

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	3226 Sunderland Drive, Snellville, GEORGIA 30039	Order ID	6397869	Property ID	27484040
Inspection Date	11/01/2019	Date of Report	11/02/2019		
Loan Number	38725	APN	R6031-133		
Borrower Name	Breckenridge Property Fund 2016 LLC	County	Gwinnett		

Tracking IDs

Order Tracking ID	BotW New Fac-DriveBy BPO 10.31.19	Tracking ID 1	BotW New Fac-DriveBy BPO 10.31.19
Tracking ID 2	--	Tracking ID 3	--

General Conditions

Owner	Breckenridge Prop Fund 2016 LI	Condition Comments	
R. E. Taxes	\$1,961	Type: SFD, Style: Bi level, Condition: Average, Year Built: 1979, GLA: 1932 Sq. Ft., Total Rooms: 7, Bedrooms: 3, Baths: 1. Subject is in average condition with minor repair.	
Assessed Value	\$60,320		
Zoning Classification	SFR		
Property Type	SFR		
Occupancy	Occupied		
Ownership Type	Fee Simple		
Property Condition	Average		
Estimated Exterior Repair Cost	\$2,000		
Estimated Interior Repair Cost	\$0		
Total Estimated Repair	\$2,000		
HOA	No		
Visible From Street	Visible		
Road Type	Public		

Neighborhood & Market Data

Location Type	Suburban	Neighborhood Comments	
Local Economy	Stable	It is located in a Suburban location. With a lot of SFD/Townhouses compare to Condos. The properties shares the similarity of design, utility, and overall appeal, with variations in size.	
Sales Prices in this Neighborhood	Low: \$110,000 High: \$210,000		
Market for this type of property	Remained Stable for the past 6 months.		
Normal Marketing Days	<180		

Current Listings

	Subject	Listing 1 *	Listing 2	Listing 3
Street Address	3226 Sunderland Drive	3631 Drum Roll Lane	3580 Drum Roll Lane	3576 Shrewsbury Court Southwest
City, State	Snellville, GEORGIA	Snellville, GA	Snellville, GA	Snellville, GA
Zip Code	30039	30039	30039	30039
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.21 ¹	0.17 ¹	0.13 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$199,000	\$190,000	\$165,000
List Price \$	--	\$184,900	\$190,000	\$165,000
Original List Date		07/04/2019	10/07/2019	10/21/2019
DOM · Cumulative DOM	-- · --	119 · 121	4 · 26	12 · 12
Age (# of years)	40	32	32	44
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	1.5 Stories Bi level	1.5 Stories Bi level	1.5 Stories Bi level	1.5 Stories Bi level
# Units	1	1	1	1
Living Sq. Feet	1,932	1,872	2,064	1,464
Bdrm · Bths · ½ Bths	3 · 1	3 · 2 · 1	4 · 3	3 · 2
Total Room #	7	7	8	7
Garage (Style/Stalls)	None	Attached 2 Car(s)	Attached 2 Car(s)	Carport 1 Car
Basement (Yes/No)	Yes	Yes	Yes	Yes
Basement (% Fin)	100%	100%	100%	100%
Basement Sq. Ft.	936	872	1,064	764
Pool/Spa	--	--	--	--
Lot Size	0.53 acres	0.33 acres	0.27 acres	0.58 acres
Other	None	None	None	None

* 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.

