

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	3711 Spring Creek Circle, Snellville, GA 30039	Order ID	7416501	Property ID	30610469
Inspection Date	07/08/2021	Date of Report	07/09/2021		
Loan Number	44886	APN	R6014 159		
Borrower Name	Breckenridge Property Fund 2016 LLC	County	Gwinnett		

Tracking IDs					
Order Tracking ID	0707BPO_BOTW	Tracking ID 1	0707BPO_BOTW		
Tracking ID 2	--	Tracking ID 3	--		

General Conditions

Owner	DENIS TAMFOR	Condition Comments	
R. E. Taxes	\$3,328	Property is a 4 bed, 2.5 bath home in average marketable condition, with 2 car garage.	
Assessed Value	\$82,080		
Zoning Classification	Residential AA068		
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 consistent with the neighborhood with the surrounding homes having mostly good condition with well-maintained lawns and shrubbery.	
Sales Prices in this Neighborhood	Low: \$163000 High: \$366250		
Market for this type of property	Decreased 4 % in the past 6 months.		
Normal Marketing Days	<30		

Current Listings

	Subject	Listing 1	Listing 2 *	Listing 3
Street Address	3711 Spring Creek Circle	3279 Arbor Oaks Drive	3393 Madison Farm Way	4030 Camaron Way
City, State	Snellville, GA	Snellville, GA	Snellville, GA	Snellville, GA
Zip Code	30039	30039	30039	30039
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.96 ¹	0.98 ¹	0.57 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$299,900	\$299,000	\$315,000
List Price \$	--	\$299,900	\$299,000	\$315,000
Original List Date		05/22/2021	04/19/2021	06/22/2021
DOM · Cumulative DOM	-- · --	7 · 48	4 · 81	3 · 17
Age (# of years)	16	14	19	31
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	2,412	2,294	2,244	2,243
Bdrm · Bths · ½ Bths	4 · 2 · 1	4 · 2 · 1	4 · 3	4 · 2 · 1
Total Room #	8	8	8	8
Garage (Style/Stalls)	Attached 2 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)
Basement (Yes/No)	No	No	Yes	No
Basement (% Fin)	0%	0%	100%	0%
Basement Sq. Ft.	--	--	926	--
Pool/Spa	--	--	--	--
Lot Size	.35 acres	.12 acres	.34 acres	.59 acres
Other	--	--	--	--

* Listing 2 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 Property is a 4 bed, 2.5 bath home in average condition. Features include family room, front porch. Fair market.

Listing 2 Property is a 4 bed, 3 bath home in average condition. Features include full basement, patio. Fair market.

Listing 3 Property is a 4 bed, 2.5 bath home listed in average condition. Features include front porch, garage.

Recent Sales

	Subject	Sold 1	Sold 2 *	Sold 3
Street Address	3711 Spring Creek Circle	3036 Excelsior Court	4053 Laurel Bend Court	3460 Imperial Hill Drive
City, State	Snellville, GA	Snellville, GA	Snellville, GA	Snellville, GA
Zip Code	30039	30039	30039	30039
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	1.06 ¹	0.73 ¹	0.36 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$295,900	\$289,900	\$265,000
List Price \$	--	\$295,900	\$289,900	\$265,000
Sale Price \$	--	\$310,000	\$282,500	\$269,000
Type of Financing	--	Conventional	Fha	Cash
Date of Sale	--	06/28/2021	01/25/2021	03/04/2021
DOM · Cumulative DOM	-- · --	10 · 31	12 · 34	3 · 24
Age (# of years)	16	10	19	18
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	2,412	2,548	2,370	2,094
Bdrm · Bths · ½ Bths	4 · 2 · 1	4 · 3	4 · 3	4 · 2 · 1
Total Room #	8	8	8	8
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	.35 acres	.20 acres	.40 acres	.17 acres
Other	--	--	--	--
Net Adjustment	--	-\$2,860	+\$330	\$0
Adjusted Price	--	\$307,140	\$282,830	\$269,000

* 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.

Reasons for Adjustments Why the comparable sale is superior or inferior to the subject.

Sold 1 Property is a 4 bed, 3 bath home sold in average condition. Conventional loan. Fair market.

Sold 2 Property is a 4 bed, 3 bath home sold in average condition. FHA loan. Fair market.

Sold 3 Property is a 4 bed, 2.5 bath home sold in average condition. Cash sale. Fair market.

