

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	2356 Emerald Falls Drive, Decatur, GA 30035	Order ID	6490137	Property ID	27792836
Inspection Date	01/15/2020	Date of Report	01/16/2020		
Loan Number	39317	APN	15-132-02-029		
Borrower Name	Breckenridge Property Fund 2016 LLC	County	De Kalb		

Tracking IDs

Order Tracking ID	BotW New Fac-DriveBy BPO 01.14.20	Tracking ID 1	BotW New Fac-DriveBy BPO 01.14.20
Tracking ID 2	--	Tracking ID 3	--

General Conditions

Owner	Breckenridge Prop Fund 2016 LI	Condition Comments	
R. E. Taxes	\$674	Based on exterior observation, subject property is in Average condition. No immediate repair or modernization required.	
Assessed Value	\$39,640		
Zoning Classification	Residential		
Property Type	SFR		
Occupancy	Occupied		
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		
Road Type	Public		

Neighborhood & Market Data

Location Type	Suburban	Neighborhood Comments	
Local Economy	Stable	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	
Sales Prices in this Neighborhood	Low: \$113,500 High: \$159,000		
Market for this type of property	Remained Stable for the past 6 months.		
Normal Marketing Days	<90		

Current Listings

	Subject	Listing 1	Listing 2 *	Listing 3
Street Address	2356 Emerald Falls Drive	2349 Newgate Drive	3969 Leisure Woods Drive	3707 Tulip Drive
City, State	Decatur, GA	Decatur, GA	Decatur, GA	Decatur, GA
Zip Code	30035	30035	30034	30032
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.67 ¹	1.26 ¹	1.42 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$130,000	\$145,875	\$180,000
List Price \$	--	\$130,000	\$139,900	\$154,500
Original List Date		08/10/2019	09/24/2019	07/09/2019
DOM · Cumulative DOM	-- · --	6 · 159	27 · 114	190 · 191
Age (# of years)	51	37	48	64
Condition	Average	Average	Average	Good
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 Story Ranch	1.5 Stories Split	1 Story Ranch	1 Story Ranch
# Units	1	1	1	1
Living Sq. Feet	1,296	1,334	1,376	1,075
Bdrm · Bths · ½ Bths	3 · 2	3 · 2	3 · 2	3 · 2
Total Room #	6	6	6	6
Garage (Style/Stalls)	Attached 2 Car(s)	None	Attached 1 Car	None
Basement (Yes/No)	Yes	No	No	No
Basement (% Fin)	75%	0%	0%	0%
Basement Sq. Ft.	791	--	--	--
Pool/Spa	--	--	--	--
Lot Size	0.300 acres	0.3 acres	0.3 acres	0.2 acres
Other	None	None	None	None

* Listing 2 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 Adjustments: Age: \$-4200, Garage: \$4000, basement= \$1000, style= \$500, Total Adjustment: \$1300, Net Adjustment Value: \$131300 Property is similar in GLA, bed bath count to the subject

Listing 2 Adjustments: GLA: \$-1600, Garage: \$2000, basement= \$1000, Total Adjustment: \$1400, Net Adjustment Value: \$141300 Property is superior in GLA and similar in bed bath count to the subject

Listing 3 Adjustments: Condition: \$-3500, GLA: \$4420, Age: \$3900, Garage: \$4000, Lot: \$300, basement= \$1 000, Total Adjustment: \$10120, Net Adjustment Value: \$164620 Property is superior in condition and inferior in GLA and similar in bed bath count to the subject

Recent Sales

	Subject	Sold 1	Sold 2	Sold 3 *
Street Address	2356 Emerald Falls Drive	4091 Green Hawk Trail	3957 North Strand Drive	4071 Greenstone Court
City, State	Decatur, GA	Decatur, GA	Decatur, GA	Decatur, GA
Zip Code	30035	30035	30035	30035
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.37 ¹	0.25 ¹	0.36 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$149,900	\$149,000	\$141,500
List Price \$	--	\$149,900	\$149,000	\$129,500
Sale Price \$	--	\$145,000	\$149,000	\$123,500
Type of Financing	--	Conventional	Conventional	Conventional
Date of Sale	--	05/02/2019	07/17/2019	11/18/2019
DOM · Cumulative DOM	-- · --	17 · 70	26 · 54	49 · 76
Age (# of years)	51	52	48	51
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 Story Ranch	1 Story Ranch	1 Story Ranch	1 Story Ranch
# Units	1	1	1	1
Living Sq. Feet	1,296	1,508	1,231	1,318
Bdrm · Bths · ½ Bths	3 · 2	4 · 1 · 1	4 · 2	3 · 2
Total Room #	6	6	7	6
Garage (Style/Stalls)	Attached 2 Car(s)	None	None	Attached 1 Car
Basement (Yes/No)	Yes	No	No	Yes
Basement (% Fin)	75%	0%	0%	100%
Basement Sq. Ft.	791	--	--	675
Pool/Spa	--	--	--	--
Lot Size	0.300 acres	0.3 acres	0.3 acres	0.3 acres
Other	None	None	None	None
Net Adjustment	--	-\$1,240	+\$2,300	+\$2,000
Adjusted Price	--	\$143,760	\$151,300	\$125,500

