

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>	1721 Gallup Drive, Stockbridge, GEORGIA 30281	<b>Order ID</b>	8461062	<b>Property ID</b>	33414365
<b>Inspection Date</b>	10/09/2022	<b>Date of Report</b>	10/10/2022		
<b>Loan Number</b>	42656	<b>APN</b>	028G01189000		
<b>Borrower Name</b>	Breckenridge Property Fund 2016 LLC	<b>County</b>	Henry		

Tracking IDs					
<b>Order Tracking ID</b>	10.06.22 BPO	<b>Tracking ID 1</b>	10.06.22 BPO		
<b>Tracking ID 2</b>	--	<b>Tracking ID 3</b>	--		

## General Conditions

General Conditions		Condition Comments
<b>Owner</b>	Breckenridge Prop Fund 2016 LI	Based on exterior observation, subject property is in Average condition. No immediate repair or modernization required.
<b>R. E. Taxes</b>	\$3,440	
<b>Assessed Value</b>	\$83,200	
<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

Neighborhood & Market Data		Neighborhood Comments
<b>Location Type</b>	Suburban	The subject is located in a suburban neighborhood with increasing property values and a balanced supply Vs demand of homes. The economy and employment conditions are stable.
<b>Local Economy</b>	Stable	
<b>Sales Prices in this Neighborhood</b>	Low: \$312,000 High: \$504,000	
<b>Market for this type of property</b>	Increased 2 % in the past 6 months.	
<b>Normal Marketing Days</b>	<90	

## Current Listings

	Subject	Listing 1 *	Listing 2	Listing 3
<b>Street Address</b>	1721 Gallup Drive	244 Memory Lane	321 Mansfield Way	6930 Diamond Drive
<b>City, State</b>	Stockbridge, GEORGIA	Stockbridge, GA	Stockbridge, GA	Rex, GA
<b>Zip Code</b>	30281	30281	30281	30273
<b>Datasource</b>	Tax Records	MLS	MLS	MLS
<b>Miles to Subj.</b>	--	3.08 <sup>1</sup>	3.25 <sup>1</sup>	1.55 <sup>1</sup>
<b>Property Type</b>	SFR	SFR	SFR	SFR
<b>Original List Price \$</b>	\$	\$400,000	\$460,000	\$385,000
<b>List Price \$</b>	--	\$400,000	\$460,000	\$385,000
<b>Original List Date</b>		09/21/2022	09/15/2022	10/07/2022
<b>DOM · Cumulative DOM</b>	-- · --	16 · 19	23 · 25	1 · 3
<b>Age (# of years)</b>	17	23	20	4
<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	2 Stories Colonial	2 Stories Colonial	2 Stories Colonial
<b># Units</b>	1	1	1	1
<b>Living Sq. Feet</b>	2,942	2,790	3,073	2,830
<b>Bdrm · Bths · ½ Bths</b>	4 · 3	4 · 2 · 1	4 · 2 · 1	4 · 2 · 1
<b>Total Room #</b>	7	7	7	7
<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	No
<b>Basement (% Fin)</b>	100%	0%	100%	0%
<b>Basement Sq. Ft.</b>	1,358	--	1,536	--
<b>Pool/Spa</b>	--	--	--	--
<b>Lot Size</b>	0.31 acres	0.50 acres	0.34 acres	0.27 acres
<b>Other</b>	None	None	None	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.