Subject Sales & Listing History

Current Listing Status	Not Currently Listed			Listing History Comments			
Listing Agency/Firm				Listed 3/26/2021			
Listing Agent Name							
Listing Agent Phone							
# of Removed Listings in Previous 12 Months	1						
# 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
03/26/2021	\$248,900	--	--	--	--	--	MLS
03/26/2021	\$248,900	04/30/2021	\$280,000	Pending/Contract	05/13/2021	\$280,000	MLS

Marketing Strategy

	As Is Price	Repaired Price
Suggested List Price	\$287,000	\$287,000
Sales Price	\$282,000	\$282,000
30 Day Price	\$277,000	--
Comments Regarding Pricing Strategy		
Comps were selected based on proximity to the subject, GLA and age. I searched within 1 mile of subject, 20% GLA of subject and within a 10 year age range of subject These comps are the most similar and recent sold comps available in the current market area		

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

3711 SPRING CREEK CIRCLE
SNELLVILLE, GA 30039

44886
Loan Number

\$282,000
As-Is Value

Subject Photos



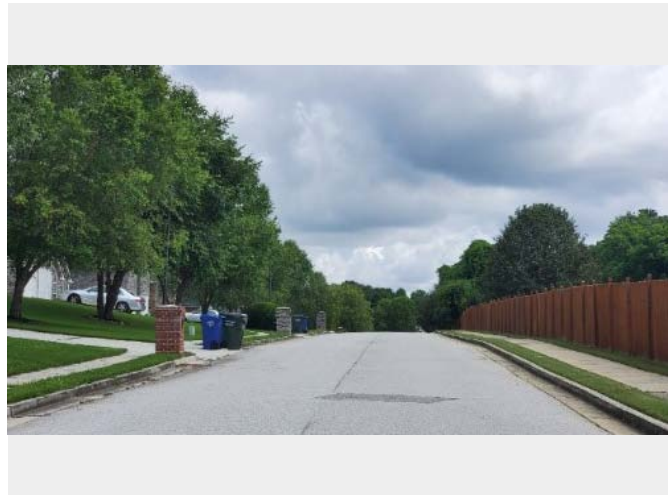
Front



Address Verification



Address Verification



Street

Listing Photos

L1 3279 Arbor Oaks Drive
Snellville, GA 30039



Front

L2 3393 Madison Farm Way
Snellville, GA 30039



Front

L3 4030 Camaron Way
Snellville, GA 30039



Front

Sales Photos

S1 3036 EXCELSIOR Court
Snellville, GA 30039



Front

S2 4053 Laurel Bend Court
Snellville, GA 30039



Front

S3 3460 Imperial Hill Drive
Snellville, GA 30039



Front

ClearMaps Addendum

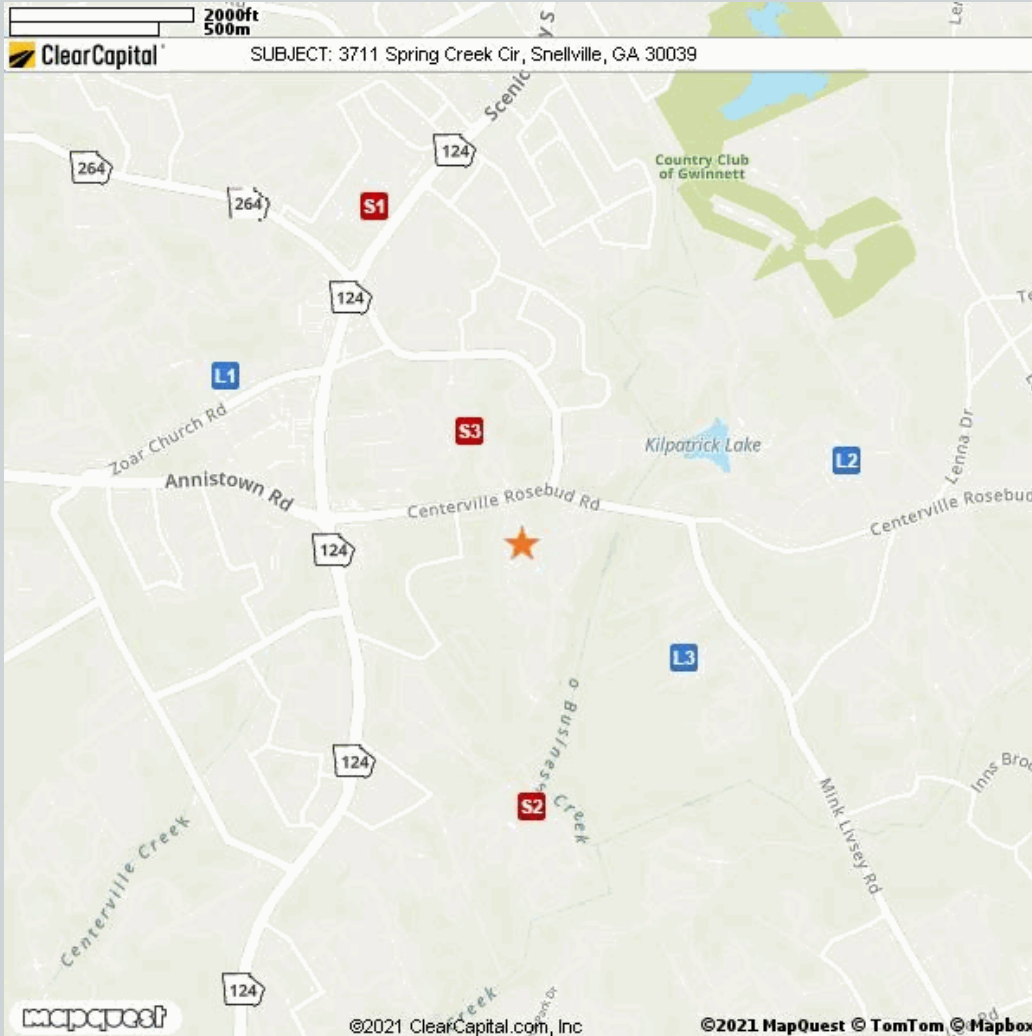
Address ★ 3711 Spring Creek Circle, Snellville, GA 30039

