

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>	1776 Boxwood Drive, Acworth, GA 30102	<b>Order ID</b>	6875202	<b>Property ID</b>	28913384
<b>Inspection Date</b>	10/08/2020	<b>Date of Report</b>	10/08/2020		
<b>Loan Number</b>	42122	<b>APN</b>	20-0023-0-154-0		
<b>Borrower Name</b>	Breckenridge Property Fund 2016 LLC	<b>County</b>	Cobb		

<b>Tracking IDs</b>					
<b>Order Tracking ID</b>	1007BPOs	<b>Tracking ID 1</b>	1007BPOs		
<b>Tracking ID 2</b>	--	<b>Tracking ID 3</b>	--		

General Conditions		Condition Comments
<b>Owner</b>	Reverse Mtg Solutions Inc.	Subject is a traditional, two story home built over a drive under garage and partial basement. Exterior is hardboard siding and on the west side of the house the paint has faded, is oxidized and in areas has started to peel away. Exterior of home needs to be repainted (\$4500) Interior has personal property still inside and no utilities have been turned on. There is a hot tub on the back deck that should be removed and the deck will need to be repaired (\$1500). Once the house has had the initial services performed and all utilities turned on, an interior inspection should be completed in order to determine exactly what is needed to be done to bring the house to market condition. Repairs are solely for exterior as the interior has not been inspected.
<b>R. E. Taxes</b>	\$2,513	
<b>Assessed Value</b>	\$82,800	
<b>Zoning Classification</b>	R1	
<b>Property Type</b>	SFR	
<b>Occupancy</b>	Vacant	
<b>Secure?</b>	Yes	
	(locks have been changed)	
<b>Ownership Type</b>	Fee Simple	
<b>Property Condition</b>	Average	
<b>Estimated Exterior Repair Cost</b>	\$6,000	
<b>Estimated Interior Repair Cost</b>	\$0	
<b>Total Estimated Repair</b>	\$6,000	
<b>HOA</b>	Greens Crossing 777/555-5555	
<b>Association Fees</b>	\$275 / Year (Pool,Tennis)	
<b>Visible From Street</b>	Visible	
<b>Road Type</b>	Public	

Neighborhood & Market Data		Neighborhood Comments
<b>Location Type</b>	Suburban	The days on market for the previous six month is 24 for closed/settled properties. Current dom for listings is 19. Subject is in an area that is proximate to schools, shopping, highway access and emergency facilities. It is also influenced by the nearby Kennesaw State University and the recreational area of Lake Allatoona and the surrounding protected State forest.
<b>Local Economy</b>	Improving	
<b>Sales Prices in this Neighborhood</b>	Low: \$170,000 High: \$460,000	
<b>Market for this type of property</b>	Increased 1 % in the past 6 months.	
<b>Normal Marketing Days</b>	<30	

### Current Listings

	Subject	Listing 1 *	Listing 2	Listing 3
Street Address	1776 Boxwood Drive	1533 Boxwood Trace	1805 Hickory Station	4924 October Way Nw
City, State	Acworth, GA	Acworth, GA	Acworth, GA	Acworth, GA
Zip Code	30102	30102	30102	30102
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.17 <sup>1</sup>	0.50 <sup>2</sup>	0.65 <sup>1</sup>
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$275,000	\$244,900	\$249,900
List Price \$	--	\$259,000	\$244,900	\$243,900
Original List Date		09/11/2020	06/25/2020	08/24/2020
DOM · Cumulative DOM	-- · --	27 · 27	57 · 105	35 · 45
Age (# of years)	35	35	33	29
Condition	Average	Average	Good	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	2,376	2,208	2,520	1,756
Bdrm · Bths · ½ Bths	4 · 2 · 1	3 · 2 · 1	4 · 2 · 1	4 · 2 · 1
Total Room #	8	7	8	8
Garage (Style/Stalls)	Attached 2 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)
Basement (Yes/No)	Yes	Yes	Yes	Yes
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	588	520	488	288
Pool/Spa	Spa - Yes	--	--	--
Lot Size	.48 acres	.51 acres	.17 acres	.20 acres
Other	none	none	fence	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** Same subdivision, style and year of construction. Also has an unfinished, partial basement. +\$8400 sq ft.

**Listing 2** nearby subdivision with same room count. Unfinished basement. Renovated with updated kitchen and bathrooms, fresh paint int/ext. new roof. -\$20000. -\$7200 sq ft. -\$4000 fence.

**Listing 3** nearby subdivision. Two story with same room count. Unfinished basement. +\$31000 sq ft. Some limited updating through the years, but not renovated.

