

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	4800 Forest Way Court Ne, Marietta, GEORGIA 30066	Order ID	6094503	Property ID	26149800
Inspection Date	03/06/2019	Date of Report	03/06/2019		
Loan Number	37190	APN	16005000190		
Borrower Name	Breckenridge Property Fund 2016 LLC				

Tracking IDs

Order Tracking ID	BotW New Fac-DriveBy BPO 03.05.19 (1)	Tracking ID 1	BotW New Fac-DriveBy BPO
Tracking ID 2	--	Tracking ID 3	--

I. General Conditions

Property Type	SFR	Condition Comments	
Occupancy	Occupied	The subject property is in average condition as viewed from the street. No repairs noted. No adverse conditions noted.	
Ownership Type	Fee Simple		
Property Condition	Average		
Estimated Exterior Repair Cost	\$2,500		
Estimated Interior Repair Cost	\$0		
Total Estimated Repair	\$2,500		
HOA	No		
Visible From Street	Visible		

II. Subject Sales & Listing History

Current Listing Status	Not Currently Listed	Listing History Comments	
Listing Agency/Firm		No listing history noted in the past 12 months.	
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	The subject neighborhood is located 1-4 miles from highway, shopping and other points of interest.	
Sales Prices in this Neighborhood	Low: \$159,000 High: \$495,000		
Market for this type of property	Remained Stable for the past 6 months.		
Normal Marketing Days	<180		

IV. Current Listings

	Subject	Listing 1 *	Listing 2	Listing 3
Street Address	4800 Forest Way Court Ne	2850 Forest Chase Dr Ne	2280 Brandon Ct Ne	4496 Browning Ct Ne
City, State	Marietta, GEORGIA	Marietta, GA	Marietta, GA	Marietta, GA
Zip Code	30066	30066	30066	30066
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.54 ¹	0.92 ¹	0.69 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$269,900	\$275,000	\$299,900
List Price \$	--	\$269,900	\$275,000	\$299,900
Original List Date		01/31/2019	01/09/2019	02/28/2019
DOM · Cumulative DOM	-- · --	7 · 34	55 · 56	5 · 6
Age (# of years)	33	35	40	33
Condition	Average	Average	Average	Good
Sales Type	--	Fair Market Value	Fair Market Value	Fair Market Value
Style/Design	Split contemp	Split contemp	1 Story Contemp	2 Stories Trad
# Units	1	1	1	1
Living Sq. Feet	2,172	1,570	2,332	1,968
Bdrm · Bths · ½ Bths	3 · 2	3 · 2	3 · 2	3 · 2 · 1
Total Room #	6	6	6	6
Garage (Style/Stalls)	Attached 2 Car(s)	Attached 2 Car(s)	None	Attached 2 Car(s)
Basement (Yes/No)	Yes	Yes	No	Yes
Basement (% Fin)	100%	100%	0%	100%
Basement Sq. Ft.	864	830	--	468
Pool/Spa	--	--	--	--
Lot Size	0.46 acres	0.38 acres	0.56 acres	0.34 acres
Other	fireplace	fireplace	fireplace	fireplace

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

Listing 1 Listing 1 is similar in location, design and appeal. This home is in average condition with the exception of granite counter tops -3%. Similar GLA, lacks basement. Similar age and style.

Listing 2 Listing 2 is similar in GLA and older in age. Age was expanded to find similar comps. Lacks garage. Similar contemporary style.

Listing 3 Listing 3 is a similar GLA home that brackets age. This home is a traditional home from the subject area. Similar basement. Superior condition. Due to a lack of bracketing comps, this superior condition home is used. -10%.

* Listing 1 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	4800 Forest Way Court Ne	4748 Carmichael Chase	2678 Forest Way Ne	5067 Ravenwood Dr
City, State	Marietta, GEORGIA	Marietta, GA	Marietta, GA	Marietta, GA
Zip Code	30066	30066	30066	30066
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.36 ¹	0.18 ¹	0.65 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$249,900	\$245,000	\$2,600,000
List Price \$	--	\$249,900	\$245,000	\$2,600,000
Sale Price \$	--	\$233,000	\$245,000	\$260,000
Type of Financing	--	Conv	Fha	Conv
Date of Sale	--	2/22/2019	9/28/2018	10/26/2018
DOM · Cumulative DOM	-- · --	7 · 22	79 · 79	51 · 51
Age (# of years)	33	34	34	35
Condition	Average	Average	Average	Average
Sales Type	--	Fair Market Value	Fair Market Value	Fair Market Value
Style/Design	Split contemp	Split contemp	1 Story Trad	Split contemp
# Units	1	1	1	1
Living Sq. Feet	2,172	1,570	1,894	2,828
Bdrm · Bths · ½ Bths	3 · 2	3 · 2	3 · 2	4 · 3
Total Room #	6	6	6	7
Garage (Style/Stalls)	Attached 2 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)
Basement (Yes/No)	Yes	Yes	Yes	Yes
Basement (% Fin)	100%	100%	0%	0%
Basement Sq. Ft.	864%	830	448	180
Pool/Spa	--	--	--	--
Lot Size	0.46 acres	0.38 acres	0.34 acres	0.47 acres
Other	fireplace	fireplace	fireplace	fireplace
Net Adjustment	--	+\$12,040	+\$6,850	-\$7,480
Adjusted Price	--	\$245,040	\$251,850	\$252,520

