

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>	61 Rice Mill Road, Port Wentworth, GEORGIA 31407	<b>Order ID</b>	6397869	<b>Property ID</b>	27484182
<b>Inspection Date</b>	11/01/2019	<b>Date of Report</b>	11/02/2019		
<b>Loan Number</b>	39004	<b>APN</b>	7-0906C-01-034		
<b>Borrower Name</b>	Breckenridge Property Fund 2016 LLC	<b>County</b>	Chatham		

<b>Tracking IDs</b>					
<b>Order Tracking ID</b>	BotW New Fac-DriveBy BPO 10.31.19	<b>Tracking ID 1</b>	BotW New Fac-DriveBy BPO 10.31.19		
<b>Tracking ID 2</b>	--	<b>Tracking ID 3</b>	--		

General Conditions		
<b>Owner</b>	Perry Ronald David	<b>Condition Comments</b> Subject is in an average condition conforming to neighborhood with no adverse easements,economic/functional obsolescence, or repairs visible Paint, roof, and landscaping also appear in average condition
<b>R. E. Taxes</b>	\$1,957	
<b>Assessed Value</b>	\$68,240	
<b>Zoning Classification</b>	Residential	
<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> Subject conforms to neighborhood and is located nearby shopping, schools, restaurants, parks,public transportation, and freeway access. No negative external influences, environmental concerns, or zoning issues noted. In addition no atypical positive external influences, environmental concerns, or zoning attributes noted. This includes no boarded up homes or major construction noted nearby.
<b>Local Economy</b>	Stable	
<b>Sales Prices in this Neighborhood</b>	Low: \$159,000 High: \$230,000	
<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 *
<b>Street Address</b>	61 Rice Mill Road	22 Rice Creek Road Port	13 Coronado Lane Port	101 Burnt Oak Road Port
<b>City, State</b>	Port Wentworth, GEORGIA	Port Wentworth, GA	Port Wentworth, GA	Port Wentworth, GA
<b>Zip Code</b>	31407	31407	31407	31407
<b>Datasource</b>	Tax Records	MLS	MLS	MLS
<b>Miles to Subj.</b>	--	0.54 <sup>1</sup>	18.61 <sup>1</sup>	0.39 <sup>2</sup>
<b>Property Type</b>	SFR	SFR	SFR	SFR
<b>Original List Price \$</b>	\$	\$166,000	\$219,900	\$195,600
<b>List Price \$</b>	--	\$169,000	\$212,900	\$195,600
<b>Original List Date</b>		09/12/2018	08/01/2019	07/19/2019
<b>DOM · Cumulative DOM</b>	-- · --	215 · 416	77 · 93	77 · 106
<b>Age (# of years)</b>	5	8	4	1
<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 Colonial	1 Story Ranch	1 Story Ranch	1 Story Ranch
<b># Units</b>	1	1	1	1
<b>Living Sq. Feet</b>	1,863	1,631	2,104	2,029
<b>Bdrm · Bths · ½ Bths</b>	4 · 2	4 · 2	4 · 2 · 1	4 · 2 · 1
<b>Total Room #</b>	8	8	8	8
<b>Garage (Style/Stalls)</b>	Attached 1 Car	None	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>	--	--	--	--
<b>Lot Size</b>	0.15 acres	0.18 acres	0.19 acres	0.25 acres
<b>Other</b>	None	Patio, Fence	None	--

\* 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.