### Recent Sales

	Subject	Sold 1	Sold 2 *	Sold 3
<b>Street Address</b>	1776 Boxwood Drive	4521 High Grove Ct	4914 October Way	3829 Glenlake Springs Ct
<b>City, State</b>	Acworth, GA	Acworth, GA	Acworth, GA	Kennesaw, GA
<b>Zip Code</b>	30102	30102	30102	30144
<b>Datasource</b>	Tax Records	MLS	MLS	MLS
<b>Miles to Subj.</b>	--	0.12 <sup>1</sup>	0.66 <sup>1</sup>	0.79 <sup>1</sup>
<b>Property Type</b>	SFR	SFR	SFR	SFR
<b>Original List Price \$</b>	--	\$250,000	\$252,000	\$300,000
<b>List Price \$</b>	--	\$250,000	\$252,000	\$268,000
<b>Sale Price \$</b>	--	\$240,000	\$252,000	\$274,000
<b>Type of Financing</b>	--	Fha	Fha	Fha
<b>Date of Sale</b>	--	07/02/2020	08/31/2020	08/10/2020
<b>DOM · Cumulative DOM</b>	-- · --	13 · 48	1 · 32	249 · 304
<b>Age (# of years)</b>	35	32	23	24
<b>Condition</b>	Average	Average	Good	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 traditional	2 Stories traditional	2 Stories traditional	2 Stories traditional
<b># Units</b>	1	1	1	1
<b>Living Sq. Feet</b>	2,376	2,032	1,856	2,635
<b>Bdrm · Bths · ½ Bths</b>	4 · 2 · 1	4 · 2 · 1	4 · 2 · 1	4 · 2 · 1
<b>Total Room #</b>	8	8	8	8
<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	Yes	Yes
<b>Basement (% Fin)</b>	0%	0%	0%	0%
<b>Basement Sq. Ft.</b>	588	--	920	929
<b>Pool/Spa</b>	Spa - Yes	--	--	--
<b>Lot Size</b>	.48 acres	.37 acres	.16 acres	.32 acres
<b>Other</b>	none	fence	fence	none
<b>Net Adjustment</b>	--	+\$13,700	+\$6,766	-\$17,350
<b>Adjusted Price</b>	--	\$253,700	\$258,766	\$256,650

\* 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** nearby subdivision with same room count. Fenced yard -\$5000, +\$17200 sq ft, +\$5000 no basement, -\$3500 BCCs paid by Seller.

**Sold 2** nearby subdivision, two story with same room count and unfinished basement. Fenced yard -\$5000. -\$6766 BCCs paid by Seller, +\$26000 sq ft, -\$20000 condition. Home was renovated with all new flooring, fixtures, fresh paint, updated kitchen,

**Sold 3** nearby subdivision. Two story with same room count and a full, unfinished basement. -\$4400 BCCs paid by seller. -\$12950 Sq ft.

## Subject Sales & Listing History

**Current Listing Status** Not Currently Listed

**Listing Agency/Firm**

**Listing Agent Name**

**Listing Agent Phone**

**# of Removed Listings in Previous 12 Months** 0

**# of Sales in Previous 12 Months** 0

### Listing History Comments

Previous owner had obtained a reverse mortgage 11/14/2014. There is a Lis Pendens recorded 10/19/2018.

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
<b>Suggested List Price</b>	\$259,900	\$269,900
<b>Sales Price</b>	\$255,000	\$265,000
<b>30 Day Price</b>	\$245,000	--

### Comments Regarding Pricing Strategy

All available listings and recent sales within a one mile radius were considered for use in this report. Valuation was based on exterior inspection only. Interior inspection may reveal additional items that need repairing or renovating. Since home is vacant, it would be of great benefit to have the interior inspected.