* 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** Adjustments:;Bed:\$-4000,Bath:\$3000,HBath:\$-1000,GLA:\$-4240,Garage:\$4000,basement=\$1000, Total Adjustment:-1240,Net Adjustment Value:\$143760 Property is superior in GLA, bed, HBath count and inferior in FBath count to the subject
- Sold 2** Adjustments:;Bed:\$-4000,GLA:\$1300,Garage:\$4000,basement=\$1000, Total Adjustment:2300,Net Adjustment Value:\$151300 Property is inferior in GLA and superior in bed count and similar in bath count to the swubject
- Sold 3** Adjustments:;Garage:\$2000,Total Adjustment:2000,Net Adjustment Value:\$125500 Property is similar in GLA, bed, bath count to the subject

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	\$144,000	\$144,000
Sales Price	\$134,000	\$134,000
30 Day Price	\$126,000	--
Comments Regarding Pricing Strategy		
<p>Within 1 mile, 30% GLA +/-, Year built 20 +/-, there were limited comparables available in the subject's neighborhood. To locate comparable it was necessary to exceed proximity up to 1.45 miles, style, basement, lot size guidelines and used superior condition comparable in the report. Sale comp #1, #2 exceeds 6 months on date of sale but used due to stable market conditions. Subject is located near highway and water bodies. This however will have no impact on value. In delivering final valuation, most weight has been placed on CS3 and LC2 as they are most similar to subject condition and overall structure.</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



