

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	6032 Stonearch Drive, Stone Mountain, GA 30087	Order ID	6490137	Property ID	27792835
Inspection Date	01/15/2020	Date of Report	01/16/2020		
Loan Number	39318	APN	18 022 01 018		
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 PROPERTY FUND 2016 LLC	Condition Comments Subject property is a single family home in average condition. No repairs needed or necessary. Subject property conforms to the area. **NOTE** Subject property recently sold for \$106,000 on 11/05/2019. Could not find record of sale in MLS
R. E. Taxes	\$3,587	
Assessed Value	\$184,100	
Zoning Classification	R75	
Property Type	SFR	
Occupancy	Vacant	
Secure?	Yes	
(Doors and windows appear to be locked)		
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 Area of subject property has an reo saturation rate of less than 1%. subject property is located within 2 miles of local commercial shopping district and is within 4 miles of I-20.
Local Economy	Improving	
Sales Prices in this Neighborhood	Low: \$90,000 High: \$180,000	
Market for this type of property	Increased 2 % in the past 6 months.	
Normal Marketing Days	<180	

Current Listings

	Subject	Listing 1 *	Listing 2	Listing 3
Street Address	6032 Stonearch Drive	6596 Castlegar Way	6744 Rockbridge Road	922 Post Road Circle
City, State	Stone Mountain, GA	Stone Mountain, GA	Stone Mountain, GA	Stone Mountain, GA
Zip Code	30087	30087	30087	30088
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	1.48 ¹	1.22 ¹	1.93 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$119,900	\$119,000	\$125,000
List Price \$	--	\$119,900	\$119,000	\$125,000
Original List Date		12/29/2019	10/18/2019	11/07/2019
DOM · Cumulative DOM	-- · --	17 · 18	87 · 90	68 · 70
Age (# of years)	49	44	36	41
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 Traditional	2 Stories Traditional	2 Stories Traditional	2 Stories Traditional
# Units	1	1	1	1
Living Sq. Feet	2,739	2,158	2,059	2,883
Bdrm · Bths · ½ Bths	4 · 3	4 · 2 · 1	3 · 2	4 · 2
Total Room #	8	8	7	8
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)	0%	0%	0%	0%
Basement Sq. Ft.	1,008	--	--	--
Pool/Spa	--	--	--	--
Lot Size	.40 acres	.50 acres	.80 acres	.40 acres
Other	--	--	--	--

* 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.

Current Listings - Cont.

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

- Listing 1** Equal to subject property. This comparable is similar in style and quality as compared to subject property. *NOTE* Subject property is very large in square footage for the area. Average square footage in this area 1500 sq feet. Very difficult to find comparable similar in age/size/type. Therefore had to expand my parameter to within 3 miles in distance, within 30 years of age, and within 6 months sold and within 30% of GLA in order to find suitable comparables.
- Listing 2** Equal to subject property. This comparable is similar in style and quality as compared to subject property. *NOTE* Subject property is very large in square footage for the area. Average square footage in this area 1500 sq feet. Very difficult to find comparable similar in age/size/type. Therefore had to expand my parameter to within 3 miles in distance, within 30 years of age, and within 6 months sold and within 30% of GLA in order to find suitable comparables.
- Listing 3** Superior than subject property. This comparable is superior in location than compared to subject property. *NOTE* Subject property is very large in square footage for the area. Average square footage in this area 1500 sq feet. Very difficult to find comparable similar in age/size/type. Therefore had to expand my parameter to within 3 miles in distance, within 30 years of age, and within 6 months sold and within 30% of GLA in order to find suitable comparables.