### 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



Side



Side



Back



Street



Street

## Subject Photos



Other



Other



Other



Other



Other



Other



## Subject Photos



Other



Other



Other



Other

## Listing Photos

**L1** 1533 Boxwood Trace  
Acworth, GA 30102



Front

**L2** 1805 Hickory Station  
Acworth, GA 30102



Front

**L3** 4924 October Way NW  
Acworth, GA 30102



Front

## Sales Photos

**S1** 4521 High Grove Ct  
Acworth, GA 30102



Front

**S2** 4914 October Way  
Acworth, GA 30102



Front

**S3** 3829 Glenlake Springs Ct  
Kennesaw, GA 30144



Front

### ClearMaps Addendum

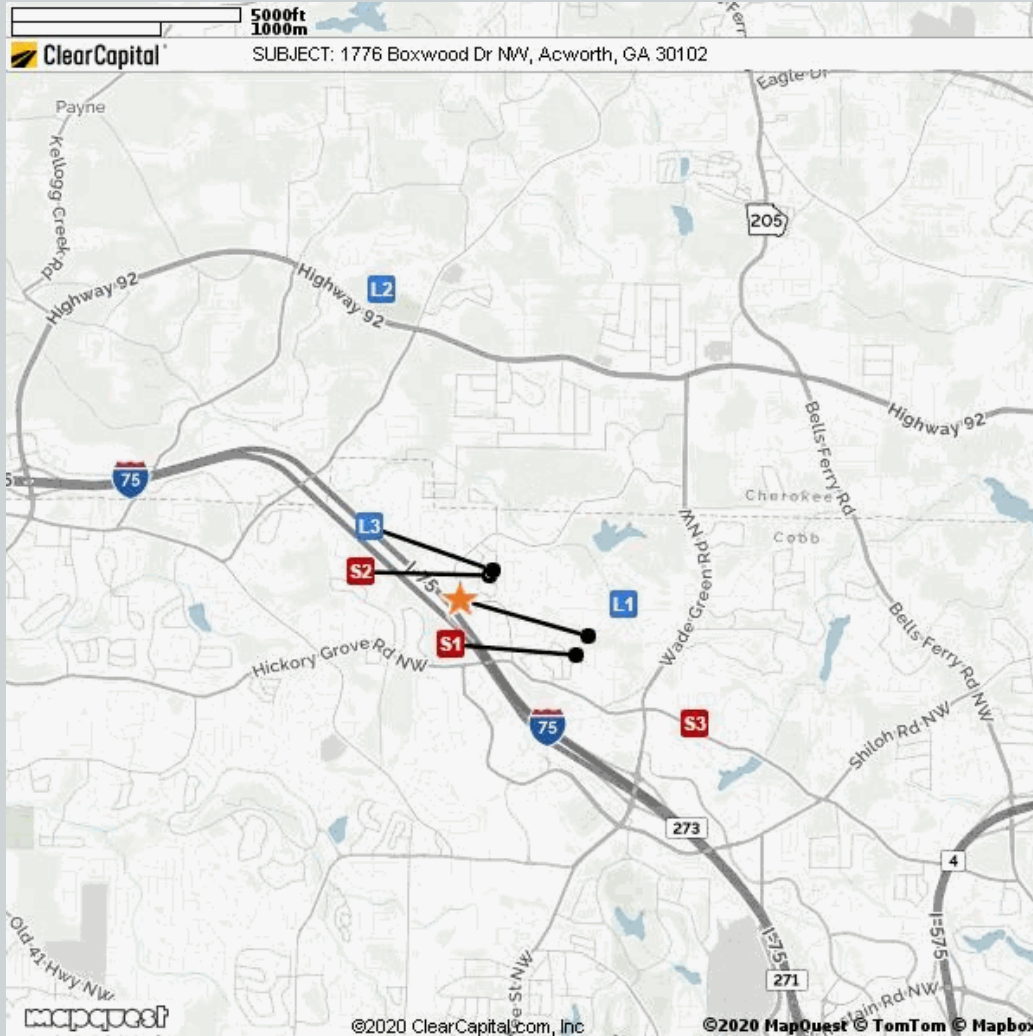
**Address** ★ 1776 Boxwood Drive, Acworth, GA 30102

**Loan Number** 42122

**Suggested List** \$259,900

**Suggested Repaired** \$269,900

**Sale** \$255,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	1776 Boxwood Drive, Acworth, GA 30102	--	Parcel Match
L1 Listing 1	1533 Boxwood Trace, Acworth, GA 30102	0.17 Miles <sup>1</sup>	Parcel Match
L2 Listing 2	1805 Hickory Station, Acworth, GA 30102	0.50 Miles <sup>2</sup>	Unknown Street Address
L3 Listing 3	4924 October Way Nw, Acworth, GA 30102	0.65 Miles <sup>1</sup>	Parcel Match
S1 Sold 1	4521 High Grove Ct, Acworth, GA 30102	0.12 Miles <sup>1</sup>	Parcel Match
S2 Sold 2	4914 October Way, Acworth, GA 30102	0.66 Miles <sup>1</sup>	Parcel Match
S3 Sold 3	3829 Glenlake Springs Ct, Kennesaw, GA 30144	0.79 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.

\*\*\* 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

<b>Broker Name</b>	Deryk Hossner	<b>Company/Brokerage</b>	Coldwell Banker, Kinard Realty
<b>License No</b>	254636	<b>Address</b>	322 E Main ST Cartersville GA 30120
<b>License Expiration</b>	09/30/2023	<b>License State</b>	GA
<b>Phone</b>	7704906340	<b>Email</b>	derykhossner@comcast.net
<b>Broker Distance to Subject</b>	12.96 miles	<b>Date Signed</b>	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.