

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	10 Old Hickory Way, Dallas, GA 30157	Order ID	7510482	Property ID	30845713
Inspection Date	08/17/2021	Date of Report	08/17/2021		
Loan Number	45954	APN	018683		
Borrower Name	Breckenridge Property Fund 2016 LLC	County	Paulding		

Tracking IDs

Order Tracking ID	20210816BPO	Tracking ID 1	20210816BPO
Tracking ID 2	--	Tracking ID 3	--

General Conditions

Owner	SHAUN NGUYEN	Condition Comments	
R. E. Taxes	\$2,119	Property has normal wear and tear.	
Assessed Value	\$73,212		
Zoning Classification	Residential		
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	Hermitage Mill HOA		
Association Fees	\$350 / Year (Pool,Tennis)		
Visible From Street	Visible		
Road Type	Public		

Neighborhood & Market Data

Location Type	Suburban	Neighborhood Comments	
Local Economy	Stable	Property in an established neighborhood with like condition properties.	
Sales Prices in this Neighborhood	Low: \$208500 High: \$453167		
Market for this type of property	Increased 12 % in the past 6 months.		
Normal Marketing Days	<30		

Current Listings

	Subject	Listing 1 *	Listing 2	Listing 3
Street Address	10 Old Hickory Way	142 Presidential Dr	122 Bermuda Ct	418 Silverleaf Ln
City, State	Dallas, GA	Dallas, GA	Dallas, GA	Dallas, GA
Zip Code	30157	30157	30157	30157
Datasource	Public Records	MLS	MLS	MLS
Miles to Subj.	--	0.15 ¹	0.68 ¹	0.66 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$289,900	\$315,000	\$35,000
List Price \$	--	\$289,900	\$315,000	\$350,000
Original List Date		07/14/2021	07/22/2021	07/14/2021
DOM · Cumulative DOM	-- · --	34 · 34	26 · 26	34 · 34
Age (# of years)	30	33	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	1 Story Split Level	1 Story Ranch/Rambler	2 Stories Traditional	2 Stories Contemporary
# Units	1	1	1	1
Living Sq. Feet	1,418	1,520	2,474	2,518
Bdrm · Bths · ½ Bths	3 · 2	3 · 2	3 · 2 · 1	5 · 3
Total Room #	5	5	6	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	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	850	1,470	--	--
Pool/Spa	--	--	--	--
Lot Size	0.47 acres	0.46 acres	0.46 acres	0.47 acres
Other	--	--	--	--

* 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** This charming 3 bedroom, 2 bath raised ranch offers screened in back porch overlooking private back yard, vaulted ceilings and fireplace in the great room and unfinished space in the basement for room to grow. Very large lot with mature trees. Convenient to Dallas, Acworth and West Marietta. Tenant occupied, appointment restrictions.
- Listing 2** This charming move in ready home with its great curb appeal and sought after family friendly community is what you've been waiting for! *LVP flooring throughout main level *Formal living room just off foyer *2-story family room with lots of natural light & gas log fireplace *Eat in kitchen with plenty of cabinet space and views to family room, formal dining room & backyard *Oversized owner's suite with sitting room, deep soaking tub, double vanity & vaulted ceiling in bathroom * Spacious secondary bedrooms *Large private fenced backyard ready for your new pool *Neighborhood has pond with fishing *Showings Friday-Saturday 10am to 7pm & Sunday 10am to 5pm
- Listing 3** Your home is finally on the market! FANTASTIC 5 bedroom home in a prime location! Open concept view, Hardwood floors on main, the floor plan flows beautifully & it's full of upgrades, nice bedroom on main has a full bathroom. Awesome fireplace family room. Enjoy the Large master bedroom & remodeled master bathroom. The 5th bedroom upstairs can be used as an office/playroom...This beauty is nestled in a quiet location, and you still find everything that you need, just minutes to the shopping center, grocery stores, parks, biking trails & more! You will love the HUGE(half acre), flat & landscaped backyard perfect for family & friends gatherings where memories are made. Start packing & be ready for new beginnings in this beautiful home!

