

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>	236 Pounds Drive, Tucker, GA 30084	<b>Order ID</b>	6469635	<b>Property ID</b>	27724817
<b>Inspection Date</b>	12/27/2019	<b>Date of Report</b>	12/28/2019		
<b>Loan Number</b>	38996	<b>APN</b>	R6139-354		
<b>Borrower Name</b>	Breckenridge Property Fund 2016 LLC	<b>County</b>	Gwinnett		

**Tracking IDs**

<b>Order Tracking ID</b>	BotW New Fac-DriveBy BPO 12.26.19.xlsx	<b>Tracking ID 1</b>	BotW New Fac-DriveBy BPO 12.26.19.xlsx
<b>Tracking ID 2</b>	--	<b>Tracking ID 3</b>	--

**General Conditions**

<b>Owner</b>	Breckinridge Prop Fund 2016 LI	<b>Condition Comments</b>	The subject is a Town house style home in average condition. All maintenance appears to be up to date and no repairs are necessary based on the exterior inspection. No address corrections or recent market activity to report.
<b>R. E. Taxes</b>	\$2,904		
<b>Assessed Value</b>	\$190,300		
<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>	Neighborhood appears to be in average condition when compared to other similar communities in the area. All necessary amenities and public transportation are located within close proximity to the subject. There was no functional or economic obsolescence observed. The economy is stable, employment conditions are stable and the schools in the area are average for the state.
<b>Local Economy</b>	Stable		
<b>Sales Prices in this Neighborhood</b>	Low: \$200,000 High: \$260,000		
<b>Market for this type of property</b>	Remained Stable for the past 6 months.		
<b>Normal Marketing Days</b>	<90		

## Current Listings

	Subject	Listing 1 *	Listing 2	Listing 3
Street Address	236 Pounds Drive	6182 Thorncrest Drive	216 Bellecliff Court	192 Bellewood Oak Drive
City, State	Tucker, GA	Tucker, GA	Tucker, GA	Tucker, GA
Zip Code	30084	30084	30084	30084
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.18 <sup>1</sup>	0.16 <sup>1</sup>	21.02 <sup>1</sup>
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$239,000	\$248,900	\$245,000
List Price \$	--	\$239,000	\$242,000	\$245,000
Original List Date		12/19/2019	11/09/2019	11/06/2019
DOM · Cumulative DOM	-- · --	6 · 9	46 · 49	36 · 52
Age (# of years)	9	12	13	13
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 Town House	2 Stories Town House	2 Stories Town House	2 Stories Town House
# Units	1	1	1	1
Living Sq. Feet	1,936	2,202	1,834	2,114
Bdrm · Bths · ½ Bths	3 · 2 · 1	3 · 3 · 1	3 · 2 · 1	3 · 2 · 1
Total Room #	6	6	6	6
Garage (Style/Stalls)	Attached 2 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)
Basement (Yes/No)	Yes	No	No	No
Basement (% Fin)	100%	0%	0%	0%
Basement Sq. Ft.	792	--	--	--
Pool/Spa	--	--	--	--
Lot Size	0.05 acres	0.09 acres	0.01 acres	0.01 acres
Other	None	None	None	None

\* Listing 1 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** Property is Superior in GLA but equal in Bed count to the subject. Active1 => Bath= \$-3000, GLA= \$-5320, Lot= \$-120, Total= \$-8440, Net Adjusted Value= \$230560

**Listing 2** Property is equal in condition, Bed/Bath count to the subject. Active2 => GLA= \$2040, Lot= \$120, Total= \$2160, Net Adjusted Value= \$244160

**Listing 3** Property is Superior in GLA but equal in Bath count to the subject. Active3 => Condition= \$-3500, GLA= \$-3560, Lot= \$120, Pool= \$-7500, Total= \$-14440, Net Adjusted Value= \$230560

