

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	308 Laurel Court, Mcdonough, GA 30252	Order ID	8547380	Property ID	33722106
Inspection Date	12/12/2022	Date of Report	12/13/2022		
Loan Number	51756	APN	139B01067000		
Borrower Name	Breckenridge Property Fund 2016 LLC	County	Henry		

Tracking IDs

Order Tracking ID	12.09.22 Missing Assets	Tracking ID 1	12.09.22 Missing Assets
Tracking ID 2	--	Tracking ID 3	--

General Conditions

Owner	Rhymer Leslie Miller Selena A	Condition Comments	
R. E. Taxes	\$387,377		SUBJECT APPEARS TO BE IN AVERAGE CONDITION, NO MAJOR DAMAGES
Assessed Value	\$322,900		
Zoning Classification	RESIDENTIAL		
Property Type	SFR		
Occupancy	Vacant		
Secure?	Yes (LB)		
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	Visible		
Road Type	Public		

Neighborhood & Market Data

Location Type	Suburban	Neighborhood Comments	
Local Economy	Stable		ALL HOMES IN COMMUNITY ARE WELL MAINTAINED AND CONFORM TO NEIGHBORHOOD
Sales Prices in this Neighborhood	Low: \$250,000 High: \$650,000		
Market for this type of property	Increased 5 % in the past 6 months.		
Normal Marketing Days	<30		

Current Listings

	Subject	Listing 1 *	Listing 2	Listing 3
Street Address	308 Laurel Court	30 Lakesprings Drive	409 Bankside Court	183 Babbling Brook Drive
City, State	Mcdonough, GA	Mcdonough, GA	Mcdonough, GA	Mcdonough, GA
Zip Code	30252	30252	30252	30252
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.39 ¹	1.14 ¹	0.90 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$379,000	\$395,000	\$395,200
List Price \$	--	\$379,000	\$395,000	\$395,200
Original List Date		11/18/2022	08/19/2022	11/04/2022
DOM · Cumulative DOM	-- · --	10 · 25	110 · 116	38 · 39
Age (# of years)	19	19	18	17
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 RANCH	1 Story RANCH	1 Story RANCH	1 Story RANCH
# Units	1	1	1	1
Living Sq. Feet	2,666	2,069	2,336	2,673
Bdrm · Bths · ½ Bths	4 · 2	4 · 2	3 · 2 · 1	5 · 3 · 1
Total Room #	7	7	7	10
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	.4 acres	.7 acres	.5 acres	.5 acres
Other	NONE	NONE	NONE	NONE

* 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** SOUGHT AFTER LAKE COMMUNITY. THIS FOUR SIDED BRICK BEAUTY HAS EVERYTHING TO DELIGHT YOUR BUYER. NEW HDWD FLRS DINING RM, GREAT RM WITH FIREPLACE. A FABULOUS KITCHEN WITH CUSTOM CABINETS, TILED FLOORS BEAUTIFUL BACK SPLASH EVEN BEHIND BREAKFAST BAR. NESTLED ON A LARGE LOT. Lake access to 3 neighborhood lakes. Fabulous brick surround patio in back plus OUTDOOR ARBOR SITTING AREA IN FRONT. New paint, new carpet in 2ndary BR's, updated roof and HVAC with filter systems, granite counter tops, whirlpool tub in master and many nice interior design features. EZ show thru Showing Time. Side entry garage, large sodded yard with privacy fencing.
- Listing 2** This lovely 3BR/2.5BA home with large bonus room is located in the Ola School District. This home features a large family room with fireplace, separate dining room, open kitchen with SS appliances, island and breakfast area, master on main, large secondary bedrooms, man cave/bonus room, huge fenced backyard, with firepit. This home is located in a Swim/tennis community with playground.
- Listing 3** Your dream home on Babbling Brook awaits. "Home Sweet Home" is echoing your name as you cross the threshold into this newly refreshed, restful, and relaxing haven, you could call home. The hearth calls to you on the wintry nights to sit by the fire with a warm cup of cocoa. The family will relish in the cozy kitchen and the two lovely living spaces throughout the home, for those movie and game nights. The warmth of the hardwood floors, and the plush of new carpet beckon you to pull up a seat and stay for awhile. Family and friends are welcome here with five bedrooms and three and a half baths. Plenty of outdoor space for barbecues, bonfires, and babies. And let's not forget the forest of emerald trees that frame the backyard. No postage stamp sized lots here! Welcome home, to new beginnings and making memories.