Recent Sales

	Subject	Sold 1	Sold 2 *	Sold 3
Street Address	10 Old Hickory Way	42 Old Hickory Way	93 Old Hickory Way	213 Viola Dr
City, State	Dallas, GA	Dallas, GA	Dallas, GA	Dallas, GA
Zip Code	30157	30157	30157	30157
Datasource	Public Records	MLS	Public Records	MLS
Miles to Subj.	--	0.03 ¹	0.09 ¹	0.30 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$259,900	\$221,000	\$269,000
List Price \$	--	\$259,900	\$221,000	\$269,000
Sale Price \$	--	\$285,000	\$221,000	\$275,000
Type of Financing	--	Conventional	Cash	Fha
Date of Sale	--	06/18/2021	07/09/2021	05/25/2021
DOM · Cumulative DOM	-- · --	54 · 54	1 · 0	70 · 70
Age (# of years)	30	30	31	26
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	1 Story Split Level	1 Story Traditional	1 Story Ranch	Split Traditional
# Units	1	1	1	1
Living Sq. Feet	1,418	1,418	1,489	1,393
Bdrm · Bths · ½ Bths	3 · 2	4 · 2	3 · 2	4 · 3
Total Room #	5	6	5	7
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%	50%	0%	50%
Basement Sq. Ft.	850	1,296	884	1,248
Pool/Spa	--	--	--	--
Lot Size	0.47 acres	0.46 acres	0.42 acres	0.57 acres
Other	--	--	--	--
Net Adjustment	--	-\$3,000	-\$1,420	-\$5,040
Adjusted Price	--	\$282,000	\$219,580	\$269,960

* 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.

Recent Sales - Cont.

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

- Sold 1** >>>Listing UPDATE 5/21<<< See NEW pictures! Property has been updated with fresh paint, new flooring, granite in kitchen and bathrooms, New light fixtures and plumbing fixtures! MOVE IN READY!! Terrific home sits overlooking wooded front yard with Partially Fenced back yard. On the Paulding/Cobb border with convenience to Dallas, West Marietta and Acworth. Schedule your showing TODAY Update >>>> 5/23 Multiple Offers - H&B Due by 12 noon, Monday 5/24
- Sold 2** 93 Old Hickory Way, Dallas, GA 30157 is a single family home that contains 1,489 sq ft and was built in 1990. It contains 3 bedrooms and 2 bathrooms. This home last sold for \$221,000 in July 2021.
- Sold 3** MUST SELL! Relocation, beautiful traditional home. 4 Bedrooms, 3 full bathrooms, almost NEW Swimming Pool with stone details and a sitting bar with 4 massage jets. Big yard with FENCE. Floor plan with full bathroom and bedroom in the tiled basement. 2 Car Garage with a long drive. Hardwoods installed 3 years ago. Granite kitchen countertops with backsplash. All kitchen appliances included. Vaulted ceilings and a brick fireplace in the family room. Exterior deck . Quiet location only 5 minutes away from Walmart, and shopping areas. 10 Minutes away from Small Trip and Local Hospital. This is a very well kept MOVE IN READY HOUSE! SHOWINGS ONLY AVAILABLE ON SUNDAYS FROM 12 PM TO 5 PM NO EXCEPTIONS

Subject Sales & Listing History

Current Listing Status	Not Currently Listed			Listing History Comments			
Listing Agency/Firm				Property was last on the market in 2016			
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	\$249,900	\$249,900
Sales Price	\$249,900	\$249,900
30 Day Price	\$239,900	--
Comments Regarding Pricing Strategy		
Property is located in Dallas, GA. Area is sought after for its proximity to Marietta and Atlanta. Listing inventory is very low at this time. Used comps that were bigger and newer. Adjustments 20 SQFT GLA 3000 Bedroom 2540 Full Bath		