Loan Number 44886

Suggested List \$287,000

Suggested Repaired \$287,000

Sale \$282,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	3711 Spring Creek Circle, Snellville, GA 30039	--	Parcel Match
L1 Listing 1	3279 Arbor Oaks Drive, Snellville, GA 30039	0.96 Miles ¹	Parcel Match
L2 Listing 2	3393 Madison Farm Way, Snellville, GA 30039	0.98 Miles ¹	Parcel Match
L3 Listing 3	4030 Camaron Way, Snellville, GA 30039	0.57 Miles ¹	Parcel Match
S1 Sold 1	3036 Excelsior Court, Snellville, GA 30039	1.06 Miles ¹	Parcel Match
S2 Sold 2	4053 Laurel Bend Court, Snellville, GA 30039	0.73 Miles ¹	Parcel Match
S3 Sold 3	3460 Imperial Hill Drive, Snellville, GA 30039	0.36 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.
Instructions last updated: 7/17/2017

Purpose:

Please determine a realistic market value for this property at which it would sell in a typical marketing time for the area.

Comparable Requirements:

If any of the following comparable criteria cannot be met, commentary is required as to why you expanded your search, and what the effect on value will be.

1. Use comps from the same neighborhood, block or subdivision.
2. Use REO comparables only if the market is driven by REOs and they are comparable in characteristics and condition.
3. Use comps that have closed in the past 3 months to show the current market conditions. In rapidly changing markets, active listing comps should be given equal or greater weight than sold comps in your analysis.

Property Condition Definitions:

1. Poor: Uninhabitable or severely damaged from fire, flood, vandalism or mold
2. Fair: Repairs needed, may not be eligible for all forms of financing, below the neighborhood average
3. Average: Minor cosmetic or no repairs needed; typical for the neighborhood, move-in ready but no significant updates or renovations
4. Good: Above average, move in ready, no repairs necessary and has recent and significant updates and/or renovations (or, for customers that do not provide for 'Average', any move-in ready property)
5. Excellent: Newer construction (1-5 years) or high end luxury

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.

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.

Photo Instructions

1. One current, original photo of the front of the subject
2. Damages (upload enough photos to support your repair cost estimates)
3. Two street scene photos, one looking

Report Instructions - cont.

each direction down the street

4. One view photo looking across the street from the subject
5. One address verification photo
6. MLS photos of all (3) sold comparables, if available
7. MLS photos of all (3) listing comparables, if available

Broker Information

Broker Name	Desari Jabbar	Company/Brokerage	Desari Jabbar Realty Group LLC
License No	295782	Address	925 MAIN STREET Stone Mountain GA 30083
License Expiration	06/30/2022	License State	GA
Phone	4044379055	Email	Desarij@bellsouth.net
Broker Distance to Subject	7.81 miles	Date Signed	07/09/2021

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.