## Current Listings - Cont.

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

- Listing 1** Charming open floor plan that offers large family room with breakfast area opened into the kitchen. This home offers 4 bedrooms, 2 full baths with wood flooring. Kitchen offers upgraded appliances with granite countertops, backsplash and a center island in the kitchen. Built in desk with granite countertop. Large master bedroom with master bath that offers double vanities, separate shower & soaking tub. Located within minutes to new shopping & I95, Gulfstream and downtown Savannah. Community offers pool, park, clubhouse and fitness facilities. Home has new paint and new carpet
- Listing 2** Better Than New! Immaculate home in convenient and beautiful Rice Creek. Enjoy the peaceful view of the pond under the custom-built pergola. Spacious floorplan with new hardwood flooring throughout the main level. Plenty of counter space and cabinets in the island kitchen that includes stainless steel appliances, BUILT-WINE fridge, and pantry. Formal dining room is perfect for entertaining and features impressive coffered ceilings. Upstairs you will find 3 nice sized bedrooms, the laundry room and the master bedroom with a view of the pond. Master Bath has a relaxing garden tub, separate shower and double vanity sink and a HUGE walk in Closet. Deep 2 car garage! Move in ready with fresh paint! You must see this home before you buy new!
- Listing 3** This is a PreSold Crestview Plan by L24 Homes!! Spaciouse four bedroom plan with open concept downstairs.

## Recent Sales

	Subject	Sold 1	Sold 2 *	Sold 3
<b>Street Address</b>	61 Rice Mill Road	13 Coronado Lane Port	93 Burnt Oak Road Port	107 Burnt Oak Road Port
<b>City, State</b>	Port Wentworth, GEORGIA	Port Wentworth, GA	Port Wentworth, GA	Port Wentworth, GA
<b>Zip Code</b>	31407	31407	31407	31407
<b>Datasource</b>	Tax Records	MLS	MLS	MLS
<b>Miles to Subj.</b>	--	18.61 <sup>1</sup>	0.61 <sup>2</sup>	0.39 <sup>2</sup>
<b>Property Type</b>	SFR	SFR	SFR	SFR
<b>Original List Price \$</b>	--	\$229,900	\$197,085	\$190,085
<b>List Price \$</b>	--	\$219,900	\$197,085	\$191,685
<b>Sale Price \$</b>	--	\$219,900	\$197,085	\$194,635
<b>Type of Financing</b>	--	Va	Cash	Va
<b>Date of Sale</b>	--	06/19/2019	08/30/2019	09/12/2019
<b>DOM · Cumulative DOM</b>	-- · --	70 · 70	31 · 108	74 · 125
<b>Age (# of years)</b>	5	4	1	1
<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 Colonial	1 Story Ranch	1 Story Ranch	1 Story Ranch
<b># Units</b>	1	1	1	1
<b>Living Sq. Feet</b>	1,863	2,104	2,022	2,029
<b>Bdrm · Bths · ½ Bths</b>	4 · 2	4 · 2 · 1	4 · 2 · 1	4 · 2 · 1
<b>Total Room #</b>	8	8	8	8
<b>Garage (Style/Stalls)</b>	Attached 1 Car	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>	--	--	--	--
<b>Lot Size</b>	0.15 acres	0.16 acres	0.19 acres	0.18 acres
<b>Other</b>	None	None	Fence, Patio	Fence, Patio
<b>Net Adjustment</b>	--	\$0	\$0	\$0
<b>Adjusted Price</b>	--	\$219,900	\$197,085	\$194,635