## Current Listings - Cont.

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

- Listing 1** Property is equal in GLA and Bed count to the subject. Active1 => Bath= \$2000, Half Bath= \$-1000, GLA= \$3040, Lot= \$-380, basement= \$1000, Total= \$4660, Net Adjusted Value= \$404660 Please remove shoes when inside. Beautiful small neighborhood with tennis courts and swimming pool. Easy access to I-75, I-675, and I-285. Close to the Clayton County International Park, shopping and grocery stores. Two story in a cul-de-sac. Big backyard with extra large patio.
- Listing 2** Property is equal in GLA and style to the subject. Active2 => Bath= \$2000, Half Bath= \$-1000, GLA= \$-2620, Total= \$-1620, Net Adjusted Value= \$458380 Come view this beautiful 3-sided brick 4 bedroom 2 and half bathroom home on a full basement. This house has a formal living, dining, and sunroom. All bedrooms are upstairs. Enjoy the large primary suite and adult-size secondary bedrooms. Entertain family and friends with plenty of yard space. This house is perfect for the growing family!
- Listing 3** Property is inferior in GLA but equal in Bed count to the subject. Adjustments: Bath= \$2000, Half Bath= \$-1000, GLA= \$2240, Age= \$-325, basement= \$1000, Total= \$3915, Net Adjusted Value= \$388915 Must see this beautiful home with several builder upgrades. Only 4 years old and very well maintained. Main floor features two living areas, a separate dining room, full breakfast area, and a spacious family/rec room with built-in, electric fireplace. Kitchen features granite countertops, stainless steel appliances, and hardwood floors throughout. Opens up to the breakfast and dining areas. Large living room features high, coffered ceilings as well. The upper level you'll find 4 bedrooms and 2 full bathrooms- one of which is Jack and Jill. Master bedroom features a huge walk-in closet, en suite bathroom with a large shower, and soaking tub. Laundry room with washer and dryer conveniently located on the second floor. In case you haven't noticed, the common theme for this home throughout is large, spacious, and oversized. If space is what you need, you've found it. Minutes away from the I-675, I-75, I-285, and Hartfield International Airport. Close to dining, shopping, and entertainment.

## Recent Sales

	Subject	Sold 1	Sold 2 *	Sold 3
<b>Street Address</b>	1721 Gallup Drive	5793 Rex Ridge Parkway	7065 Coatsworth Drive	431 Whitewater Trail
<b>City, State</b>	Stockbridge, GEORGIA	Rex, GA	Stockbridge, GA	Stockbridge, GA
<b>Zip Code</b>	30281	30273	30281	30281
<b>Datasource</b>	Tax Records	MLS	MLS	MLS
<b>Miles to Subj.</b>	--	2.96 <sup>1</sup>	1.63 <sup>1</sup>	1.33 <sup>1</sup>
<b>Property Type</b>	SFR	SFR	SFR	SFR
<b>Original List Price \$</b>	--	\$390,000	\$400,000	\$385,000
<b>List Price \$</b>	--	\$390,000	\$400,000	\$420,000
<b>Sale Price \$</b>	--	\$390,000	\$400,000	\$420,000
<b>Type of Financing</b>	--	Conventional	Conventional	Conventional
<b>Date of Sale</b>	--	07/08/2022	06/01/2022	06/13/2022
<b>DOM · Cumulative DOM</b>	-- · --	52 · 52	33 · 33	33 · 33
<b>Age (# of years)</b>	17	5	25	19
<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	2 Stories Colonial	2 Stories Colonial	2 Stories Colonial
<b># Units</b>	1	1	1	1
<b>Living Sq. Feet</b>	2,942	3,072	3,004	2,838
<b>Bdrm · Bths · ½ Bths</b>	4 · 3	5 · 3	4 · 3 · 1	3 · 2 · 1
<b>Total Room #</b>	7	9	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	No	No
<b>Basement (% Fin)</b>	100%	0%	0%	0%
<b>Basement Sq. Ft.</b>	1358	--	--	--
<b>Pool/Spa</b>	--	--	--	--
<b>Lot Size</b>	0.31 acres	0.02 acres	0.06 acres	1.1 acres
<b>Other</b>	None	None	None	None
<b>Net Adjustment</b>	--	-\$6,320	-\$740	+\$6,500
<b>Adjusted Price</b>	--	\$383,680	\$399,260	\$426,500