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

Listing 1 Comparable: GLA within 100 sq.ft., Age within 10 years, Similar Bedrooms, Quality, Acreage, Condition, More Half Baths, Full Baths -4k GAR,+1k AC,-500 HB,-1k FB,+2k POOL,\$-1900

Listing 2 Comparable: Age within 10 years, Similar Condition, Quality, Half Baths, Acreage, Larger GLA, More Bedrooms, Full Baths -4k GAR,+2k AC,-2k GLA,-2k FB,-2k BED,+2k POOL,\$-6296

Listing 3 Comparable: Lot within 20% variance, Age within 10 years, Similar Half Baths, Quality, Condition, Bedrooms, More Full Baths, Smaller GLA -1k GAR,+8k GLA,-1k FB,+2k POOL,\$8424

Recent Sales

	Subject	Sold 1	Sold 2	Sold 3 *
Street Address	3226 Sunderland Drive	3437 Centerville Lane Southwest	3445 Twin Village Lane Southwest	3677 Trenton Drive
City, State	Snellville, GEORGIA	Snellville, GA	Snellville, GA	Snellville, GA
Zip Code	30039	30039	30039	30039
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.33 ¹	0.28 ¹	0.65 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$155,000	\$175,000	\$194,900
List Price \$	--	\$155,000	\$175,000	\$189,900
Sale Price \$	--	\$147,500	\$182,000	\$189,900
Type of Financing	--	Cash	Conv	Conv
Date of Sale	--	09/24/2019	05/30/2019	10/24/2019
DOM · Cumulative DOM	-- · --	60 · 60	34 · 34	80 · 80
Age (# of years)	40	43	42	34
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	1.5 Stories Bi level	1.5 Stories Bi level	1 Story Ranch	1.5 Stories Bi level
# Units	1	1	1	1
Living Sq. Feet	1,932	1,520	1,538	1,972
Bdrm · Bths · ½ Bths	3 · 1	4 · 2	3 · 2	3 · 2
Total Room #	7	8	7	7
Garage (Style/Stalls)	None	None	Attached 2 Car(s)	Attached 2 Car(s)
Basement (Yes/No)	Yes	Yes	Yes	Yes
Basement (% Fin)	100%	100%	100%	100%
Basement Sq. Ft.	936	820	838	972
Pool/Spa	--	--	--	--
Lot Size	0.53 acres	0.46 acres	0.42 acres	0.32 acres
Other	None	None	None	None
Net Adjustment	--	+\$6,416	+\$4,972	-\$1,320
Adjusted Price	--	\$153,916	\$186,972	\$188,580

* Sold 3 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** Comparable: Lot within 20% variance, Age within 10 years, Similar Condition, Half Baths, Quality, More Full Baths, Bedrooms, Smaller GLA +7k GLA,-1k FB,-2k BED,+2k POOL,\$6416
- Sold 2** Comparable: Age within 10 years, Similar Bedrooms, Quality, Half Baths, Acreage, Condition, More Full Baths, Smaller GLA -4k GAR,+880 AC,+7k GLA,-1k FB,+2k POOL,\$4972
- Sold 3** Comparable: Age within 10 years, GLA within 100 sq.ft., Similar Bedrooms, Quality, Condition, Half Baths, Acreage, More Full Baths -4k GAR,+1k AC,-1k FB,+2k POOL,\$-1320

Subject Sales & Listing History

Current Listing Status	Not Currently Listed			Listing History Comments			
Listing Agency/Firm				none noted			
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	\$179,000	\$181,000
Sales Price	\$170,000	\$172,000
30 Day Price	\$156,000	--
Comments Regarding Pricing Strategy		
<p>The value as of today is \$170000. 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 subjects close proximity to a major highway is a negative factor that could deter potential home buyers. The highway brings added noise and pollution. Comps with similar location as the subject were provided. All comps chosen for this report are within 1 mile of the subject. It was necessary to expand the comps out past the major roadways as there was limited number of comps on the same side to select from. Property values and appeal are not affected by the location to the roadways, whether it be north or south. It was more appropriate for this area to cross the roadway than it would have been to expand the search further in mileage. The selected comps are all accurate reflections of the subject. 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. Due to limited available market data for similar properties in the subject's immediate neighborhood, it was necessary to utilize comps with the following variances: GLA : 24; Age : -8/+4 years; Sale Dates : 5; Proximity : 1; Month Supply : 1. GLA criteria was expanded due to having few similar comparable in the area that were within 20% variance of the subject property. Subject is in average condition with minor repair.</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



