

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	3151 Chesterfiled Court, Snellville, GA 30039	Order ID	5986645	Property ID	25614272
Inspection Date	11/07/2018	Date of Report	11/07/2018		
Loan Number	36498	APN	R6031 390		
Borrower Name	Breckenridge Property Fund 2016 LLC				

Tracking IDs

Order Tracking ID	BotW New Fac-DriveBy BPO 11.06.18 (1)	Tracking ID 1	BotW New Fac-DriveBy BPO 11.06.18 (1)
Tracking ID 2	--	Tracking ID 3	--

I. General Conditions

Property Type	SFR	Condition Comments
Occupancy	Occupied	No hazards or repairs noted from exterior inspection, home appears to be in average condition.
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	

II. Subject Sales & Listing History

Current Listing Status	Not Currently Listed	Listing History Comments
Listing Agency/Firm		Home sold on 01/05/2007 for \$185,000
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
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III. Neighborhood & Market Data

Location Type	Suburban	Neighborhood Comments
Local Economy	Stable	short sales, foreclosures and distressed sales on the decline within the area. General closing concessions requested 3% of sales price, general market time within the area 60-120 days. Market currently increased over the past year. Normal supply of listings in the neighborhood.
Sales Prices in this Neighborhood	Low: \$125,000 High: \$275,000	
Market for this type of property	Increased 3 % in the past 6 months.	
Normal Marketing Days	<90	

IV. Current Listings

	Subject	Listing 1	Listing 2	Listing 3 *
Street Address	3151 Chesterfield Court	2935 Trotters Pointe Drive	3060 Everson Court	3279 Clubside View Court
City, State	Snellville, GA	Snellville, GA	Snellville, GA	Snellville, GA
Zip Code	30039	30039	30039	30039
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.60 ¹	0.40 ¹	0.24 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$215,000	\$188,500	\$229,900
List Price \$	--	\$210,000	\$188,500	\$229,900
Original List Date		10/11/2018	10/13/2018	08/27/2018
DOM · Cumulative DOM	-- · --	27 · 27	25 · 25	35 · 72
Age (# of years)	30	31	32	23
Condition	Average	Average	Average	Average
Sales Type	--	Fair Market Value	Fair Market Value	Fair Market Value
Style/Design	1 Story traditional	2 Stories traditional	Split traditional	1 Story ranch
# Units	1	1	1	1
Living Sq. Feet	2,641	2,626	2,416	2,462
Bdrm · Bths · ½ Bths	3 · 2 · 1	4 · 2 · 2	4 · 3	3 · 3
Total Room #	7	9	8	7
Garage (Style/Stalls)	Attached 2 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)
Basement (Yes/No)	No	Yes	Yes	No
Basement (% Fin)	0%	90%	100%	0%
Basement Sq. Ft.	--	1,182	1,170	--
Pool/Spa	--	--	--	--
Lot Size	0.46 acres	0.39 acres	0.28 acres	0.26 acres
Other	none	none	none	none

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

Listing 1 similar, home has one more beds, one more baths. similar lot size and sq ft. basement. resale.

Listing 2 similar, home has one more beds, same baths. inferior lot size and similar sq ft. basement. resale.

Listing 3 similar, home has same beds, same baths. inferior lot size and similar sq ft. no basement. resale.

* 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.

V. Recent Sales

	Subject	Sold 1	Sold 2 *	Sold 3
Street Address	3151 Chesterfield Court	3070 Gallery Grove	2915 Gallery Grove	3043 Glynn Mill Drive
City, State	Snellville, GA	Snellville, GA	Snellville, GA	Snellville, GA
Zip Code	30039	30039	30039	30039
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.79 ¹	0.80 ¹	0.62 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$219,900	\$209,900	\$189,900
List Price \$	--	\$219,900	\$209,900	\$189,900
Sale Price \$	--	\$225,000	\$209,900	\$182,400
Type of Financing	--	Fha	Other	Cash
Date of Sale	--	5/31/2018	9/12/2018	8/10/2018
DOM · Cumulative DOM	-- · --	11 · 43	3 · 47	4 · 21
Age (# of years)	30	19	19	31
Condition	Average	Average	Average	Average
Sales Type	--	Fair Market Value	Fair Market Value	Fair Market Value
Style/Design	1 Story traditional	1.5 Stories traditional	2 Stories traditional	2 Stories traditional
# Units	1	1	1	1
Living Sq. Feet	2,641	2,540	2,718	2,349
Bdrm · Bths · ½ Bths	3 · 2 · 1	4 · 2 · 1	4 · 2 · 1	4 · 2 · 1
Total Room #	7	8	8	8
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	Yes
Basement (% Fin)	0%	0%	0%	100%
Basement Sq. Ft.	%	--	--	789
Pool/Spa	--	--	--	--
Lot Size	0.46 acres	0.28 acres	0.29 acres	0.45 acres
Other	none	none	none	none
Net Adjustment	--	-\$1,500	-\$1,500	-\$4,000
Adjusted Price	--	\$223,500	\$208,400	\$178,400