\* 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** Property is superior in GLA and Bed count to the subject. Sold1 => Bed= \$-4000, GLA= \$-2600, Age= \$-300, Lot= \$580, Total= \$-6320, Net Adjusted Value= \$383680 Beautifully well kept home in an established subdivision. Minutes from shopping, interstate, restaurants, and schools. Oversized mastersuite along with 3 spacious additional bedrooms on the second floor. A guest bedroom and a full bath on main floor. Granite countertops and stainless steel appliances in kitchen, fenced in big backyard. Home is move in ready. Come see for yourself today!
- Sold 2** Property is superior in GLA and Bed count to the subject. Adjustments: Half Bath= \$-1000, GLA= \$-1240, Lot= \$500, sold date= \$1000, Total= \$-740, Net Adjusted Value= \$399260 Welcome to your 3,000+ sq. ft cul-de-saq home! Features 5 bed, 3.5 baths. Owner suite with sizable bedroom, bathroom, and walk-in closet on main plus dining room, office, sunroom and two-story open living room with views to kitchen/backyard. Upstairs has an additional Junior suite with large walk-in closet and full bath, secondary bedroom with bonus playroom/media room and walk-in closet and two additional bedrooms and full bathroom upstairs. Plus, over a 1/2 acre yard ready for your special touch. Updated granite countertops, fixtures, fresh paint and appliances remain. Non-HOA Community conveniently located near I75, 675 and 285.
- Sold 3** Property is inferior in GLA but equal in Bed count to the subject. Adjustments: Bed= \$4000, Bath= \$2000, Half Bath= \$-1000, GLA= \$2080, Lot= \$-1580, sold date= \$1000, Total= \$500, Net Adjusted Value= \$426500 When you see it, you will fall in love with this one. There is plenty of space on the first level with separate living and dining rooms. The kitchen features granite counters, SS appliances and tile flooring. Next to it is the great room with a cozy fireplace. The dual access staircase will lead you up to a massive owner's suite with double tray ceilings, a fireplace, and a large sitting area. It feels like 2 rooms in 1! You won't want to leave. Sitting on over 1 acre, the huge backyard is perfect for entertaining with a grilling area, pergola, and patio. And you will love relaxing by the pond. (Yes you can put fish in the pond)

## Subject Sales & Listing History

<b>Current Listing Status</b>	Not Currently Listed	<b>Listing History Comments</b>					
<b>Listing Agency/Firm</b>		None Noted					
<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

	As Is Price	Repaired Price
<b>Suggested List Price</b>	\$410,000	\$410,000
<b>Sales Price</b>	\$400,000	\$400,000
<b>30 Day Price</b>	\$390,000	--
<b>Comments Regarding Pricing Strategy</b>		
<p>Subject is SFR Colonial style home. Subject basement is unique in the neighborhood. I have searched within 1 mile, +/- 20% GLA, +/- 10 years and 6 months. There are very limited comparables available within criteria so I have exceeded the proximity up to 3.29 miles. Also, comparables exceed lot size. Necessary adjustments are provided for the variance. Subject is located near to railway, water body, commercial and major road. However, which will not affect the subject market value and marketability. CS2 and CL1 are the best comparables in size and condition. Subject details are taken from the Tax Record.</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