## Recent Sales

	Subject	Sold 1	Sold 2 *	Sold 3
<b>Street Address</b>	236 Pounds Drive	6282 Spring Knoll Court	211 Bellecliff Court	6164 Bellewood Ash Lane
<b>City, State</b>	Tucker, GA	Tucker, GA	Tucker, GA	Tucker, GA
<b>Zip Code</b>	30084	30084	30084	30084
<b>Datasource</b>	Tax Records	MLS	MLS	MLS
<b>Miles to Subj.</b>	--	0.04 <sup>1</sup>	21.02 <sup>1</sup>	21.02 <sup>1</sup>
<b>Property Type</b>	SFR	SFR	SFR	SFR
<b>Original List Price \$</b>	--	\$228,000	\$229,000	\$245,000
<b>List Price \$</b>	--	\$224,900	\$229,000	\$245,000
<b>Sale Price \$</b>	--	\$220,000	\$222,700	\$245,000
<b>Type of Financing</b>	--	Conventional	Va	Conventional
<b>Date of Sale</b>	--	03/05/2019	01/31/2019	11/27/2019
<b>DOM · Cumulative DOM</b>	-- · --	51 · 56	54 · 59	38 · 47
<b>Age (# of years)</b>	9	13	13	13
<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>	2 Stories Town House	2 Stories Town House	2 Stories Town House	2 Stories Town House
<b># Units</b>	1	1	1	1
<b>Living Sq. Feet</b>	1,936	1,952	1,920	2,156
<b>Bdrm · Bths · ½ Bths</b>	3 · 2 · 1	3 · 2 · 1	3 · 2 · 1	3 · 2 · 1
<b>Total Room #</b>	6	6	6	6
<b>Garage (Style/Stalls)</b>	Attached 2 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)
<b>Basement (Yes/No)</b>	Yes	No	No	No
<b>Basement (% Fin)</b>	100%	0%	0%	0%
<b>Basement Sq. Ft.</b>	792	--	--	--
<b>Pool/Spa</b>	--	--	--	Pool - Yes
<b>Lot Size</b>	0.05 acres	0.01 acres	0.01 acres	0.01 acres
<b>Other</b>	None	None	None	None
<b>Net Adjustment</b>	--	\$0	\$0	\$0
<b>Adjusted Price</b>	--	\$220,000	\$222,700	\$245,000

\* 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.

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

**Sold 1** Property is equal in GLA, Bed/Bath count to the subject. Sold1 => Lot= \$120, Total= \$120, Net Adjusted Value= \$220120

**Sold 2** Property is equal in GLA and Bed count to the subject. Sold2 => Lot= \$120, Total= \$120, Net Adjusted Value= \$222820

**Sold 3** Property is Superior in GLA but equal in Bed/Bath count to the subject. Sold3 => GLA= \$-4400, Lot= \$120, Total= \$-4280, Net Adjusted Value= \$240720

## 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>	\$240,000	\$240,000
<b>Sales Price</b>	\$230,000	\$230,000
<b>30 Day Price</b>	\$225,000	--
<b>Comments Regarding Pricing Strategy</b>		
<p>Subject is unique in lot size guidelines to its neighborhood. The MLS search criteria looked for comparable with a GLA range of 1549 to 2323 Sq.Ft. and within a radius of 1 miles from subject. Sales considered had a sale date within the last 12 months. Inspection of property revealed the exterior to be in average condition. To stay in closer proximity need to exceed condition, bath count, basement, pool and lot size. Used sales over 3 months old due to the lack of more recent sales from the subject's immediate area. The value and marketability will not be affected with the subject being located near water bodies, highway and commercial buildings. Comparables used in this report are from same location and neighborhood. In delivering final valuation, most weight has been placed on CS2 and LC1, as they are most similar to subject condition and overall structure. Subject attributes are from Tax record.</p>		

