Atlanta, GA 30345

**Loan Number** 35556

**Suggested List** \$336,000

**Suggested Repaired** \$336,000

**Sale** \$320,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	3080 Boxwood Dr Ne, Atlanta, GA	--	Parcel Match
L1 Listing 1	2646 Salem Crossing, Tucker, GA	0.87 Miles <sup>1</sup>	Parcel Match
L2 Listing 2	2377 Mill Ridge Trail, Atlanta, GA	0.48 Miles <sup>1</sup>	Parcel Match
L3 Listing 3	3003 Bellingham Drive Northeast, Atlanta, GA	0.21 Miles <sup>1</sup>	Parcel Match
S1 Sold 1	2650 Salem Crossing, Tucker, GA	0.86 Miles <sup>1</sup>	Parcel Match
S2 Sold 2	2124 Zelda Drive Northeast, Atlanta, GA	0.99 Miles <sup>1</sup>	Parcel Match
S3 Sold 3	4450 Briarcliff Road Northeast, Atlanta, GA	0.44 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.

\*\*\* Please Note: This is a RUSH assignment. Do not accept if you cannot meet the current due date and time. Please reference the set terms and contact Clear Capital at 530.582.5011 if you require any changes. Thanks! \*\*\*

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



## Report Instructions - cont.

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.

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>	Dan McCloskey	<b>Company/Brokerage</b>	Better Way Atlanta Realty
<b>License No</b>	250020	<b>Address</b>	2200 River Heights Court Marietta GA 30067
<b>License Expiration</b>	10/31/2020	<b>License State</b>	GA
<b>Phone</b>	4048677406	<b>Email</b>	danmccloskey@p4site.com
<b>Broker Distance to Subject</b>	10.92 miles	<b>Date Signed</b>	09/24/2019

*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.**