

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 Perimeter Summit Boulevard Ne Unit 3317, Atlanta, GA 30319	Order ID	7523257	Property ID	30883848
Inspection Date	08/21/2021	Date of Report	08/21/2021		
Loan Number	45961	APN	18-329-10-190		
Borrower Name	Breckenridge Property Fund 2016 LLC	County	Dekalb		

Tracking IDs

Order Tracking ID	0820BPO	Tracking ID 1	0820BPO
Tracking ID 2	--	Tracking ID 3	--

General Conditions

Owner	Kearns Ilana F	Condition Comments Based on exterior observation, subject property is in Average condition. No immediate repair or modernization required. Subject is located behind a lot of bushes and trees, therefore no clear photo is available.
R. E. Taxes	\$1,300	
Assessed Value	\$56,520	
Zoning Classification	Residential	
Property Type	Condo	
Occupancy	Occupied	
Ownership Type	Fee Simple	
Property Condition	Average	
Estimated Exterior Repair Cost	\$0	
Estimated Interior Repair Cost	\$0	
Total Estimated Repair	\$0	
HOA	Dekalb Association (770) 469-7238	
Association Fees	\$150 / Month (Insurance)	
Visible From Street	Visible	
Road Type	Public	

Neighborhood & Market Data

Location Type	Suburban	Neighborhood Comments Neighborhood appears to be in average condition when compared to other similar communities in the area. All necessary amenities and public transportation are located within close proximity to the subject. There were no functional or economic obsolescence observed.
Local Economy	Stable	
Sales Prices in this Neighborhood	Low: \$120,000 High: \$198,000	
Market for this type of property	Remained Stable for the past 6 months.	
Normal Marketing Days	<90	

Current Listings

	Subject	Listing 1	Listing 2 *	Listing 3
Street Address	10 Perimeter Summit Boulevard Ne Unit 3317	3443 Ivys Walk Unit #3443	911 Dunbar Drive	10 Perimeter Summit Boulevard Ne Unit #2302
City, State	Atlanta, GA	Atlanta, GA	Atlanta, GA	Brookhaven, GA
Zip Code	30319	30340	30338	30319
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	5.43 ¹	2.43 ¹	0.01 ¹
Property Type	Condo	Condo	Condo	Condo
Original List Price \$	\$	\$130,000	\$158,000	\$176,500
List Price \$	--	\$130,000	\$158,000	\$176,500
Original List Date		07/29/2021	07/27/2021	07/25/2021
DOM · Cumulative DOM	-- · --	22 · 23	24 · 25	26 · 27
Age (# of years)	16	40	40	16
Condition	Average	Average	Average	Good
Sales Type	--	Fair Market Value	Fair Market Value	Fair Market Value
Condo Floor Number	4	3	3	3
Location	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
View	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
Style/Design	Other Low Rise	Other Low Rise	Other Low Rise	Other Low Rise
# Units	1	1	1	1
Living Sq. Feet	780	948	600	648
Bdrm · Bths · ½ Bths	1 · 1	1 · 1	1 · 1	1 · 1
Total Room #	3	3	3	3
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	0.020 acres	0.01 acres	0.01 acres	0.01 acres
Other	None	None	None	None

* 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 The property is superior in GLA and similar in condition to the subject. Active1 => GLA= \$-3360, Age= \$600, Total= \$-2760, Net Adjusted Value= \$127240

Listing 2 The property is inferior in GLA and similar in condition to the subject. Active2 => GLA= \$3600, Age= \$600, Total= \$4200, Net Adjusted Value= \$162200

Listing 3 The property is inferior in GLA and superior in condition to the subject. Active3 => Condition= \$-2500, GLA= \$2640, Total= \$140, Net Adjusted Value= \$176640

