

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>	3553 Splinterwood Road, Norcross, GA 30092	<b>Order ID</b>	7220532	<b>Property ID</b>	29923898
<b>Inspection Date</b>	04/08/2021	<b>Date of Report</b>	04/09/2021		
<b>Loan Number</b>	44305	<b>APN</b>	R6283B065		
<b>Borrower Name</b>	Breckenridge Property Fund 2016 LLC	<b>County</b>	Gwinnett		

Tracking IDs					
<b>Order Tracking ID</b>	0407BPO	<b>Tracking ID 1</b>	BPF2		
<b>Tracking ID 2</b>	--	<b>Tracking ID 3</b>	--		

### General Conditions

General Conditions		Condition Comments
<b>Owner</b>	Brooks Devora	This home appears to be in avg condition for the age of the structure. No damage was noted. The interior should be inspected to verify condition.
<b>R. E. Taxes</b>	\$1,617	
<b>Assessed Value</b>	\$121,200	
<b>Zoning Classification</b>	R1	
<b>Property Type</b>	Condo	
<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>	Tolley Comm Mangement 770-517-1761	
<b>Association Fees</b>	\$334 / Month (Landscaping)	
<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 home is bordered to the North by Mountcreek Parkway, West by Hwy 140, East by Crooked Creek Rd and South by Brookwood Rd.
<b>Local Economy</b>	Stable	
<b>Sales Prices in this Neighborhood</b>	Low: \$150,000 High: \$250,000	
<b>Market for this type of property</b>	Remained Stable for the past 6 months.	
<b>Normal Marketing Days</b>	<90	

### Current Listings

	Subject	Listing 1	Listing 2 *	Listing 3
<b>Street Address</b>	3553 Splinterwood Road	6175 Summit Trl	608 Glenleaf Dr	6243 Summit Trl
<b>City, State</b>	Norcross, GA	Peachtree Corners, GA	Peachtree Corners, GA	Peachtree Corners, GA
<b>Zip Code</b>	30092	30092	30092	30092
<b>Datasource</b>	Tax Records	Tax Records	Tax Records	Tax Records
<b>Miles to Subj.</b>	--	0.15 <sup>1</sup>	0.93 <sup>1</sup>	0.24 <sup>1</sup>
<b>Property Type</b>	Condo	Condo	Condo	Condo
<b>Original List Price \$</b>	\$	\$245,000	\$174,900	\$235,000
<b>List Price \$</b>	--	\$245,000	\$174,900	\$235,000
<b>Original List Date</b>		03/28/2021	10/05/2020	03/15/2021
<b>DOM · Cumulative DOM</b>	-- · --	11 · 12	185 · 186	24 · 25
<b>Age (# of years)</b>	47	38	47	38
<b>Condition</b>	Average	Average	Average	Average
<b>Sales Type</b>	--	Fair Market Value	Fair Market Value	Fair Market Value
<b>Condo Floor Number</b>	1	1	1	1
<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 condo	2 Stories condo	2 Stories condo	2 Stories condo
<b># Units</b>	1	1	1	1
<b>Living Sq. Feet</b>	1,492	1,533	1,623	1,470
<b>Bdrm · Bths · ½ Bths</b>	3 · 2 · 1	2 · 2 · 1	2 · 2	3 · 2 · 1
<b>Total Room #</b>	7	6	5	7
<b>Garage (Style/Stalls)</b>	None	None	None	None
<b>Basement (Yes/No)</b>	No	No	No	No
<b>Basement (% Fin)</b>	0%	0%	0%	0%
<b>Basement Sq. Ft.</b>	--	--	--	--
<b>Pool/Spa</b>	--	--	--	--
<b>Lot Size</b>	0 acres	0 acres	0 acres	0 acres
<b>Other</b>	none	none	none	none

\* Listing 2 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** This Two-story townhome offers an open and airy floor plan, family room with fireplace leading to your eat-in kitchen area/dining room. Recently renovated kitchen -- updated kitchen -3000 adj val \$242000

**Listing 2** Top to bottom tile in the master bathroom with a build in closet, granite, marble, and porcelain tile throughout the condo, spacious utility room comes with washer and dryer

**Listing 3** Peachtree Corners Town Center, restaurants, parks & great schools. 3 bedrooms, 2.5 baths Fee Simple Townhome w/ NO HOA fees; FHA approval and NO rental restrictions.

