

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	3763 Waldrop Hills Drive, Decatur, GA 30034	Order ID	6875202	Property ID	28913375
Inspection Date	10/08/2020	Date of Report	10/08/2020		
Loan Number	42113	APN	15 059 01 102		
Borrower Name	Breckenridge Property Fund 2016 LLC	County	Dekalb		

Tracking IDs					
Order Tracking ID	1007BPOs	Tracking ID 1	1007BPOs		
Tracking ID 2	--	Tracking ID 3	--		

General Conditions

Owner	Hill Trevor A	Condition Comments	
R. E. Taxes	\$2,556	The subject quality of construction is Q4, C4 average condition. The subject zoning is residential which is conforming.	
Assessed Value	\$58,240		
Zoning Classification	Conforming		
Property Type	SFR		
Occupancy	Occupied		
Ownership Type	Fee Simple		
Property Condition	Average		
Estimated Exterior Repair Cost			
Estimated Interior Repair Cost			
Total Estimated Repair			
HOA	No		
Visible From Street	Visible		
Road Type	Public		

Neighborhood & Market Data

Location Type	Suburban	Neighborhood Comments	
Local Economy	Stable	The subject is competing with distress comps, average condition homes and renovated homes in the area. The subject's neighborhood is located near schools, commerce, and roads leading to highway access. The subject's area has similar homes in equal communities with supporting values. The neighborhood consists of homes with different style, parking, and construction. Style/design does not impact values. Values may vary based on location, construction, condition, SqFt, parking and amenities. We have been seeing an extended Days On Market due to buyers not obtaining financing. This m...	
Sales Prices in this Neighborhood	Low: \$99,000 High: \$294,999		
Market for this type of property	Remained Stable for the past 6 months.		
Normal Marketing Days	<90		

Neighborhood Comments

The subject is competing with distress comps, average condition homes and renovated homes in the area. The subject's neighborhood is located near schools, commerce, and roads leading to highway access. The subject's area has similar homes in equal communities with supporting values. The neighborhood consists of homes with different style, parking, and construction. Style/design does not impact values. Values may vary based on location, construction, condition, SqFt, parking and amenities. We have been seeing an extended Days On Market due to buyers not obtaining financing. This may be due to buyers having a reduction in work hours due to Covid-19 and that causing a difference in their debt to income ratios and that impacts their loan qualifications. The local highway connects nearby cities. The highway does not impact the subject's value and marketability. Homes on all sides of the highway are similar in value.

Current Listings

	Subject	Listing 1	Listing 2	Listing 3 *
Street Address	3763 Waldrop Hills Drive	3988 Waldrop Hills Dr	3823 Landgraf Cv	3458 Jessica Run
City, State	Decatur, GA	Decatur, GA	Decatur, GA	Decatur, GA
Zip Code	30034	30034	30034	30034
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.40 ¹	0.76 ¹	0.30 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$199,900	\$185,000	\$162,000
List Price \$	--	\$199,900	\$185,000	\$162,000
Original List Date		09/12/2020	09/26/2020	09/11/2020
DOM · Cumulative DOM	-- · --	3 · 26	11 · 12	6 · 27
Age (# of years)	21	20	25	21
Condition	Average	Good	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 Traditional	1.5 Stories Traditional	1 Story Ranch	1 Story Ranch
# Units	1	1	1	1
Living Sq. Feet	2,000	1,988	1,578	1,840
Bdrm · Bths · ½ Bths	3 · 2	3 · 2 · 1	3 · 2	3 · 2
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)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	0.1 acres	0.1 acres	0.1 acres	0.1 acres
Other	--	--	--	--

* Listing 3 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 When compared to the subject, this home is equal in location, construction, curb appeal, community.

Listing 2 When compared to the subject, this home is equal in community, curb appeal, location, construction, parking.

Listing 3 When compared to the subject, this home is equal in bedroom count, community, curb appeal, location.