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

- Sold 1** Sold 1 is similar in condition, smaller GLA \$12,040; similar basement. Similar age, location and appeal. 0cc. Inferior overall.
- Sold 2** Sold 2 is similar in GLA \$5560; similar condition. - \$7350cc. Lacks finished basement \$8640. Inferior overall. Best comp with most similar GLA.
- Sold 3** Sold 3 is superior in GLA -\$13,120, Finished basement \$8640. Similar age, location and appeal. - \$2000 bedroom, and -\$1000 bathroom. Superior overall. Similar condition.

* 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	\$260,000	\$265,000
Sales Price	\$251,000	\$256,000
30 Day Price	\$245,000	--

Comments Regarding Pricing Strategy

Due to a lack of inventory GLA, Age, condition and basement criteria have been expanded to use the most recent and similar comps. Not all comps pended or closed within 90-120 days of list date. Due to a lack of inventory this was not possible. The subject is missing front steps. \$2500 to repair.

VII. Clear Capital Quality Assurance Comments Addendum

Reviewer's Notes The current report is showing a large variance in as-is conclusions with the most current duplicate report. However, the prior report was completed with erroneous subject information, resulting in the large discrepancy. The subject information in the current report has been verified and is the most accurate representation of the property.

VIII. Property Images

Address 4800 Forest Way Court Ne, Marietta, GEORGIA 30066
Loan Number 37190 **Suggested List** \$260,000 **Suggested Repaired** \$265,000 **Sale** \$251,000



Subject 4800 Forest Way Ct Ne **View** Front
Comment "House"



Subject 4800 Forest Way Ct Ne **View** Address Verification

VIII. Property Images (continued)

Address 4800 Forest Way Court Ne, Marietta, GEORGIA 30066
Loan Number 37190 **Suggested List** \$260,000 **Suggested Repaired** \$265,000 **Sale** \$251,000



Subject 4800 Forest Way Ct Ne
Comment "House"

View Side



Subject 4800 Forest Way Ct Ne
Comment "Damaged"

View Side

VIII. Property Images (continued)

Address 4800 Forest Way Court Ne, Marietta, GEORGIA 30066
Loan Number 37190

Suggested List \$260,000

Suggested Repaired \$265,000

Sale \$251,000



Subject 4800 Forest Way Ct Ne

View Street

Comment "Street"