### Recent Sales

	Subject	Sold 1	Sold 2	Sold 3 *
Street Address	3553 Splinterwood Road	3655 Madrid Cir	3582 Splinterwood Rd	3570 Splinterwood Rd
City, State	Norcross, GA	Peachtree Corners, GA	Peachtree Corners, GA	Peachtree Corners, GA
Zip Code	30092	30092	30092	30092
Datasource	Tax Records	Tax Records	Tax Records	Tax Records
Miles to Subj.	--	0.26 <sup>1</sup>	0.03 <sup>1</sup>	0.02 <sup>1</sup>
Property Type	Condo	Condo	Condo	Condo
Original List Price \$	--	\$195,000	\$159,900	\$160,000
List Price \$	--	\$195,000	\$159,900	\$160,000
Sale Price \$	--	\$198,500	\$171,000	\$171,000
Type of Financing	--	Cash	Conv	Conv
Date of Sale	--	03/03/2021	03/22/2021	12/16/2020
DOM · Cumulative DOM	-- · --	3 · 19	5 · 46	4 · 41
Age (# of years)	47	47	47	47
Condition	Average	Average	Average	Average
Sales Type	--	Fair Market Value	Fair Market Value	Fair Market Value
Condo Floor Number	1	1	1	1
Location	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
View	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
Style/Design	2 Stories condo	2 Stories condo	2 Stories condo	2 Stories condo
# Units	1	1	1	1
Living Sq. Feet	1,492	1,650	1,450	1,450
Bdrm · Bths · ½ Bths	3 · 2 · 1	3 · 2 · 1	3 · 2 · 1	3 · 2 · 1
Total Room #	7	7	7	7
Garage (Style/Stalls)	None	None	None	None
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	0 acres	0 acres	0 acres	0 acres
Other	none	none	3800	none
Net Adjustment	--	\$0	-\$3,800	-\$3,000
Adjusted Price	--	\$198,500	\$167,200	\$168,000

\* Sold 3 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** Spacious great room features a cozy stone fireplace and view to private courtyard. Plenty of room for a home office nook. Wrought iron staircase and newer wide plank hardwood flooring.
- Sold 2** 3 bedroom/2.5bath home in Great Location, easy access to 141, 85, 285. Large open living space flooded w/ natural light features french doors to fenced private backyard. c.c. -3800
- Sold 3** Hardwoods through out. Kitchen includes custom maple soft-close cabinetry, quartz countertops and stainless appliances. New carpet in master and secondary rooms. upgraded kitchen -3000

### Subject Sales & Listing History

<b>Current Listing Status</b>	Not Currently Listed	<b>Listing History Comments</b>					
<b>Listing Agency/Firm</b>		This home last sold on 10/21/1998 for \$69000					
<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

	<b>As Is Price</b>	<b>Repaired Price</b>
<b>Suggested List Price</b>	\$185,000	\$185,000
<b>Sales Price</b>	\$175,000	\$175,000
<b>30 Day Price</b>	\$165,000	--
<b>Comments Regarding Pricing Strategy</b>		
<p>The property is maintained. No damage was noted for this property. The lawn has been mowed. No debris noted on the exterior. From an exterior inspection of this home the home does not have any damage. I would recommend the interior be inspected to verify condition. The homes within the subject's s/d appear to be well maintained. No deferred maintenance was noted throughout the community. I went back 03 months, out in distance 0.50 miles, and even with relaxing the GLA search criteria I was unable to find sufficient comps which fit the client's requirements. Within 2 miles and back 12 months I found 11 comps of which I could only use 6 due to subject homes characteristics and marketing factors. The ones used are the best possible currently available comps within 2 miles and the adjustments are sufficient for this area to account for the differences in the subject and comps.</p>		

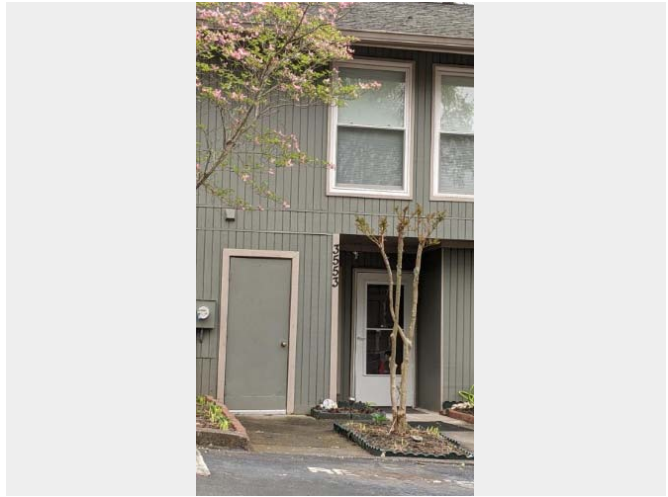
### Clear Capital Quality Assurance Comments Addendum