Recent Sales

	Subject	Sold 1	Sold 2	Sold 3 *
Street Address	6032 Stonearch Drive	5429 Highfield Drive	623 E Bralorne Drive	873 Bridgewater Court
City, State	Stone Mountain, GA	Stone Mountain, GA	Stone Mountain, GA	Stone Mountain, GA
Zip Code	30087	30088	30087	30088
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	1.65 ¹	1.39 ¹	2.69 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$108,000	\$119,500	\$110,000
List Price \$	--	\$108,000	\$119,500	\$110,000
Sale Price \$	--	\$102,000	\$111,000	\$110,500
Type of Financing	--	Cash	Cash	Cash
Date of Sale	--	10/02/2019	11/22/2019	10/08/2019
DOM · Cumulative DOM	-- · --	7 · 20	1 · 30	7 · 46
Age (# of years)	49	50	46	37
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 Traditional	2 Stories Traditional	2 Stories Traditional	2 Stories Traditional
# Units	1	1	1	1
Living Sq. Feet	2,739	2,700	2,256	2,303
Bdrm · Bths · ½ Bths	4 · 3	4 · 2 · 1	3 · 2 · 1	3 · 2 · 1
Total Room #	8	8	7	7
Garage (Style/Stalls)	Attached 2 Car(s)	None	Attached 2 Car(s)	Attached 1 Car
Basement (Yes/No)	Yes	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	1008	--	--	--
Pool/Spa	--	--	--	--
Lot Size	.40 acres	.70 acres	.50 acres	.40 acres
Other	--	--	--	--
Net Adjustment	--	+\$5,000	\$0	\$0
Adjusted Price	--	\$107,000	\$111,000	\$110,500

* 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** inferior than subject property. This comparable is inferior in location as compared to subject property. An addition \$5,000 for inferior location than subject property. *NOTE* Subject property is very large in square footage for the area. Average square footage in this area 1500 sq feet. Very difficult to find comparable similar in age/size/type. Therefore had to expand my parameter to within 3 miles in distance, within 30 years of age, and within 6 months sold and within 30% of GLA in order to find suitable comparables.
- Sold 2** Equal to subject property. This comparable is similar in style and quality as compared to subject property. *NOTE* Subject property is very large in square footage for the area. Average square footage in this area 1500 sq feet. Very difficult to find comparable similar in age/size/type. Therefore had to expand my parameter to within 3 miles in distance, within 30 years of age, and within 6 months sold and within 30% of GLA in order to find suitable comparables.
- Sold 3** Equal to subject property. This comparable is similar in style and quality as compared to subject property. *NOTE* Subject property is very large in square footage for the area. Average square footage in this area 1500 sq feet. Very difficult to find comparable similar in age/size/type. Therefore had to expand my parameter to within 3 miles in distance, within 30 years of age, and within 6 months sold and within 30% of GLA in order to find suitable comparables.

Subject Sales & Listing History

Current Listing Status	Not Currently Listed			Listing History Comments			
Listing Agency/Firm				Last sale of subject property was 11/05/2019 for \$106,000			
Listing Agent Name							
Listing Agent Phone							
# of Removed Listings in Previous 12 Months	0						
# of Sales in Previous 12 Months	1						
Original List Date	Original List Price	Final List Date	Final List Price	Result	Result Date	Result Price	Source
--	--	--	--	Sold	11/05/2019	\$106,000	Tax Records

Marketing Strategy

	As Is Price	Repaired Price
Suggested List Price	\$117,000	\$117,000
Sales Price	\$110,000	\$110,000
30 Day Price	\$105,000	--
Comments Regarding Pricing Strategy		
Marketing strategy is average sold/listed comps within the past 6 months within the market area. *NOTE* Subject property is very large in square footage for the area. Average square footage in this area 1500 sq feet. Very difficult to find comparable similar in age/size/type. Therefore had to expand my parameter to within 3 miles in distance, within 30 years of age, and within 6 months sold and within 30% of GLA in order to find suitable comparables.		

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 6596 Castlegar Way
Stone Mountain, GA 30087