## 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



Street



## Listing Photos

**L1** 6182 Thorncrest Drive  
Tucker, GA 30084



Front

**L2** 216 BELLECLIFF Court  
Tucker, GA 30084



Front

**L3** 192 Bellewood Oak Drive  
Tucker, GA 30084



Front

## Sales Photos

**S1** 6282 Spring Knoll Court  
Tucker, GA 30084



Front

**S2** 211 Bellecliff Court  
Tucker, GA 30084



Front

**S3** 6164 Bellewood Ash Lane  
Tucker, GA 30084



Front



## ClearMaps Addendum

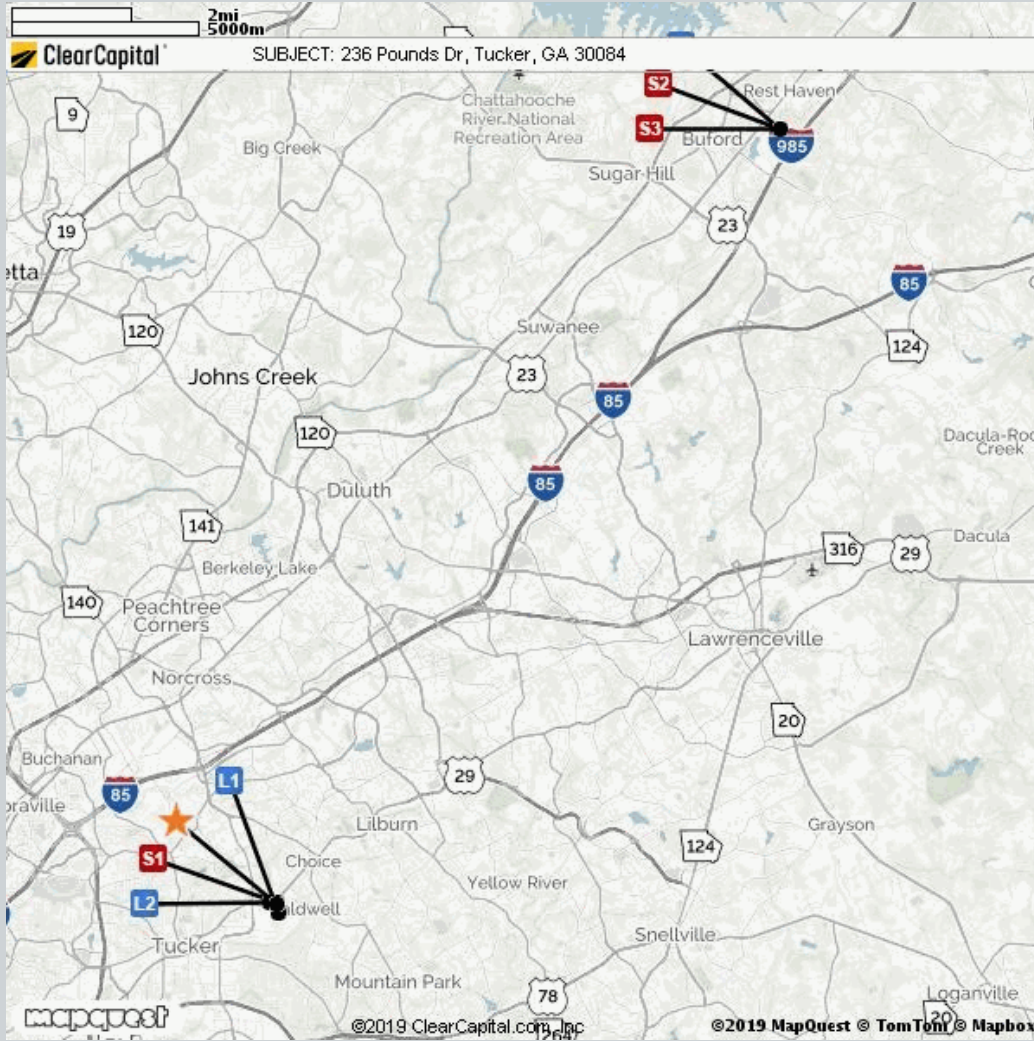
**Address** ★ 236 Pounds Drive, Tucker, GA 30084

**Loan Number** 38996

**Suggested List** \$240,000

**Suggested Repaired** \$240,000

**Sale** \$230,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	236 Pounds Dr, Tucker, GA	--	Parcel Match
L1 Listing 1	6182 Thorncrest Drive, Tucker, GA	0.18 Miles <sup>1</sup>	Parcel Match
L2 Listing 2	216 Bellecliff Court, Tucker, GA	0.16 Miles <sup>1</sup>	Parcel Match
L3 Listing 3	192 Bellewood Oak Drive, Tucker, GA	21.02 Miles <sup>1</sup>	Parcel Match
S1 Sold 1	6282 Spring Knoll Court, Tucker, GA	0.04 Miles <sup>1</sup>	Parcel Match
S2 Sold 2	211 Bellecliff Court, Tucker, GA	21.02 Miles <sup>1</sup>	Parcel Match
S3 Sold 3	6164 Bellewood Ash Lane, Tucker, GA	21.02 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.

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

<b>Broker Name</b>	nia parker	<b>Company/Brokerage</b>	1st Class Realty Professionals
<b>License No</b>	184171	<b>Address</b>	4377 Oakleaf Cv Decatur GA 30034
<b>License Expiration</b>	09/30/2022	<b>License State</b>	GA
<b>Phone</b>	4046648575	<b>Email</b>	niamarieep@gmail.com
<b>Broker Distance to Subject</b>	12.98 miles	<b>Date Signed</b>	12/28/2019

*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:**

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