**Reviewer's** The price is based on the subject being in average condition. Comps are similar in characteristics, located within 0.93 miles and the sold comps  
**Notes** closed within the last 4 months. The market is reported as being stable in the last 6 months. The price conclusion is deemed supported.

### Subject Photos



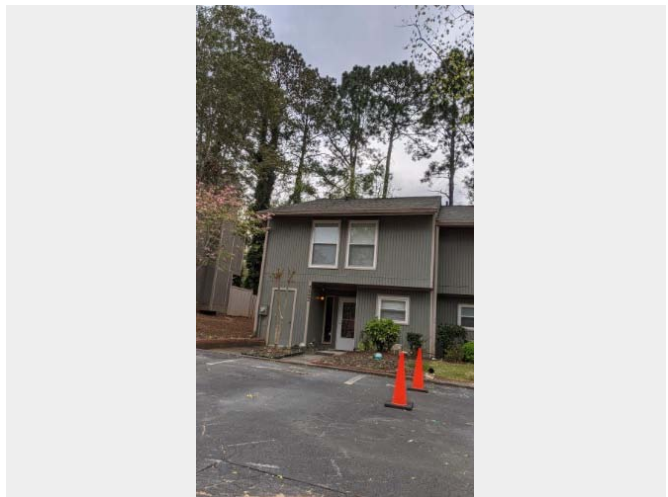
Front



Address Verification



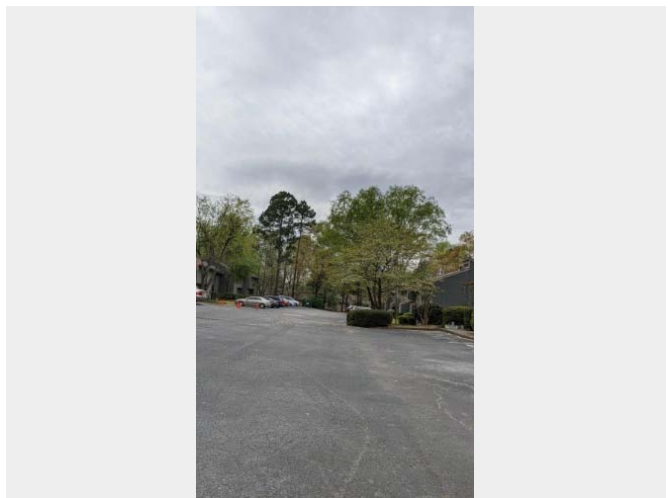
Side



Side



Street



Street

## Subject Photos



Other



## Listing Photos

**L1** 6175 Summit Trl  
Peachtree Corners, GA 30092



Other

**L2** 608 Glenleaf Dr  
Peachtree Corners, GA 30092



Other

**L3** 6243 Summit Trl  
Peachtree Corners, GA 30092



Other

## Sales Photos

**S1** 3655 Madrid Cir  
Peachtree Corners, GA 30092



Other

**S2** 3582 Splinterwood Rd  
Peachtree Corners, GA 30092



Other

**S3** 3570 Splinterwood Rd  
Peachtree Corners, GA 30092



Other

### ClearMaps Addendum

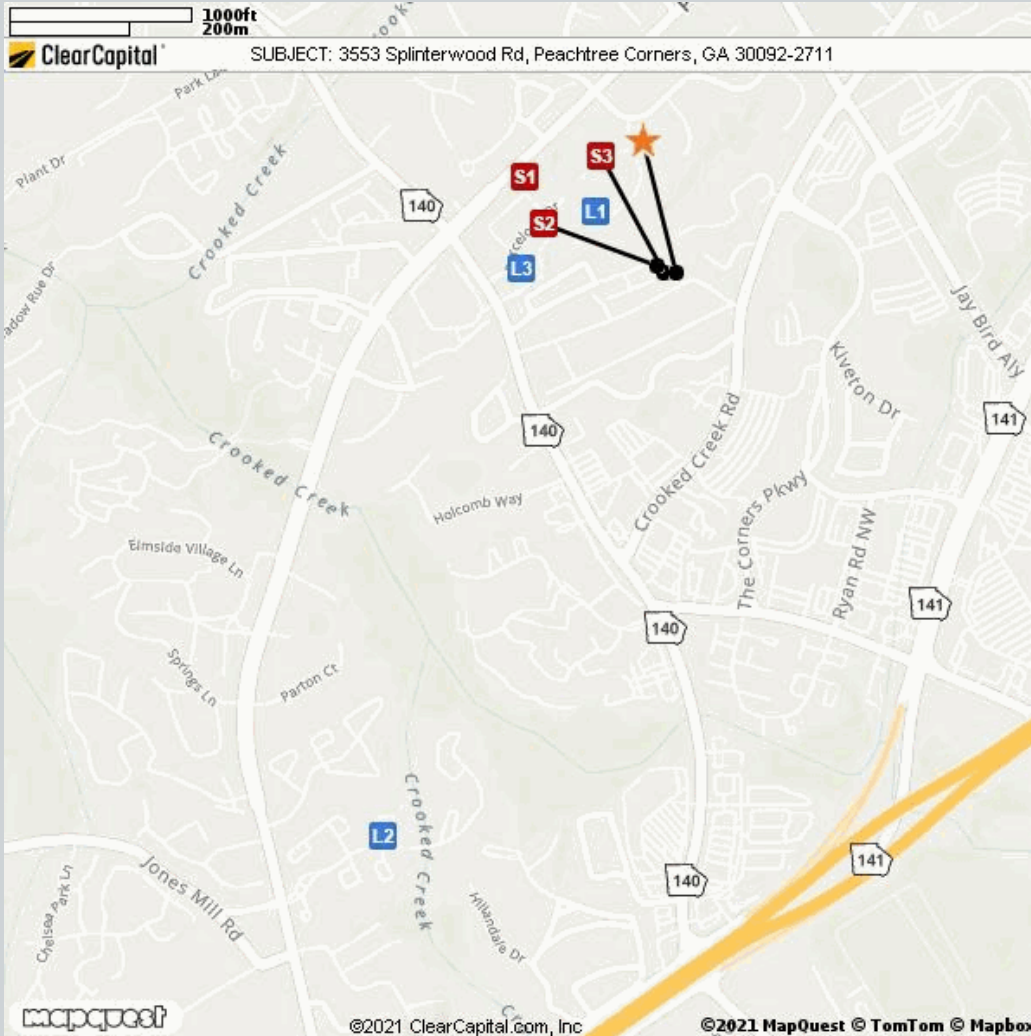