Recent Sales

	Subject	Sold 1	Sold 2 *	Sold 3
Street Address	3763 Waldrop Hills Drive	4199 Waldrop Hills Ter	3383 Waldrop Hills Ct	3940 Waldrop Hills Dr
City, State	Decatur, GA	Decatur, GA	Decatur, GA	Decatur, GA
Zip Code	30034	30034	30034	30034
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.34 ¹	0.03 ¹	0.30 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$163,000	\$165,777	\$137,000
List Price \$	--	\$163,000	\$165,777	\$137,000
Sale Price \$	--	\$152,500	\$148,000	\$137,000
Type of Financing	--	Cash	Cash	Cash
Date of Sale	--	11/12/2019	10/08/2019	07/15/2020
DOM · Cumulative DOM	-- · --	33 · 33	34 · 33	44 · 44
Age (# of years)	21	20	21	21
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 Traditional	1.5 Stories Traditional	1.5 Stories Traditional	1.5 Stories Traditional
# Units	1	1	1	1
Living Sq. Feet	2,000	2,480	1,926	1,646
Bdrm · Bths · ½ Bths	3 · 2	4 · 2 · 1	3 · 2 · 1	3 · 2 · 1
Total Room #	6	7	6	6
Garage (Style/Stalls)	Attached 2 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	0.1 acres	0.2 acres	0.2 acres	0.30 acres
Other	--	--	--	--
Net Adjustment	--	-\$10,600	+\$2,080	+\$7,080
Adjusted Price	--	\$141,900	\$150,080	\$144,080

* Sold 2 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** When compared to the subject, this home is equal in community, curb appeal, location, construction, parking. Adjustments: GLA - 9600, bed and bath count -1000
- Sold 2** When compared to the subject, this home is equal in community, curb appeal, location, construction, parking. Adjustments: GLA 1480
- Sold 3** When compared to the subject, this home is equal in community, curb appeal, location, construction, parking. Adjustments: GLA 7080

Subject Sales & Listing History

Current Listing Status	Not Currently Listed			Listing History Comments			
Listing Agency/Firm				None			
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	\$162,000	\$162,000
Sales Price	\$146,000	\$146,000
30 Day Price	\$138,000	--
Comments Regarding Pricing Strategy		
<p>My method used to confirm the property's actual physical condition was to inspect the subject while obtaining photos. The subject should be able to sell within the average Days On Market for similar comps in the area. I went back 6 months in sales date and out in distance 1 mile. The comparables selected for this report are the best possible currently available comps within 1 mile and the adjustments are sufficient for this area to account for the differences in the subject and the comps.</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.