\* 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** RUN, DON'T WALK! This Absolutely Beautiful Retreat will not last long! ENJOY your morning coffee, and evening glass of wine under this HUGE Custom Built Pergola Overlooking the Serene Pond. The Large Open Floor Plan boasts Beautiful Hardwood floors throughout the whole main level an Eat-in Gourmet Kitchen, Formal Dining Room, 1 Half Bath and Living Room with a Gorgeous View of the Pond. The kitchen comes Equipped with a large kitchen Island, Stainless Steel Appliances, Spacious Pantry and a Built in Wine Fridge. The Second level consists of 3 Very Spacious Bedrooms , Full Bathroom , Laundry Room and 1 huge Master Bedroom with Full View of the pond. Master Bath has a separate Garden Tub, Shower and double vanity sink and a HUGE walk in Closet. Storage is No issue with this Deep 2-car Garage and Storage Shed! (located to the side of the home) This home also features new landscaping, pergola, new flooring and paint. DO NOT DELAY and schedule your showing today!
- Sold 2** This beautiful Grayson plan built by Landmark 24 Homes is an awesome 4 bedroom home for an exceptional price. This home has a monster size closet in the Master Bedroom and also has a tandem area for additional storage in the garage. This home also has two sinks in the Master Bathroom, a large 42" Garden Tub / Shower combo, 1/2 H.P. Garage Door Opener, 2 pendant lights over the Kitchen Bar, Smooth Ceilings and so much more
- Sold 3** Can this be right? NEW CONSTRUCTION 4 BEDROOM HOME UNDER 200K AND IT'S IN USDA TERRITORY? You heard right!! Come check out Landmark 24 Homes latest and greatest in the community of Rice Creek. See why these homes are flying off the shelf! The Crestview TR home is open and spacious downstairs for your family. Lots of kitchen cabinets with pendant lighting over the island. Huge walk in pantry. All 4 bedrooms are upstairs and check out the TWO closets in the master bedroom! 2 zone sprinkler system in the front yard. Close to shopping, school and I-95.

## Subject Sales & Listing History

<b>Current Listing Status</b>	Not Currently Listed			<b>Listing History Comments</b>			
<b>Listing Agency/Firm</b>				None			
<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>	\$213,000	\$213,000
<b>Sales Price</b>	\$203,000	\$203,000
<b>30 Day Price</b>	\$193,000	--
<b>Comments Regarding Pricing Strategy</b>		
Comps selected for this report are all settled properties within the subject's market area. They are considered to be the best available at the time of the inspection & good indicators of market value. Note that overall market conditions have been taken into account in arriving at final opinion of value. Current recent sales, under contract sales & active listings have been considered.		

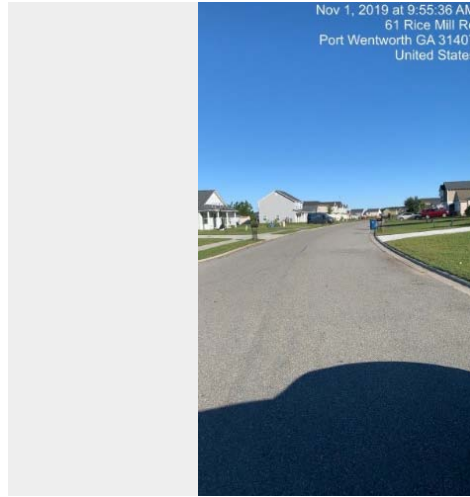
## Clear Capital Quality Assurance Comments Addendum