Recent Sales

	Subject	Sold 1	Sold 2 *	Sold 3
Street Address	10 Perimeter Summit Boulevard Ne Unit 3317	10 Perimeter Summit Boulevard Ne Unit #4113	10 Perimeter Summit Boulevard Unit #4309	10 Perimeter Summit Boulevard Ne Unit #4318
City, State	Atlanta, GA	Brookhaven, GA	Brookhaven, GA	Brookhaven, GA
Zip Code	30319	30319	30319	30319
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.08 ¹	0.03 ¹	0.03 ¹
Property Type	Condo	Condo	Condo	Condo
Original List Price \$	--	\$145,000	\$155,000	\$165,000
List Price \$	--	\$145,000	\$155,000	\$165,000
Sale Price \$	--	\$150,000	\$155,000	\$165,000
Type of Financing	--	Conventional	Conventional	Conventional
Date of Sale	--	06/07/2021	07/14/2021	08/16/2021
DOM · Cumulative DOM	-- · --	41 · 41	26 · 26	31 · 31
Age (# of years)	16	16	16	16
Condition	Average	Average	Average	Average
Sales Type	--	Fair Market Value	Fair Market Value	Fair Market Value
Condo Floor Number	4	4	4	3
Location	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
View	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
Style/Design	Other Low Rise	Other Low Rise	Other Low Rise	Other Low Rise
# Units	1	1	1	1
Living Sq. Feet	780	648	780	648
Bdrm · Bths · ½ Bths	1 · 1	1 · 1	1 · 1	1 · 1
Total Room #	3	3	3	3
Garage (Style/Stalls)	None	None	Attached 1 Car	Attached 1 Car
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	0.020 acres	0.02 acres	0.02 acres	0.02 acres
Other	None	None	None	None
Net Adjustment	--	+\$2,640	-\$2,000	+\$640
Adjusted Price	--	\$152,640	\$153,000	\$165,640

* 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** The property is inferior in GLA and similar in condition to the subject. Sold1 => GLA= \$2640, Total= \$2640, Net Adjusted Value= \$152640
- Sold 2** The property is similar in GLA and similar in condition to the subject. Sold2 => Garage= \$-2000, Total= \$-2000, Net Adjusted Value= \$153000
- Sold 3** The property is inferior in GLA and similar in bed count to the subject. Sold3 => GLA= \$2640, Garage= \$-2000, Total= \$640, Net Adjusted Value= \$165640

Subject Sales & Listing History

Current Listing Status	Not Currently Listed			Listing History Comments			
Listing Agency/Firm				None Noted			
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	\$156,000	\$156,000
Sales Price	\$154,000	\$154,000
30 Day Price	\$152,000	--
Comments Regarding Pricing Strategy		
<p>The subject is a low rise condo with 780 Sq. feet, built in 2005, contains 1beds/1 baths and the subject is in average condition. The subject is located near highway, school, hospital, park and retail amenities. Due to lack of comparable in the subject's same side it was necessary to exceed major boundaries such as major roads, highway and it will not affect the market value. Within 1 mile +/-30% GLA, +/-30 year built there were limited comparable available so it was necessary to exceed proximity to 6 miles. It was necessary to exceed lot size, +/-20% gla and condition due to limited comparable in the subject neighborhood. Price range was over 25%in difference due to the neighborhood area hard to find comparable that is similar to the subject in condition and criteria. The sold comparable 2 and list comparable 2 were similar in overall features as the subject and given more weightage for providing final value. Subject is located behind a lot of bushes and trees, therefore no clear photo is available.</p>		

Clear Capital Quality Assurance Comments Addendum

Reviewer's The broker's as-is conclusion reflects the market for the subject. Comps are within a reasonable distance, relatively current, and accurately reflect
Notes the subject's defining characteristics. Thus, the as-is conclusion appears to be adequately supported.