Front



Front



Address Verification



Address Verification



Side



## Subject Photos



Street



Street



Street



Street

## Listing Photos

**L1** 244 Memory Lane  
Stockbridge, GA 30281



Front

**L2** 321 MANSFIELD Way  
Stockbridge, GA 30281



Front

**L3** 6930 Diamond Drive  
Rex, GA 30273



Front

## Sales Photos

**S1** 5793 Rex Ridge Parkway  
Rex, GA 30273



Front

**S2** 7065 COATSWORTH Drive  
Stockbridge, GA 30281



Front

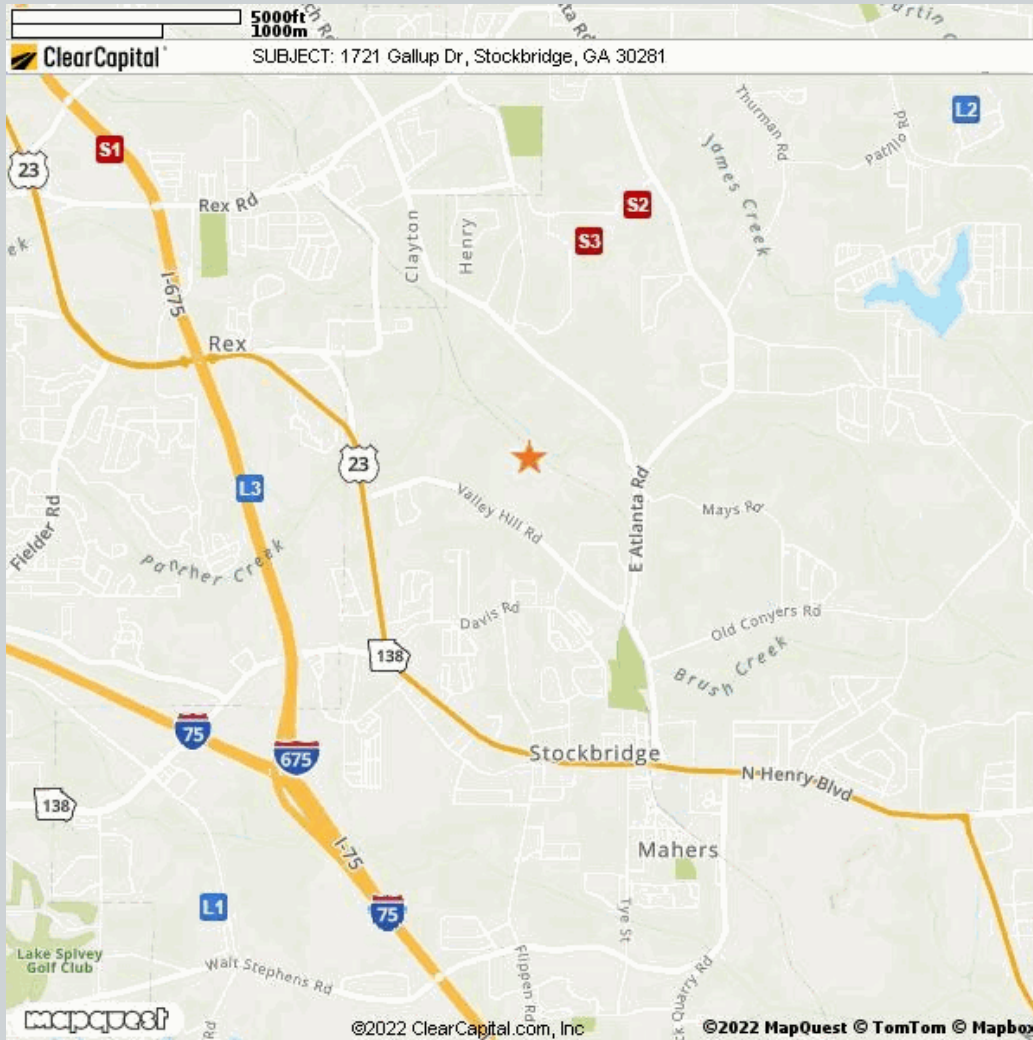
**S3** 431 WHITEWATER Trail  
Stockbridge, GA 30281



Front

## ClearMaps Addendum

**Address** ★ 1721 Gallup Drive, Stockbridge, GEORGIA 30281  
**Loan Number** 42656      **Suggested List** \$410,000      **Suggested Repaired** \$410,000      **Sale** \$400,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	1721 Gallup Drive, Stockbridge, Georgia 30281	--	Parcel Match
L1 Listing 1	244 Memory Lane, Stockbridge, GA 30281	3.08 Miles <sup>1</sup>	Parcel Match
L2 Listing 2	321 Mansfield Way, Stockbridge, GA 30281	3.25 Miles <sup>1</sup>	Parcel Match
L3 Listing 3	6930 Diamond Drive, Rex, GA 30273	1.55 Miles <sup>1</sup>	Parcel Match
S1 Sold 1	5793 Rex Ridge Parkway, Rex, GA 30273	2.96 Miles <sup>1</sup>	Parcel Match
S2 Sold 2	7065 Coatsworth Drive, Stockbridge, GA 30281	1.63 Miles <sup>1</sup>	Parcel Match
S3 Sold 3	431 Whitewater Trail, Stockbridge, GA 30281	1.33 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.

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>	Loys Jean White	<b>Company/Brokerage</b>	Palmerhouse Properties, LLC
<b>License No</b>	293640	<b>Address</b>	3707 Talonega Trail Ellenwood GA 30294
<b>License Expiration</b>	03/31/2026	<b>License State</b>	GA
<b>Phone</b>	4044274579	<b>Email</b>	loysrealty22@gmail.com
<b>Broker Distance to Subject</b>	7.85 miles	<b>Date Signed</b>	10/09/2022

*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.**