Subject 4800 Forest Way Ct Ne

View Other

VIII. Property Images (continued)

Address 4800 Forest Way Court Ne, Marietta, GEORGIA 30066
Loan Number 37190

Suggested List \$260,000

Suggested Repaired \$265,000

Sale \$251,000



Listing Comp 1 2850 Forest Chase Dr Ne

View Front



Listing Comp 2 2280 Brandon Ct Ne

View Front

VIII. Property Images (continued)

Address 4800 Forest Way Court Ne, Marietta, GEORGIA 30066
Loan Number 37190

Suggested List \$260,000

Suggested Repaired \$265,000

Sale \$251,000



Listing Comp 3 4496 Browning Ct Ne

View Front



Sold Comp 1 4748 Carmichael Chase

View Front

VIII. Property Images (continued)

Address 4800 Forest Way Court Ne, Marietta, GEORGIA 30066
Loan Number 37190

Suggested List \$260,000

Suggested Repaired \$265,000

Sale \$251,000



Sold Comp 2 2678 Forest Way Ne

View Front

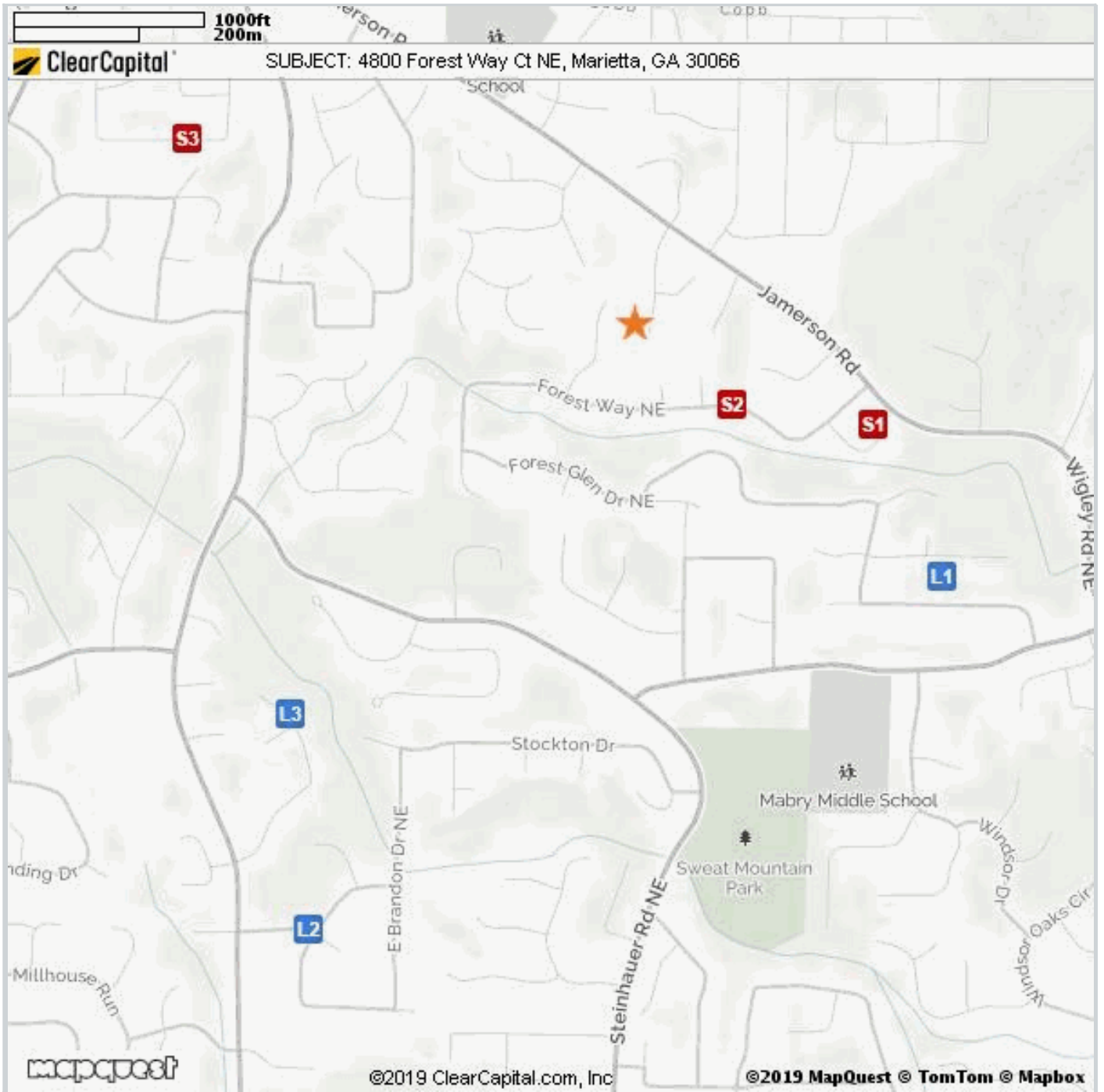


Sold Comp 3 5067 Ravenwood Dr

View Front

ClearMaps Addendum

Address ★ 4800 Forest Way Court Ne, Marietta, GEORGIA 30066
Loan Number 37190 **Suggested List** \$260,000 **Suggested Repaired** \$265,000 **Sale** \$251,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	4800 Forest Way Ct Ne, Marietta, GA	--	Parcel Match
L1 Listing 1	2850 Forest Chase Dr Ne, Marietta, GA	0.54 Miles ¹	Parcel Match
L2 Listing 2	2280 Brandon Ct Ne, Marietta, GA	0.92 Miles ¹	Parcel Match
L3 Listing 3	4496 Browning Ct Ne, Marietta, GA	0.69 Miles ¹	Parcel Match
S1 Sold 1	4748 Carmichael Chase, Marietta, GA	0.36 Miles ¹	Parcel Match
S2 Sold 2	2678 Forest Way Ne, Marietta, GA	0.18 Miles ¹	Parcel Match
S3 Sold 3	5067 Ravenwood Dr, Marietta, GA	0.65 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	Cara Caldwell	Company/Brokerage	Atlanta Communities
License No	202666		
License Expiration	01/31/2023	License State	GA
Phone	7707788851	Email	cara@getcaldwell.com
Broker Distance to Subject	4.58 miles	Date Signed	03/06/2019

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 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.