Subject Photos



Front



Address Verification



Street

Listing Photos

L1 3443 Ivys Walk Unit #3443
Atlanta, GA 30340



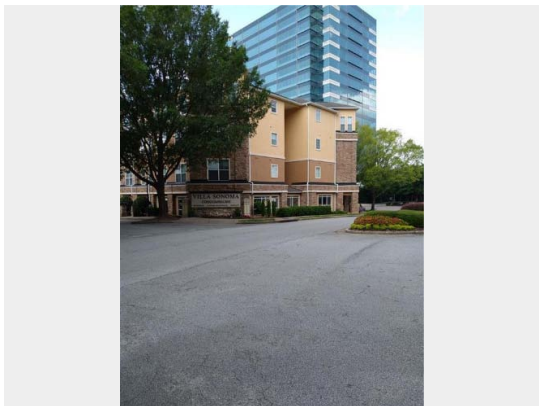
Front

L2 911 DUNBAR Drive
Atlanta, GA 30338



Front

L3 10 Perimeter Summit Boulevard NE Unit #2302
Brookhaven, GA 30319



Front

Sales Photos

S1 10 Perimeter Summit Boulevard NE Unit #4113
Brookhaven, GA 30319



Front

S2 10 Perimeter Summit Boulevard Unit #4309
Brookhaven, GA 30319



Front

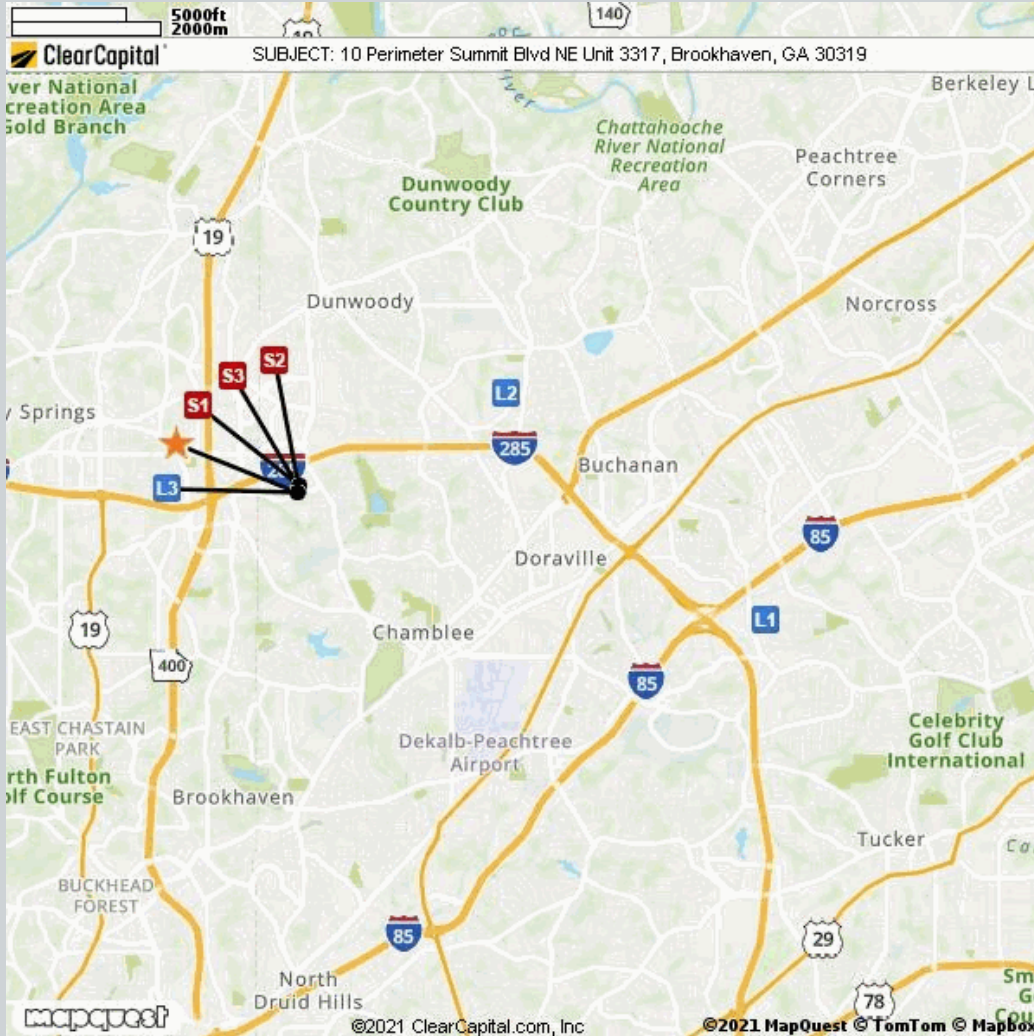
S3 10 Perimeter Summit Boulevard NE Unit #4318
Brookhaven, GA 30319



Front

ClearMaps Addendum

Address ★ 10 Perimeter Summit Boulevard Ne Unit 3317, Atlanta, GA 30319
Loan Number 45961 **Suggested List** \$156,000 **Suggested Repaired** \$156,000 **Sale** \$154,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	10 Perimeter Summit Boulevard Ne Unit 3317, Atlanta, GA 30319	--	Parcel Match
L1 Listing 1	3443 Ivys Walk Unit #3443, Atlanta, GA 30340	5.43 Miles ¹	Parcel Match
L2 Listing 2	911 Dunbar Drive, Atlanta, GA 30338	2.43 Miles ¹	Parcel Match
L3 Listing 3	10 Perimeter Summit Boulevard Ne Unit #2302, Atlanta, GA 30319	0.01 Miles ¹	Parcel Match
S1 Sold 1	10 Perimeter Summit Boulevard Ne Unit #4113, Atlanta, GA 30319	0.08 Miles ¹	Parcel Match
S2 Sold 2	10 Perimeter Summit Boulevard Unit #4309, Atlanta, GA 30319	0.03 Miles ¹	Parcel Match
S3 Sold 3	10 Perimeter Summit Boulevard Ne Unit #4318, Atlanta, GA 30319	0.03 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	James Moore	Company/Brokerage	REAL BROKER LLC
License No	383761	Address	400 West Peachtree Street NW Suite #4 - 1390 Atlanta GA 30308
License Expiration	07/31/2022	License State	GA
Phone	6786796977	Email	realbrokerjames@gmail.com
Broker Distance to Subject	10.58 miles	Date Signed	08/21/2021

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.