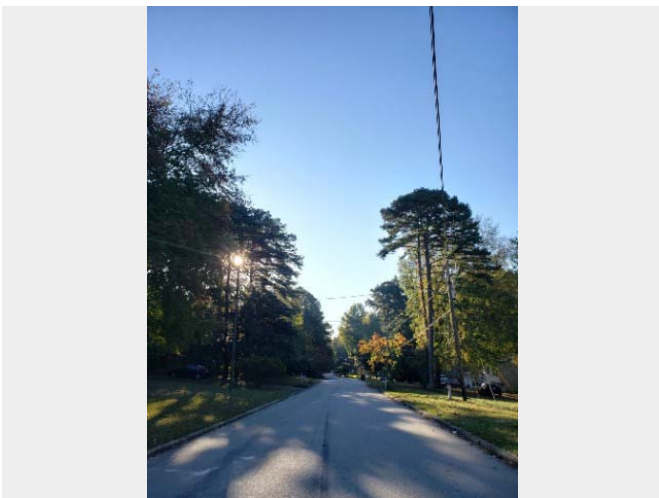
Address Verification



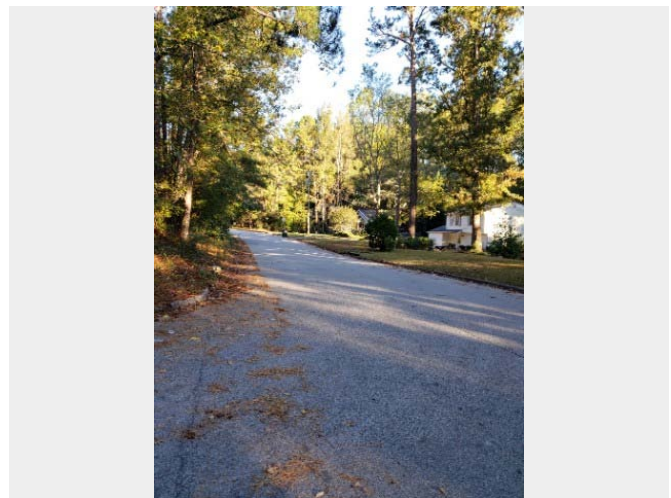
Side



Side



Street



Street

Subject Photos



Other

Listing Photos

L1 3631 Drum Roll Lane
Snellville, GA 30039



Front

L2 3580 Drum Roll Lane
Snellville, GA 30039



Front

L3 3576 Shrewsbury Court Southwest
Snellville, GA 30039



Front

Sales Photos

S1 3437 Centerville Lane Southwest
Snellville, GA 30039



Front

S2 3445 Twin Village Lane Southwest
Snellville, GA 30039



Front

S3 3677 Trenton Drive
Snellville, GA 30039



Front

ClearMaps Addendum

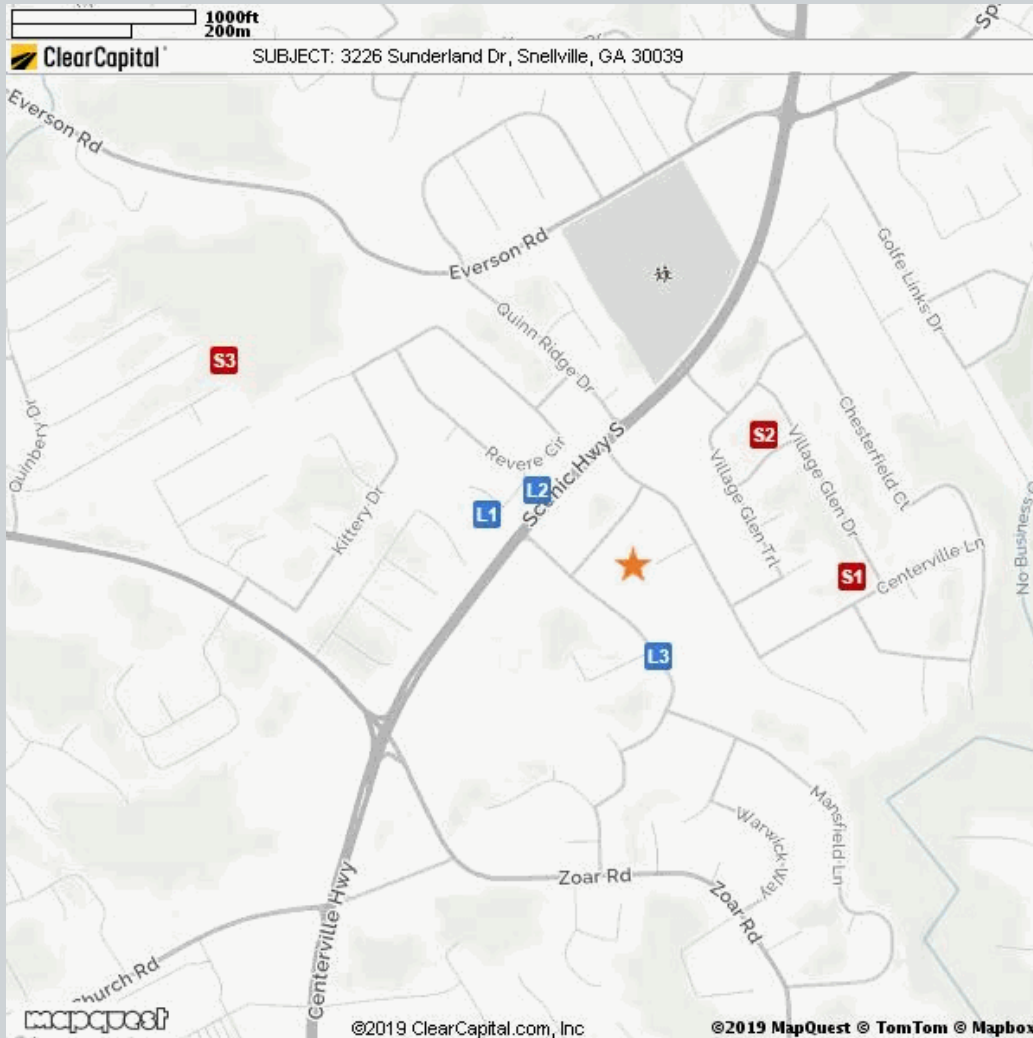
Address ★ 3226 Sunderland Drive, Snellville, GEORGIA 30039

Loan Number 38725

Suggested List \$179,000

Suggested Repaired \$181,000

Sale \$170,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	3226 Sunderland Dr, Snellville, GA	--	Parcel Match
L1 Listing 1	3631 Drum Roll Lane, Snellville, GA	0.21 Miles ¹	Parcel Match
L2 Listing 2	3580 Drum Roll Lane, Snellville, GA	0.17 Miles ¹	Parcel Match
L3 Listing 3	3576 Shrewsbury Court Southwest, Snellville, GA	0.13 Miles ¹	Parcel Match
S1 Sold 1	3437 Centerville Lane Southwest, Snellville, GA	0.33 Miles ¹	Parcel Match
S2 Sold 2	3445 Twin Village Lane Southwest, Snellville, GA	0.28 Miles ¹	Parcel Match
S3 Sold 3	3677 Trenton Drive, Snellville, 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.

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	Cindy Jones	Company/Brokerage	Palmerhouse Properties
License No	356380	Address	722 Post Road Dr. Stone mtn GA 30088
License Expiration	02/28/2022	License State	GA
Phone	7703148316	Email	Cindytheagent@gmail.com
Broker Distance to Subject	8.47 miles	Date Signed	11/02/2019

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.