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



Address Verification



Side



Side



Street

Subject Photos



Other

Listing Photos

L1 142 Presidential Dr
Dallas, GA 30157



Front

L2 122 Bermuda Ct
Dallas, GA 30157



Front

L3 418 Silverleaf Ln
Dallas, GA 30157



Front

Sales Photos

S1 42 Old Hickory Way
Dallas, GA 30157



Front

S2 93 Old Hickory Way
Dallas, GA 30157



Front

S3 213 Viola Dr
Dallas, GA 30157



Front

ClearMaps Addendum

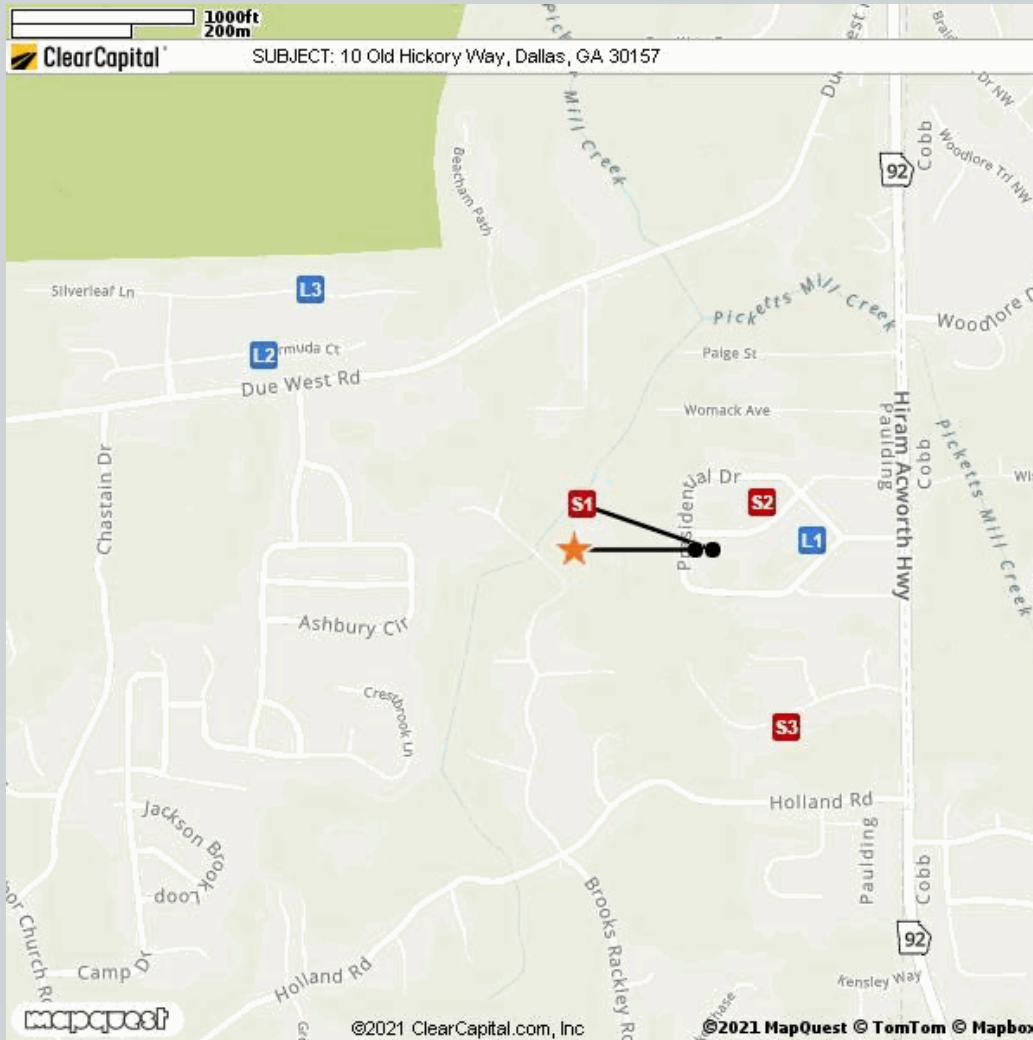
Address ★ 10 Old Hickory Way, Dallas, GA 30157

Loan Number 45954

Suggested List \$249,900

Suggested Repaired \$249,900

Sale \$249,900



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	10 Old Hickory Way, Dallas, GA 30157	--	Parcel Match
L1 Listing 1	142 Presidential Dr, Dallas, GA 30157	0.15 Miles ¹	Parcel Match
L2 Listing 2	122 Bermuda Ct, Dallas, GA 30157	0.68 Miles ¹	Parcel Match
L3 Listing 3	418 Silverleaf Ln, Dallas, GA 30157	0.66 Miles ¹	Parcel Match
S1 Sold 1	42 Old Hickory Way, Dallas, GA 30157	0.03 Miles ¹	Parcel Match
S2 Sold 2	93 Old Hickory Way, Dallas, GA 30157	0.09 Miles ¹	Parcel Match
S3 Sold 3	213 Viola Dr, Dallas, GA 30157	0.30 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.

*** 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

Broker Name	Daniel Geiman	Company/Brokerage	Exp realty llc
License No	380873	Address	2242 Major Loring Way SW Marietta GA 30064
License Expiration	07/31/2025	License State	GA
Phone	6787613425	Email	Daniel.geiman@exprealty.com
Broker Distance to Subject	7.86 miles	Date Signed	08/17/2021

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.