

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	3695 Falls Trail, Winston, GEORGIA 30187	Order ID	7483676	Property ID	30770511
Inspection Date	08/05/2021	Date of Report	08/06/2021		
Loan Number	45833	APN	0122-02-5- -00100		
Borrower Name	Breckenridge Property Fund 2016 LLC	County	Douglas		

Tracking IDs					
Order Tracking ID	0804BPO_BOTW	Tracking ID 1	0804BPO_BOTW		
Tracking ID 2	--	Tracking ID 3	--		

General Conditions

		Condition Comments
Owner	RICHARD A WIENRANK	PER INSPECTION THE SUBJECT PROPERTY APPEARS TO BE IN AVERAGE CONDITION WITH NO VISIBLE EXTERIOR REPAIRS DETECTED.
R. E. Taxes	\$3,618	
Assessed Value	\$111,080	
Zoning Classification	Residential R-LD	
Property Type	SFR	
Occupancy	Occupied	
Ownership Type	Fee Simple	
Property Condition	Average	
Estimated Exterior Repair Cost	\$0	
Estimated Interior Repair Cost	\$0	
Total Estimated Repair	\$0	
HOA	No	
Visible From Street	Partially Visible	
Road Type	Public	

Neighborhood & Market Data

		Neighborhood Comments
Location Type	Suburban	SUBJECT LOCATED WITHIN AN ESTABLISHED DEVELOPMENT AND REFLECT A SELLERS MARKET. SUBJECT PRPERTY IS SURROUNDED BY SIMLIAR HOMES OF STYE AND VALUE.
Local Economy	Stable	
Sales Prices in this Neighborhood	Low: \$139650 High: \$399910	
Market for this type of property	Increased 15 % in the past 6 months.	
Normal Marketing Days	<30	

Current Listings

	Subject	Listing 1 *	Listing 2	Listing 3
Street Address	3695 Falls Trail	3606 Falls Trl	8360 Nolandwood Ln	3100 S Baggett Rd
City, State	Winston, GEORGIA	Winston, GA	Villa Rica, GA	Winston, GA
Zip Code	30187	30187	30180	30187
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.25 ¹	1.63 ¹	1.41 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$398,500	\$420,000	\$349,900
List Price \$	--	\$398,500	\$420,000	\$349,900
Original List Date		05/11/2021	07/20/2021	06/04/2021
DOM · Cumulative DOM	-- · --	87 · 87	17 · 17	63 · 63
Age (# of years)	19	24	3	32
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	1.5 Stories Ranch/Rambler
# Units	1	1	1	1
Living Sq. Feet	2,988	2,863	3,111	2,923
Bdrm · Bths · ½ Bths	4 · 2 · 1	4 · 3 · 1	4 · 4	3 · 2
Total Room #	6	6	7	5
Garage (Style/Stalls)	Attached 2 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)
Basement (Yes/No)	Yes	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	1,296	--	--	--
Pool/Spa	--	--	--	--
Lot Size	0.56 acres	1.58 acres	0.57 acres	6.55 acres
Other	FIREPLACE	FIREPLACE	FIREPLACE	FIREPLACE

* Listing 1 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.

Current Listings - Cont.

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

- Listing 1** Beautifully Well Maintained Home In An Established Neighborhood With An Awesome Finished Basement To Include Media Room And Large Game Room. You Can Have The Yard Of The Month In Your Fabulous Home With A New Roof And Fabulous Curb Appeal. Enjoy The Benefits Of This Neighborhood's Lovely Swim Tennis Community And Park Setting For The Little Ones To Play. Call For An Appointment Today!!!!
- Listing 2** Better Than New 4 Bedroom 4 Bathroom Home. Located In A Beautiful Neighborhood With Sidewalks, Large Lots And Serene Lake W/walking Paths. This Home Built In 2018 Boasts *covered, Rocking Chair Front Porch *welcoming Foyer *formal Living Rm/office Area *open Concept Kitchen/family room *large Family Room *built In Bookcases Flank The Gas Fireplace *oversized Light Filled Breakfast/dining Area *kitchen Offers *white Shaker Cabinetry
- Listing 3** Entertain In This Gorgeous Unique Custom Built Home Secluded On 6.5 Beautifully Wooded Acres! Commercial Grade Confection Kitchen With 10 Burner Thermador Stove With Double Gas Ovens With Griddle And Custom Copper Vent Hood. Double Stack Dishwasher And 2 Sinks In Kitchen Along With Built In Ever Cool Pastry Slab. Moveable Island With Tons Of Cabinet Storage. Entertain On The Expansive Tiger Teak Deck (cherry Rails), Also Open Seating Area And Massive Sun Room. Beautiful Hardwoods With Brazilian Walnut Borders. Walkable Crawl Space And Easy Access Attic Storage.