Recent Sales

	Subject	Sold 1 *	Sold 2	Sold 3
Street Address	308 Laurel Court	307 Laurel Court	212 Vermon Walk	807 Eggie Court
City, State	Mcdonough, GA	Mcdonough, GA	Mcdonough, GA	Mcdonough, GA
Zip Code	30252	30252	30252	30252
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.03 ¹	0.10 ¹	0.66 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$375,000	\$379,000	\$399,900
List Price \$	--	\$375,000	\$379,000	\$399,900
Sale Price \$	--	\$361,000	\$362,000	\$400,000
Type of Financing	--	Cash	Va	Conv
Date of Sale	--	08/18/2022	11/04/2022	02/04/2022
DOM · Cumulative DOM	-- · --	15 · 37	93 · 120	9 · 45
Age (# of years)	19	18	20	23
Condition	Average	Average	Average	Good
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 RANCH	1 Story RANCH	1 Story RNCH	1 Story RANCH
# Units	1	1	1	1
Living Sq. Feet	2,666	2,837	2,772	2,562
Bdrm · Bths · ½ Bths	4 · 2	4 · 2	4 · 2	3 · 2
Total Room #	7	7	7	6
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	.4 acres	.77 acres	.63 acres	.72 acres
Other	NONE	NONE	NONE	NONE
Net Adjustment	--	-\$8,550	-\$5,300	-\$20,000
Adjusted Price	--	\$352,450	\$356,700	\$380,000

* Sold 1 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** Check out this 4-Sided BRICK ranch in the Ola School District! No mandatory HOA/dues! Minutes to historic McDonough, shopping, restaurants and I-75! Inventory arevery LOW! Quiet Cul-De-Sac lot with lots of privacy. This 4 bedroom and 2 bath with extended sunroom and porch won't last long.
- Sold 2** Rare, all-brick, 4 bedroom ranch on cul-de-sac lot! 2700+ square feet with all bedrooms on one level - no stairs * Total electric home * Ola Schools! * Huge great room, formal dining room and formal living room included * Oversized, eat-in kitchen w/ island and tons of cabinet/counter space * Split bedroom plan * Large master suite features private bath w/ his/hers walk-in closets, separate shower, garden tub & double vanity * Beautifully landscaped *
- Sold 3** Must see 3 bedroom 2 bathroom home on a golf course in Lake Dow! Formal dining room off entry foyer. Kitchen features granite countertops and stainless steel appliances opens up to the eating area. Large private office space available. Primary bedroom on one side of the home for privacy. 2 spare bedrooms and full bathroom in hall. Family room with built in fireplace! Fenced in backyard with patio area available. Move in ready!

Subject Sales & Listing History

Current Listing Status	Not Currently Listed			Listing History Comments			
Listing Agency/Firm				NA			
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	\$379,000	\$379,000
Sales Price	\$379,000	\$379,000
30 Day Price	\$370,000	--
Comments Regarding Pricing Strategy		
MARKET TIME APPEARS TO BE INCREASING AS WELL AS HOME VALUES ARE STARTING TO DECLINE SLIGHTLY		