**Address** ★ 3553 Splinterwood Road, Norcross, GA 30092

**Loan Number** 44305

**Suggested List** \$185,000

**Suggested Repaired** \$185,000

**Sale** \$175,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	3553 Splinterwood Road, Norcross, GA 30092	--	Street Centerline Match
L1 Listing 1	6175 Summit Trl, Peachtree Corners, GA 30092	0.15 Miles <sup>1</sup>	Parcel Match
L2 Listing 2	608 Glenleaf Dr, Peachtree Corners, GA 30092	0.93 Miles <sup>1</sup>	Street Centerline Match
L3 Listing 3	6243 Summit Trl, Peachtree Corners, GA 30092	0.24 Miles <sup>1</sup>	Parcel Match
S1 Sold 1	3655 Madrid Cir, Peachtree Corners, GA 30092	0.26 Miles <sup>1</sup>	Parcel Match
S2 Sold 2	3582 Splinterwood Rd, Peachtree Corners, GA 30092	0.03 Miles <sup>1</sup>	Parcel Match
S3 Sold 3	3570 Splinterwood Rd, Peachtree Corners, GA 30092	0.02 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>	Amy Shelay Jones 1	<b>Company/Brokerage</b>	Elite REO Services
<b>License No</b>	260309	<b>Address</b>	2524 Emma Way Lawrenceville GA 30044
<b>License Expiration</b>	01/31/2023	<b>License State</b>	GA
<b>Phone</b>	6782273007	<b>Email</b>	amy.jones@elitereo.com
<b>Broker Distance to Subject</b>	9.20 miles	<b>Date Signed</b>	04/08/2021

*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.**