Recent Sales

	Subject	Sold 1	Sold 2	Sold 3 *
Street Address	3695 Falls Trail	7518 Mason Falls Dr	3728 Falls Trl	3713 Falls Trl
City, State	Winston, GEORGIA	Winston, GA	Winston, GA	Winston, GA
Zip Code	30187	30187	30187	30187
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.21 ¹	0.12 ¹	0.06 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$361,000	\$391,000	\$374,000
List Price \$	--	\$361,000	\$391,000	\$374,000
Sale Price \$	--	\$361,000	\$391,000	\$374,000
Type of Financing	--	Conv.	Conv.	Conv.
Date of Sale	--	07/30/2021	06/22/2021	07/30/2021
DOM · Cumulative DOM	-- · --	28 · 28	40 · 40	39 · 39
Age (# of years)	19	26	19	19
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	1.5 Stories Traditional
# Units	1	1	1	1
Living Sq. Feet	2,988	2,826	2,629	2,558
Bdrm · Bths · ½ Bths	4 · 2 · 1	4 · 2 · 1	4 · 3 · 1	3 · 2 · 1
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)	Yes	No	Yes	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	1296	--	1,123	--
Pool/Spa	--	--	--	--
Lot Size	0.56 acres	1.35 acres	1.09 acres	0.46 acres
Other	FIREPLACE	FIREPLACE	FIREPLACE	FIREPLACE
Net Adjustment	--	\$0	+\$7,975	+\$11,750
Adjusted Price	--	\$361,000	\$398,975	\$385,750

* Sold 3 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** Welcome Home! This Move-in Ready 4 Bedroom 2.5 Bath Home W/upgrades Is Located In The Sought After Swim/tennis Community Of The Falls At Mason Creek. Offering Large Rooms Including A Separate Dining Room W/sitting Room, Living Room Off The Eat-in Kitchen, And Full Basement. Hardwoods On Main, Granite Countertops, And Modern Appliances. Large Master Bedroom W/walk-in Closet And Renovated Bath. Newly Built, Oversized Deck Overlooking Private Backyard With A Landscape Of Hardwoods, Magnolias, And Wildlife. Only Minutes To I-20, Best Schools, Parks, Retail, & Atl Airport
- Sold 2** Beautiful, Well Kept Home In Sought After Neighborhood With Wonderful Neighbors, Amenities And Schools.plenty Of Room For All The Family Including An In-law Suite On The Terrace Level. Open Floorplan Flows Seamlessly Throughout And Is Perfect For Entertaining. Main Level Features Gleaming Life Proof Flooring & Tons Of Natural Light And Beautiful Arched Openings. Separate Dining Room For Those Times When You Want It To Be Special. Gourmet Kitchen Has Stainless Steel Appliances, Custom Tiled Back Splash & Granite Counter.
- Sold 3** Kitchen Opens To Breakfast Area, Two-story Family Room With Fireplace, Screened Back Porch, And Sunroom All Overlooking A Beautifully Landscaped Backyard. Large Laundry Room On Main, Two Spacious Bedrooms, Full Bath And Bonus/4th Bedroom On Second Level. Irrigation System And Water Purification Sytem.

Subject Sales & Listing History

Current Listing Status	Not Currently Listed		Listing History Comments				
Listing Agency/Firm			5/3/2006 \$266,500				
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	\$387,900	\$387,900
Sales Price	\$385,900	\$385,900
30 Day Price	\$379,000	--
Comments Regarding Pricing Strategy		
BASED ON THE INFORMATION PROVIDED BY THE MLS SYSTEM THE COMPS SELECTED ARE MOST COMPARABLE TO THE SUBJECT PROPERTY AND ARE MOST COMPARABLE.		

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.
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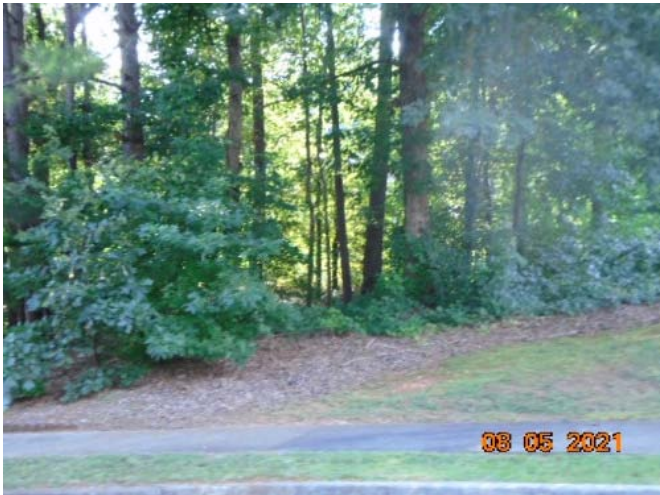
Subject Photos