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



Address Verification



Side



Side

Subject Photos



Street



Street



Other

Listing Photos

L1 30 LAKESPRINGS DRIVE
Mcdonough, GA 30252



Front

L2 409 BANKSIDE COURT
Mcdonough, GA 30252



Front

L3 183 BABBLING BROOK DRIVE
Mcdonough, GA 30252



Front

Sales Photos

S1 307 LAUREL COURT
Mcdonough, GA 30252



Front



Front

S3 807 EGGIE COURT
Mcdonough, GA 30252



Front

ClearMaps Addendum

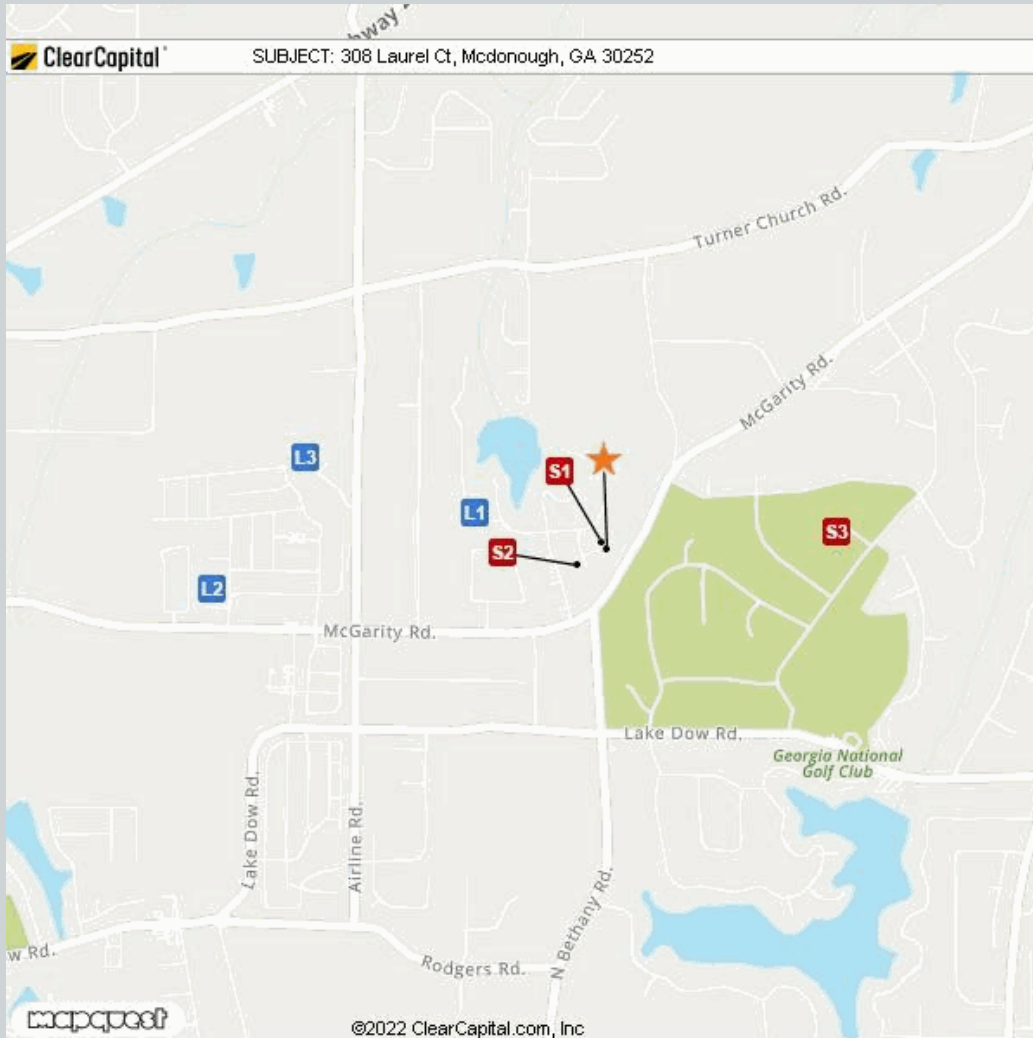
Address ★ 308 Laurel Court, Mcdonough, GA 30252

Loan Number 51756

Suggested List \$379,000

Suggested Repaired \$379,000

Sale \$379,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	308 Laurel Court, Mcdonough, GA 30252	--	Parcel Match
L1 Listing 1	30 Lakesprings Drive, Mcdonough, GA 30252	0.39 Miles ¹	Parcel Match
L2 Listing 2	409 Bankside Court, Mcdonough, GA 30252	1.14 Miles ¹	Parcel Match
L3 Listing 3	183 Babbling Brook Drive, Mcdonough, GA 30252	0.90 Miles ¹	Parcel Match
S1 Sold 1	307 Laurel Court, Mcdonough, GA 30252	0.03 Miles ¹	Parcel Match
S2 Sold 2	212 Vermon Walk, Mcdonough, GA 30252	0.10 Miles ¹	Parcel Match
S3 Sold 3	807 Eggie Court, Mcdonough, GA 30252	0.66 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	Kelly Adams Cooley	Company/Brokerage	Adams AMI
License No	161116	Address	812 Pavilion Court McDonough GA 30253
License Expiration	07/31/2024	License State	GA
Phone	7709140369	Email	kadams@adamsami.com
Broker Distance to Subject	5.18 miles	Date Signed	12/13/2022

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.