Front

L2 6744 Rockbridge Road
Stone Mountain, GA 30087



Front

L3 922 Post Road Circle
Stone Mountain, GA 30088



Front

Sales Photos

S1 5429 Highfield Drive
Stone Mountain, GA 30088



Front

S2 623 E Bralorne Drive
Stone Mountain, GA 30087



Front

S3 873 Bridgewater Court
Stone Mountain, GA 30088



Front

ClearMaps Addendum

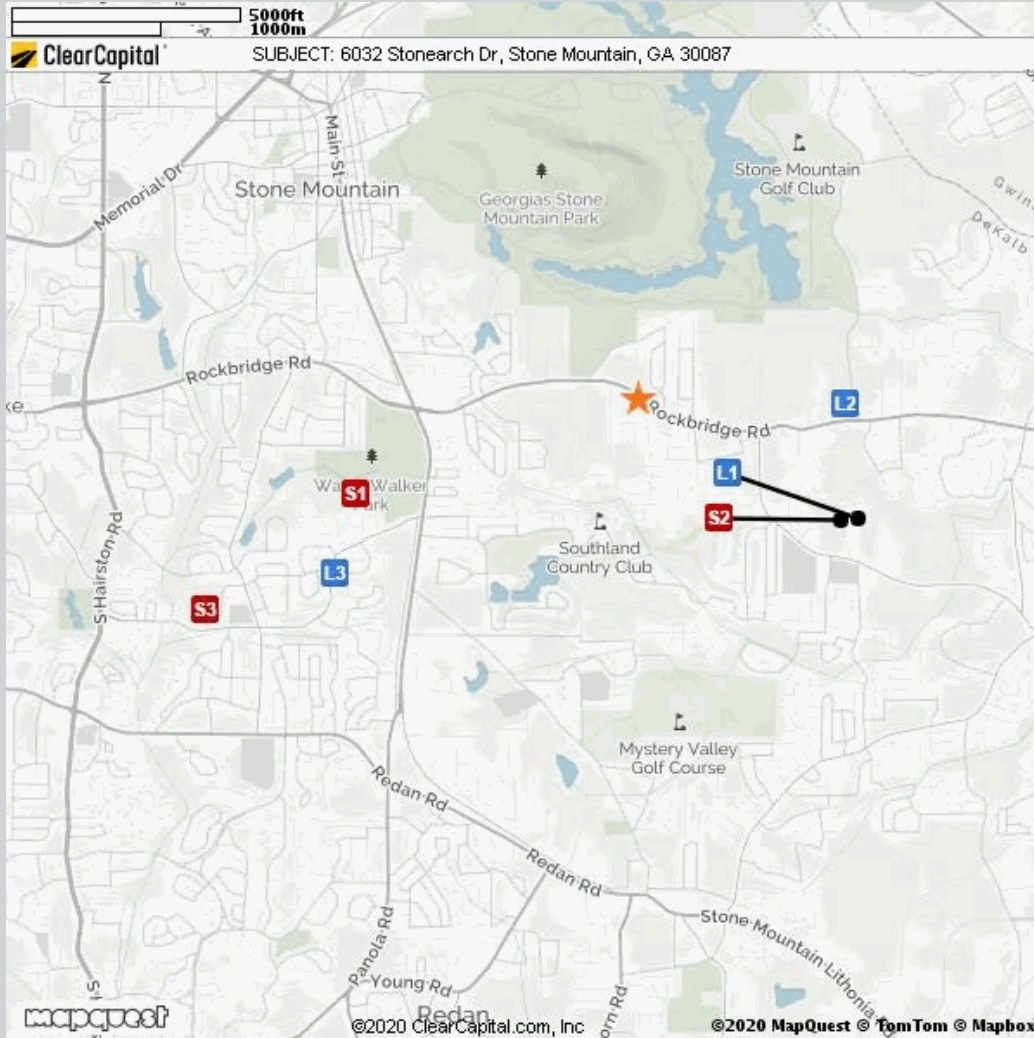
Address ★ 6032 Stonearch Drive, Stone Mountain, GA 30087

Loan Number 39318

Suggested List \$117,000

Suggested Repaired \$117,000

Sale \$110,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	6032 Stonearch Dr, Stone Mountain, GA	--	Parcel Match
L1 Listing 1	6596 Castlegar Way, Stone Mountain, GA	1.48 Miles ¹	Parcel Match
L2 Listing 2	6744 Rockbridge Road, Stone Mountain, GA	1.22 Miles ¹	Parcel Match
L3 Listing 3	922 Post Road Circle, Stone Mountain, GA	1.93 Miles ¹	Parcel Match
S1 Sold 1	5429 Highfield Drive, Stone Mountain, GA	1.65 Miles ¹	Parcel Match
S2 Sold 2	623 E Bralorne Drive, Stone Mountain, GA	1.39 Miles ¹	Parcel Match
S3 Sold 3	873 Bridgewater Court, Stone Mountain, GA	2.69 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	April Lloyd	Company/Brokerage	Palmerhouse Properties Realty
License No	293785	Address	1401 Meridian Street Atlanta GA 30317
License Expiration	04/30/2021	License State	GA
Phone	4044141629	Email	april30317@gmail.com
Broker Distance to Subject	11.72 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.