Front



Address Verification



Side



Side



Street



Street

Subject Photos



Street

Listing Photos

L1 3606 Falls Trl
Winston, GA 30187



Front

L2 8360 Nolandwood Ln
Villa Rica, GA 30180



Front

L3 3100 S Baggett Rd
Winston, GA 30187



Front

Sales Photos

S1 7518 Mason Falls Dr
Winston, GA 30187



Front

S2 3728 Falls Trl
Winston, GA 30187



Front

S3 3713 Falls Trl
Winston, GA 30187



Front

ClearMaps Addendum

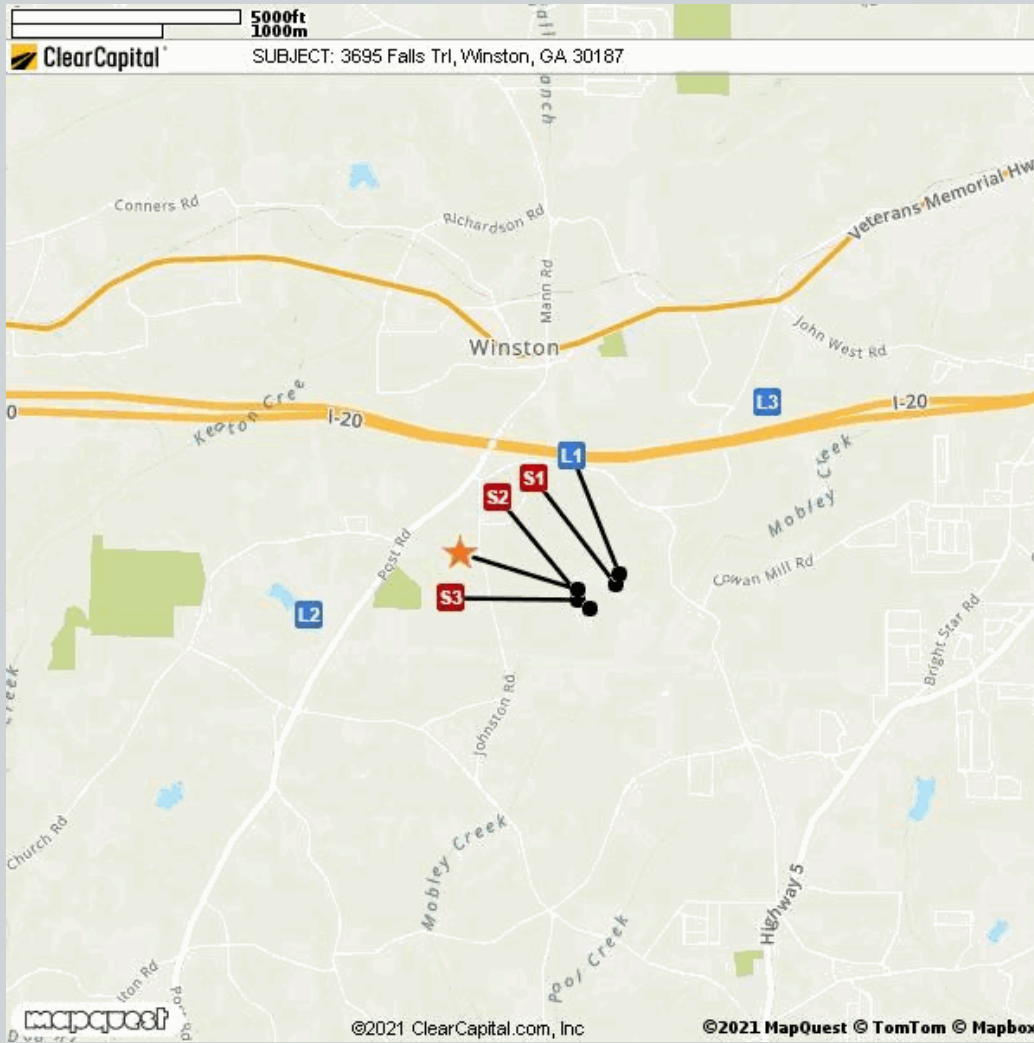
Address ★ 3695 Falls Trail, Winston, GEORGIA 30187

Loan Number 45833

Suggested List \$387,900

Suggested Repaired \$387,900

Sale \$385,900



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	3695 Falls Trail, Winston, Georgia 30187	--	Parcel Match
L1 Listing 1	3606 Falls Trl, Winston, GA 30187	0.25 Miles ¹	Parcel Match
L2 Listing 2	8360 Nolandwood Ln, Villa Rica, GA 30180	1.63 Miles ¹	Parcel Match
L3 Listing 3	3100 S Baggett Rd, Winston, GA 30187	1.41 Miles ¹	Parcel Match
S1 Sold 1	7518 Mason Falls Dr, Winston, GA 30187	0.21 Miles ¹	Parcel Match
S2 Sold 2	3728 Falls Trl, Winston, GA 30187	0.12 Miles ¹	Parcel Match
S3 Sold 3	3713 Falls Trl, Winston, GA 30187	0.06 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 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

Broker Name	Trina Dowdy	Company/Brokerage	ATLANTAHOMESTEADS
License No	266749	Address	6000 STEWART PKWY DOUGLASVILLE GA 30154
License Expiration	02/28/2023	License State	GA
Phone	7705724741	Email	yourbroker@atlantahomesteads.com
Broker Distance to Subject	3.20 miles	Date Signed	08/06/2021

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.