**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.

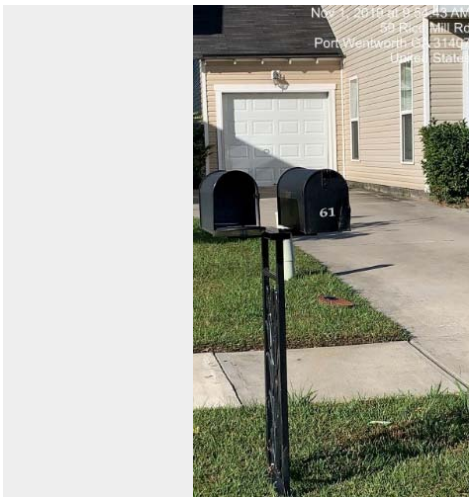
## Subject Photos



Front



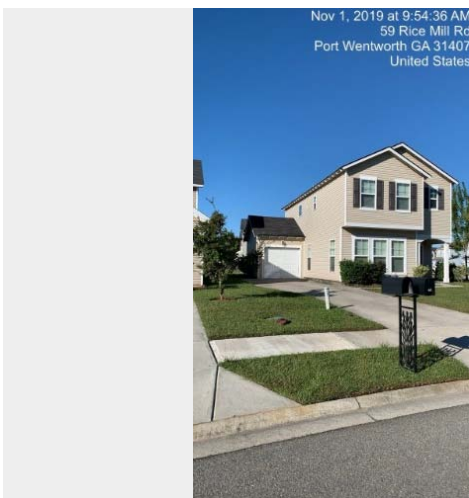
Front



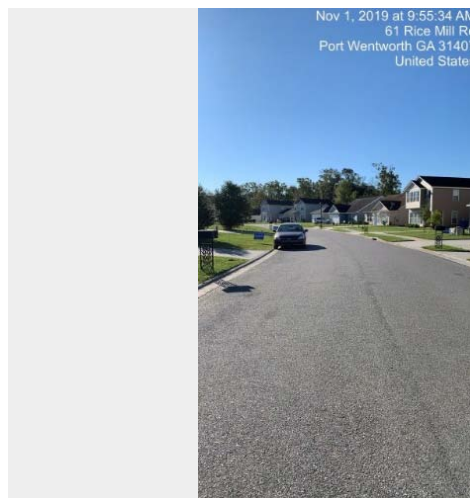
Address Verification



Side



Side



Street



## Listing Photos

**L1** 22 Rice Creek Road Port  
Port Wentworth, GA 31407



Front

**L2** 13 Coronado Lane Port  
Port Wentworth, GA 31407



Front

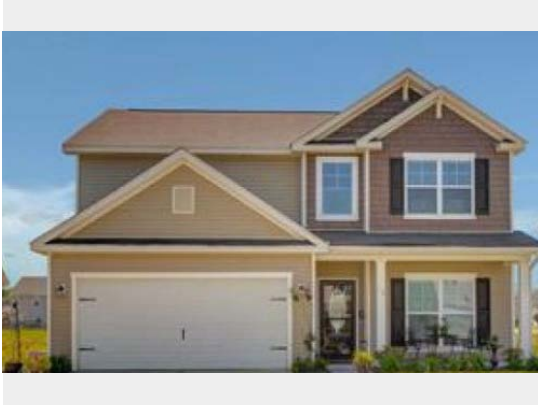
**L3** 101 BURNT OAK Road Port  
Port Wentworth, GA 31407