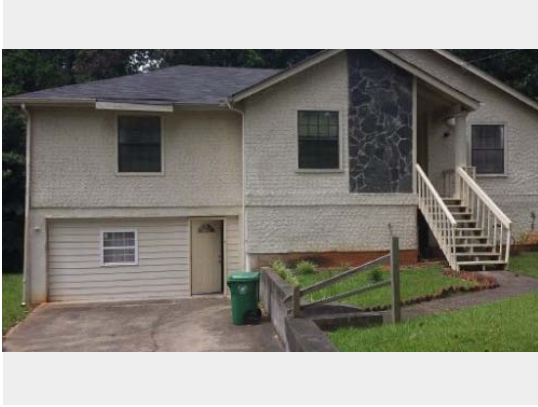
Address Verification



Street

Listing Photos

L1 2349 Newgate Drive
Decatur, GA 30035



Front

L2 3969 Leisure Woods Drive
Decatur, GA 30034



Front

L3 3707 Tulip Drive
Decatur, GA 30032



Front

Sales Photos

S1 4091 GREEN HAWK Trail
Decatur, GA 30035



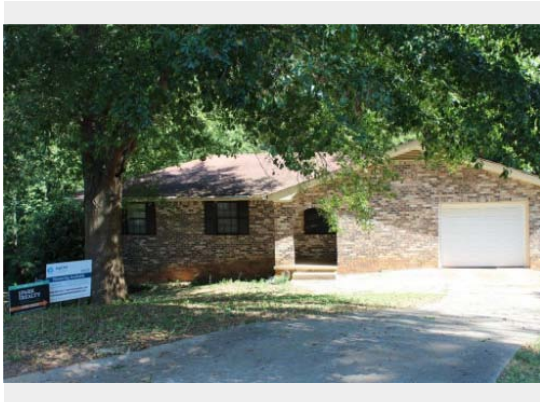
Front

S2 3957 North Strand Drive
Decatur, GA 30035



Front

S3 4071 Greenstone Court
Decatur, GA 30035



Front

ClearMaps Addendum

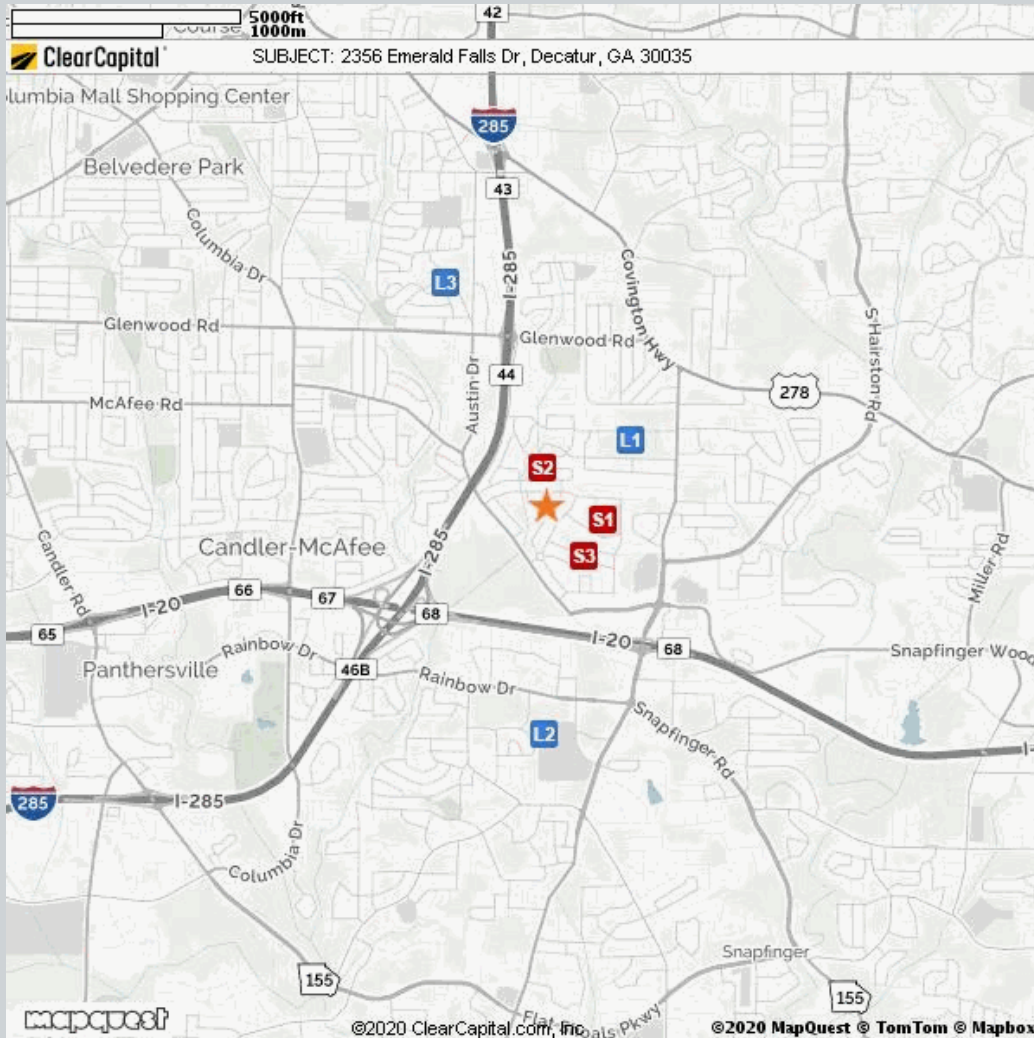
Address ★ 2356 Emerald Falls Drive, Decatur, GA 30035

Loan Number 39317

Suggested List \$144,000

Suggested Repaired \$144,000

Sale \$134,000



Comparable

Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	2356 Emerald Falls Dr, Decatur, GA	--	Parcel Match
L1 Listing 1	2349 Newgate Drive, Decatur, GA	0.67 Miles ¹	Parcel Match
L2 Listing 2	3969 Leisure Woods Drive, Decatur, GA	1.26 Miles ¹	Parcel Match
L3 Listing 3	3707 Tulip Drive, Decatur, GA	1.42 Miles ¹	Parcel Match
S1 Sold 1	4091 Green Hawk Trail, Decatur, GA	0.37 Miles ¹	Parcel Match
S2 Sold 2	3957 North Strand Drive, Decatur, GA	0.25 Miles ¹	Parcel Match
S3 Sold 3	4071 Greenstone Court, Decatur, GA	0.36 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.

*** 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

Report Instructions - cont.

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	Melissa Hylton	Company/Brokerage	Home Realty
License No	256607	Address	1916 Harbin Rd SW Atlanta GA 30311
License Expiration	09/30/2022	License State	GA
Phone	4045499005	Email	Hyltoneval@gmail.com
Broker Distance to Subject	14.46 miles	Date Signed	01/16/2020

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.