Reasons for Adjustments Why the comparable sale is superior or inferior to the subject.

Sold 1 similar, home has one more beds, same baths. inferior lot size and similar sq ft. no basement. resale.

Sold 2 similar, home has one more beds, same baths. inferior lot size and similar sq ft. no basement. resale.

Sold 3 similar, home has one more beds, same baths. similar lot size and inferior sq ft. basement. resale.

* 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.

VI. Marketing Strategy

	As Is Price	Repaired Price
Suggested List Price	\$215,000	\$215,000
Sales Price	\$209,000	\$209,000
30 Day Price	\$205,000	--

Comments Regarding Pricing Strategy

value is concluded from recent active and recent sold properties within the subject immediate area. value conclusion formed from bracketing the adjusted and unadjusted values for these comparable, with consideration of specific characteristics of subject property. Home valued to sell within the given marketing time.

VII. Clear Capital Quality Assurance Comments Addendum

Reviewer's Notes The price is based on the subject being in average condition. Comps are similar in characteristics, located within 0.80 miles and the sold comps closed within the last 5 months. The market is reported as having increased 3% in the last 6 months. The price conclusion is deemed supported.

VIII. Property Images

Address 3151 Chesterfield Court, Snellville, GA 30039
Loan Number 36498 **Suggested List** \$215,000

Suggested Repaired \$215,000

Sale \$209,000



Subject 3151 Chesterfield Ct

View Front



Subject 3151 Chesterfield Ct

View Address Verification

VIII. Property Images (continued)

Address 3151 Chesterfield Court, Snellville, GA 30039
Loan Number 36498 **Suggested List** \$215,000 **Suggested Repaired** \$215,000 **Sale** \$209,000



Subject 3151 Chesterfield Ct

View Address Verification



Subject 3151 Chesterfield Ct

View Street

VIII. Property Images (continued)

Address 3151 Chesterfield Court, Snellville, GA 30039
Loan Number 36498 **Suggested List** \$215,000

Suggested Repaired \$215,000

Sale \$209,000



Listing Comp 1 2935 Trotters Pointe Drive

View Front



Listing Comp 2 3060 Everson Court

View Front

VIII. Property Images (continued)

Address 3151 Chesterfiled Court, Snellville, GA 30039
Loan Number 36498 **Suggested List** \$215,000

Suggested Repaired \$215,000

Sale \$209,000



Listing Comp 3 3279 Clubside View Court

View Front



Sold Comp 1 3070 Gallery Grove

View Front

VIII. Property Images (continued)

Address 3151 Chesterfiled Court, Snellville, GA 30039
Loan Number 36498 **Suggested List** \$215,000