DRIVE-BY BPO

by ClearCapital

3763 WALDROP HILLS DRIVE
DECATUR, GA 30034

42113
Loan Number

\$146,000
As-Is Value

Subject Photos



Front



Address Verification



Address Verification



Side



Side



Back

Subject Photos



Street



Street



Other



Other

Listing Photos

L1 3988 Waldrop Hills Dr
Decatur, GA 30034



Front

L2 3823 Landgraf Cv
Decatur, GA 30034



Front

L3 3458 Jessica Run
Decatur, GA 30034



Front

Sales Photos

S1 4199 Waldrop Hills Ter
Decatur, GA 30034



Front

S2 3383 Waldrop Hills Ct
Decatur, GA 30034



Front

S3 3940 Waldrop Hills Dr
Decatur, GA 30034



Front

ClearMaps Addendum

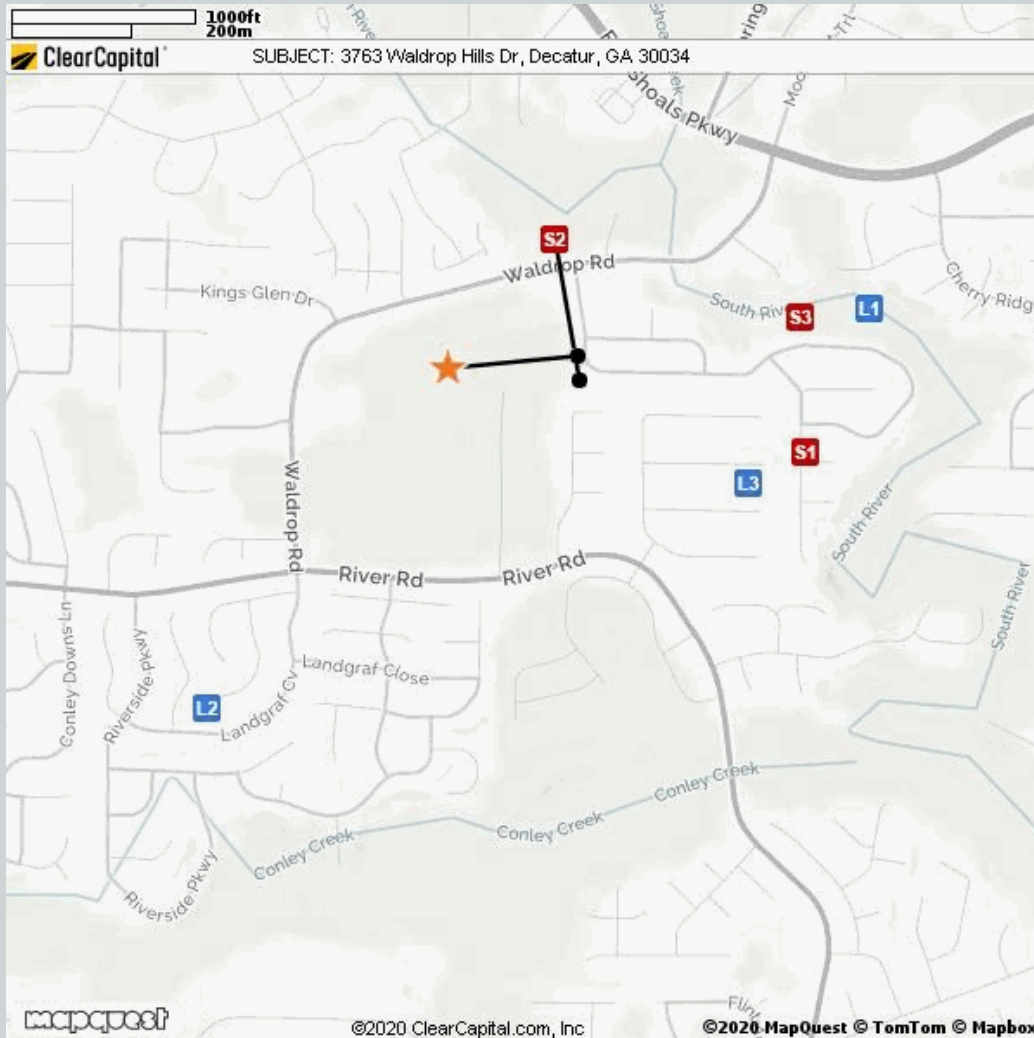
Address ★ 3763 Waldrop Hills Drive, Decatur, GA 30034

Loan Number 42113

Suggested List \$162,000

Suggested Repaired \$162,000

Sale \$146,000



Comparable

Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	3763 Waldrop Hills Drive, Decatur, GA 30034	--	Parcel Match
L1 Listing 1	3988 Waldrop Hills Dr, Decatur, GA 30034	0.40 Miles ¹	Parcel Match
L2 Listing 2	3823 Landgraf Cv, Decatur, GA 30034	0.76 Miles ¹	Parcel Match
L3 Listing 3	3458 Jessica Run, Decatur, GA 30034	0.30 Miles ¹	Parcel Match
S1 Sold 1	4199 Waldrop Hills Ter, Decatur, GA 30034	0.34 Miles ¹	Parcel Match
S2 Sold 2	3383 Waldrop Hills Ct, Decatur, GA 30034	0.03 Miles ¹	Parcel Match
S3 Sold 3	3940 Waldrop Hills Dr, Decatur, GA 30034	0.30 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	Xenophoner Ruffin	Company/Brokerage	Elite REO Services
License No	359543	Address	3351 Waldrop Farms Way Decatur GA 30034
License Expiration	03/31/2022	License State	GA
Phone	2514027274	Email	xenophoner.ruffin@elitereo.com
Broker Distance to Subject	0.46 miles	Date Signed	10/08/2020

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.