Front

## Sales Photos

**S1** 13 Coronado Lane Port  
Port Wentworth, GA 31407



Front

**S2** 93 Burnt Oak Road Port  
Port Wentworth, GA 31407



Front

**S3** 107 Burnt Oak Road Port  
Port Wentworth, GA 31407



Front

## ClearMaps Addendum

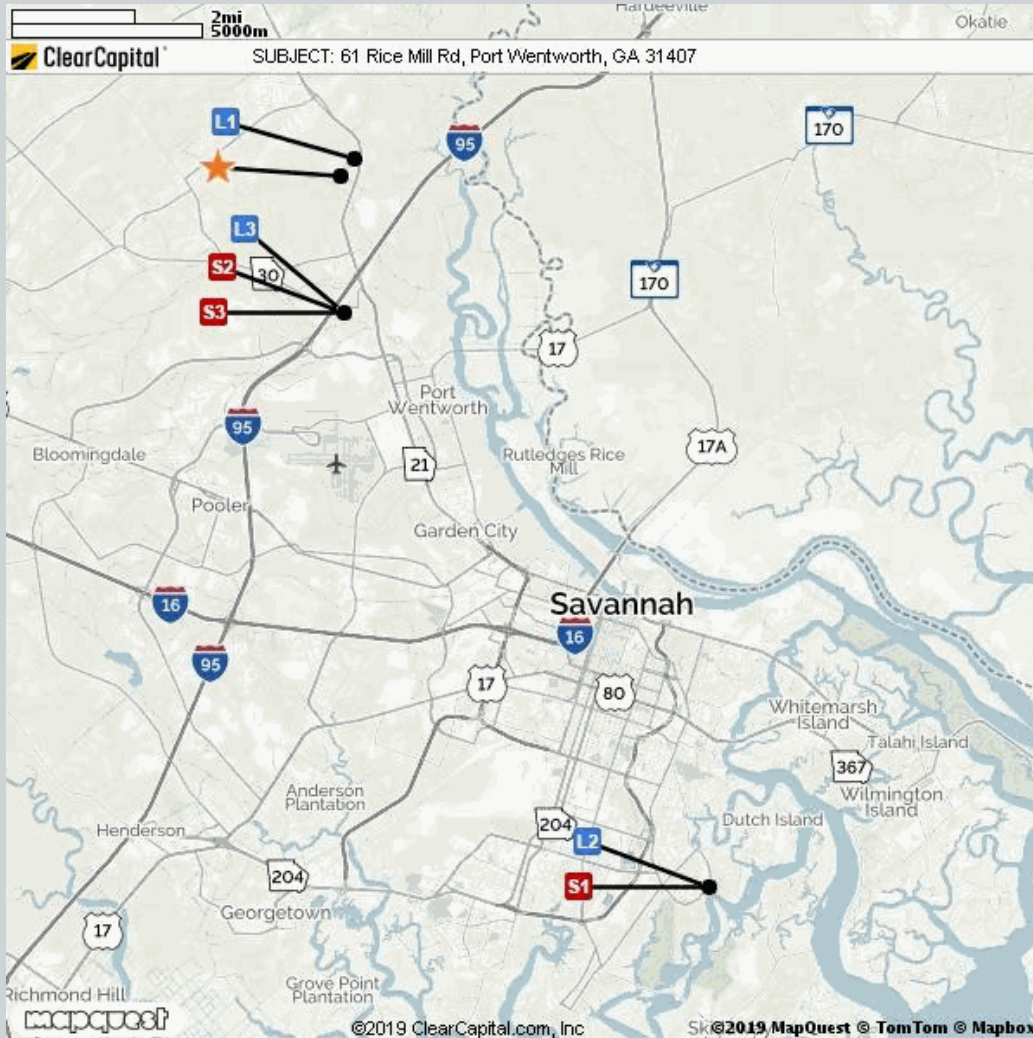
**Address** ★ 61 Rice Mill Road, Port Wentworth, GEORGIA 31407

**Loan Number** 39004

**Suggested List** \$213,000

**Suggested Repaired** \$213,000

**Sale** \$203,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	61 Rice Mill Rd, Port Wentworth, GA	--	Parcel Match
L1 Listing 1	22 Rice Creek Road Port, Port Wentworth, GA	0.54 Miles <sup>1</sup>	Parcel Match
L2 Listing 2	13 Coronado Lane Port, Port Wentworth, GA	18.61 Miles <sup>1</sup>	Street Centerline Match
L3 Listing 3	101 Burnt Oak Road Port, Port Wentworth, GA	0.39 Miles <sup>2</sup>	Unknown Street Address
S1 Sold 1	13 Coronado Lane Port, Port Wentworth, GA	18.61 Miles <sup>1</sup>	Street Centerline Match
S2 Sold 2	93 Burnt Oak Road Port, Port Wentworth, GA	0.61 Miles <sup>2</sup>	Unknown Street Address
S3 Sold 3	107 Burnt Oak Road Port, Port Wentworth, GA	0.39 Miles <sup>2</sup>	Unknown Street Address

<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>	Mercedes L Banks-Williams	<b>Company/Brokerage</b>	Bankable Enterprises
<b>License No</b>	361946	<b>Address</b>	14 Old Mill Road Pt. Wentworth GA 31407
<b>License Expiration</b>	04/30/2023	<b>License State</b>	GA
<b>Phone</b>	6462250870	<b>Email</b>	mercedesofrealestate@gmail.com
<b>Broker Distance to Subject</b>	0.25 miles	<b>Date Signed</b>	11/01/2019

*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.**