Suggested Repaired \$215,000

Sale \$209,000



Sold Comp 2 2915 Gallery Grove

View Front

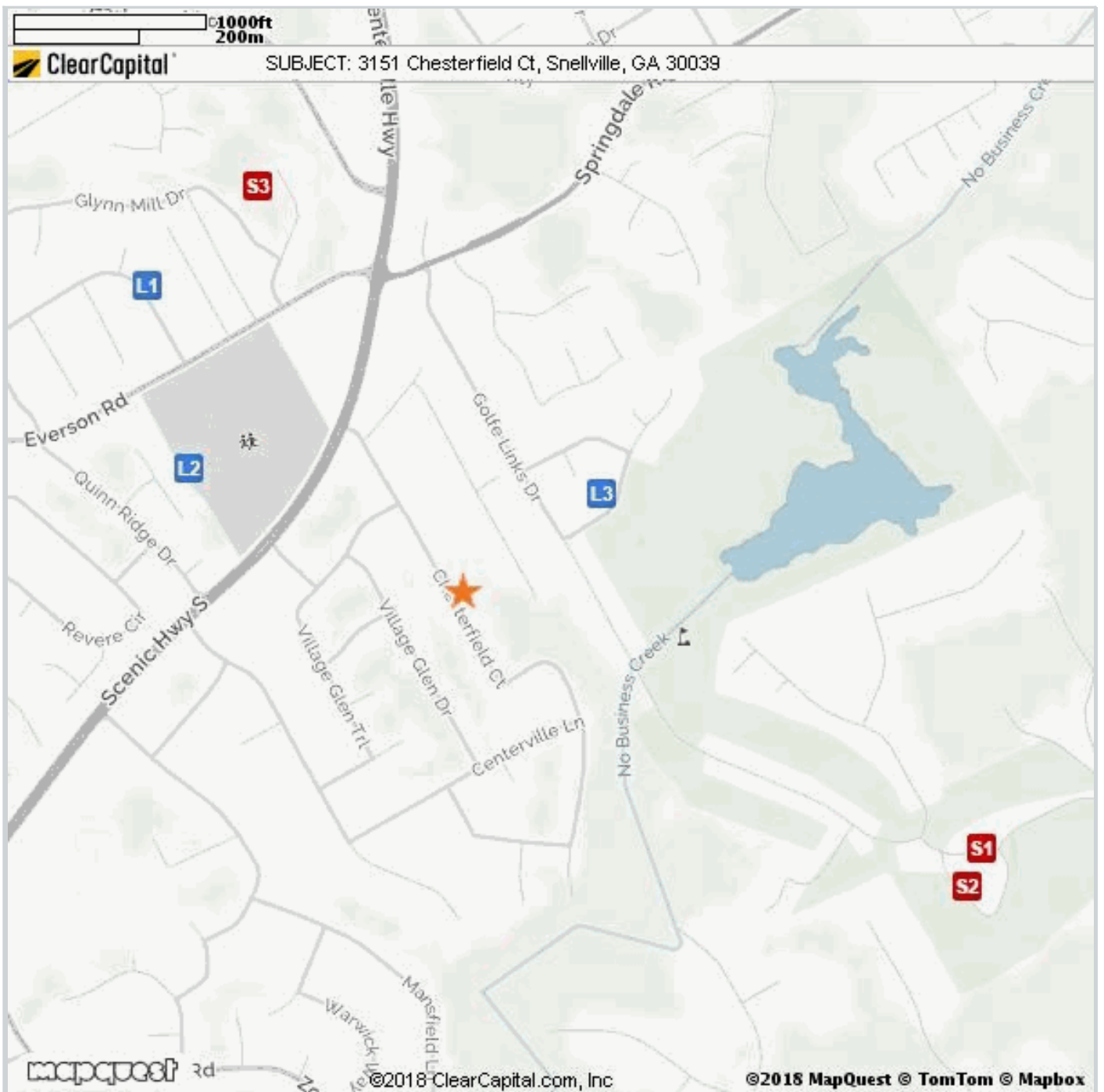


Sold Comp 3 3043 Glynn Mill Drive

View Front

ClearMaps Addendum

Address ★ 3151 Chesterfield Court, Snellville, GA 30039
Loan Number 36498 **Suggested List** \$215,000 **Suggested Repaired** \$215,000 **Sale** \$209,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	3151 Chesterfield Ct, Snellville, GA	--	Parcel Match
L1 Listing 1	2935 Trotters Pointe Drive, Snellville, GA	0.60 Miles ¹	Parcel Match
L2 Listing 2	3060 Everson Court, Snellville, GA	0.40 Miles ¹	Parcel Match
L3 Listing 3	3279 Clubside View Court, Snellville, GA	0.24 Miles ¹	Parcel Match
S1 Sold 1	3070 Gallery Grove, Snellville, GA	0.79 Miles ¹	Parcel Match
S2 Sold 2	2915 Gallery Grove, Snellville, GA	0.80 Miles ¹	Parcel Match
S3 Sold 3	3043 Glynn Mill Drive, Snellville, GA	0.62 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.

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.

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 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

Broker Name	Allison Lynn Robbins	Company/Brokerage	Chapman Hall Realtors
License No	306650	License State	GA
License Expiration	09/30/2022	Email	ALLYINREALESTATE@YAHOO.COM
Phone	4043134751	Date Signed	11/07/2018
Broker Distance to Subject	10.80 miles		

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 Valuation 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.