

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	40 Sunrise Court, Dallas, GA 30157	Order ID	8636495	Property ID	33949924
Inspection Date	03/01/2023	Date of Report	03/01/2023		
Loan Number	52509	APN	038508		
Borrower Name	Breckenridge Property Fund 2016 LLC	County	Paulding		

Tracking IDs

Order Tracking ID	02.28.23 BPO Request	Tracking ID 1	02.28.23 BPO Request
Tracking ID 2	--	Tracking ID 3	--

General Conditions

Owner	RESICAP GEORGIA OWNER LLC,	Condition Comments	
R. E. Taxes	\$1,986	The subject property is in fair condition with repairs needed. It does not conform to the neighborhood. Interior damage was concluded from the online pictures in the MKS. I used an average of the amount of usual repairs to a home in fair condition.	
Assessed Value	\$205,000		
Zoning Classification	Residential		
Property Type	SFR		
Occupancy	Vacant		
Secure?	Yes (Locks)		
Ownership Type	Fee Simple		
Property Condition	Fair		
Estimated Exterior Repair Cost	\$20,000		
Estimated Interior Repair Cost	\$40,000		
Total Estimated Repair	\$60,000		
HOA	No		
Visible From Street	Visible		
Road Type	Public		

Neighborhood & Market Data

Location Type	Suburban	Neighborhood Comments	
Local Economy	Stable	The subject neighborhood consist of similar style homes that are mostly well maintained. It is close to schools and shopping.	
Sales Prices in this Neighborhood	Low: \$170,000 High: \$495,000		
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	40 Sunrise Court	208 Seals Drive	44 Lady Morgan Lane	31 Baldwin Drive
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.	--	0.70 ¹	0.59 ¹	1.82 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$200,000	\$239,900	\$259,900
List Price \$	--	\$200,000	\$234,900	\$259,900
Original List Date		02/01/2023	12/26/2022	02/20/2023
DOM · Cumulative DOM	-- · --	27 · 28	45 · 65	8 · 9
Age (# of years)	26	29	28	33
Condition	Fair	Fair	Fair	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	1.5 Stories Split	1.5 Stories Split	1.5 Stories Split	1.5 Stories Split
# Units	1	1	1	1
Living Sq. Feet	1,440	1,364	1,221	1,131
Bdrm · Bths · ½ Bths	3 · 2	3 · 2	3 · 2	3 · 2
Total Room #	6	6	6	6
Garage (Style/Stalls)	Attached 2 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)	Attached 1 Car
Basement (Yes/No)	Yes	Yes	Yes	Yes
Basement (% Fin)	0%	50%	0%	50%
Basement Sq. Ft.	1,300	1,152	576	690
Pool/Spa	--	--	--	--
Lot Size	0.48 acres	.46 acres	.62 acres	.57 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.

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

Listing 1 Superior to the subject property in finished basement. Inferior to the subject property in age and GLA. Equal to the subject property in rooms, condition, location and lot size.

Listing 2 Superior to the subject property in lot size. Inferior to the subject property in GLA and basement area. Equal to the subject property in condition and location.

Listing 3 Superior to the subject property in lot size, condition and finished basement. Inferior to the subject property in GLA. Equal to the subject property in location and style.

Recent Sales

	Subject	Sold 1	Sold 2	Sold 3 *
Street Address	40 Sunrise Court	34 Clingstone Court	1491 Cole Creek Road	234 Hudson Circle
City, State	Dallas, GA	Douglasville, GA	Dallas, GA	Douglasville, GA
Zip Code	30157	30134	30157	30134
Datasource	Public Records	MLS	MLS	MLS
Miles to Subj.	--	1.55 ¹	0.64 ¹	1.27 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$179,000	\$225,000	\$219,900
List Price \$	--	\$170,000	\$225,000	\$219,900
Sale Price \$	--	\$160,000	\$215,000	\$219,900
Type of Financing	--	Cash	Cash	Cash
Date of Sale	--	01/25/2023	02/23/2023	12/15/2022
DOM · Cumulative DOM	-- · --	13 · 64	4 · 17	4 · 39
Age (# of years)	26	31	33	28
Condition	Fair	Fair	Fair	Fair
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	1.5 Stories Split	1 Story Ranch	1.5 Stories Split	1 Story Raised Ranch
# Units	1	1	1	1
Living Sq. Feet	1,440	1,492	2,094	1,628
Bdrm · Bths · ½ Bths	3 · 2	3 · 2	3 · 3	4 · 2 · 1
Total Room #	6	6	7	7
Garage (Style/Stalls)	Attached 2 Car(s)	None	None	Attached 2 Car(s)
Basement (Yes/No)	Yes	No	Yes	Yes
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	1300	--	756	726
Pool/Spa	--	--	--	--
Lot Size	0.48 acres	.46 acres	6.61 acres	2.00 acres
Other	--	--	--	--
Net Adjustment	--	+\$10,880	-\$55,035	-\$19,960
Adjusted Price	--	\$170,880	\$159,965	\$199,940

* 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 Adj+\$500 for the difference in Age. Adj-\$1820 for the difference in GLA. Adj+\$7000 for the difference in garage. Adj+\$5200 for the difference in basement.

Sold 2 Adj+\$700 for the difference in age. Adj-\$22890 for the difference in GLA. Adj+\$7000 for the difference in garage. Adj-\$39845 for the difference in lot size.

Sold 3 Adj-\$3500 for the difference in rooms. Adj-\$6580 for the difference in GLA. Adj-\$9880 for the difference in lot size.

Subject Sales & Listing History

Current Listing Status	Currently Listed	Listing History Comments					
Listing Agency/Firm	ResiRealty, LLC	The subject property is currently listed in the MLS for \$220,000 and is under contract.					
Listing Agent Name	Brittany Keesee						
Listing Agent Phone	866-364-1329						
# 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
01/05/2023	\$239,900	01/18/2023	\$220,000	Pending/Contract	02/04/2023	\$220,000	MLS

Marketing Strategy

	As Is Price	Repaired Price
Suggested List Price	\$190,000	\$250,000
Sales Price	\$190,000	\$250,000
30 Day Price	\$185,000	--
Comments Regarding Pricing Strategy		
I went out 3 miles and back 6 months to find comps similar to the subject property. I used Sold comp 3 for my value conclusion.		

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.

Subject Photos



Front



Address Verification



Street



Street

Listing Photos

L1 208 SEALS Drive
Dallas, GA 30157



Front

L2 44 Lady Morgan Lane
Dallas, GA 30157



Front

L3 31 Baldwin Drive
Dallas, GA 30157



Front

Sales Photos

S1 34 Clingstone Court
Douglasville, GA 30134



Front

S2 1491 Cole Creek Road
Dallas, GA 30157



Front

S3 234 Hudson Circle
Douglasville, GA 30134



Front

ClearMaps Addendum

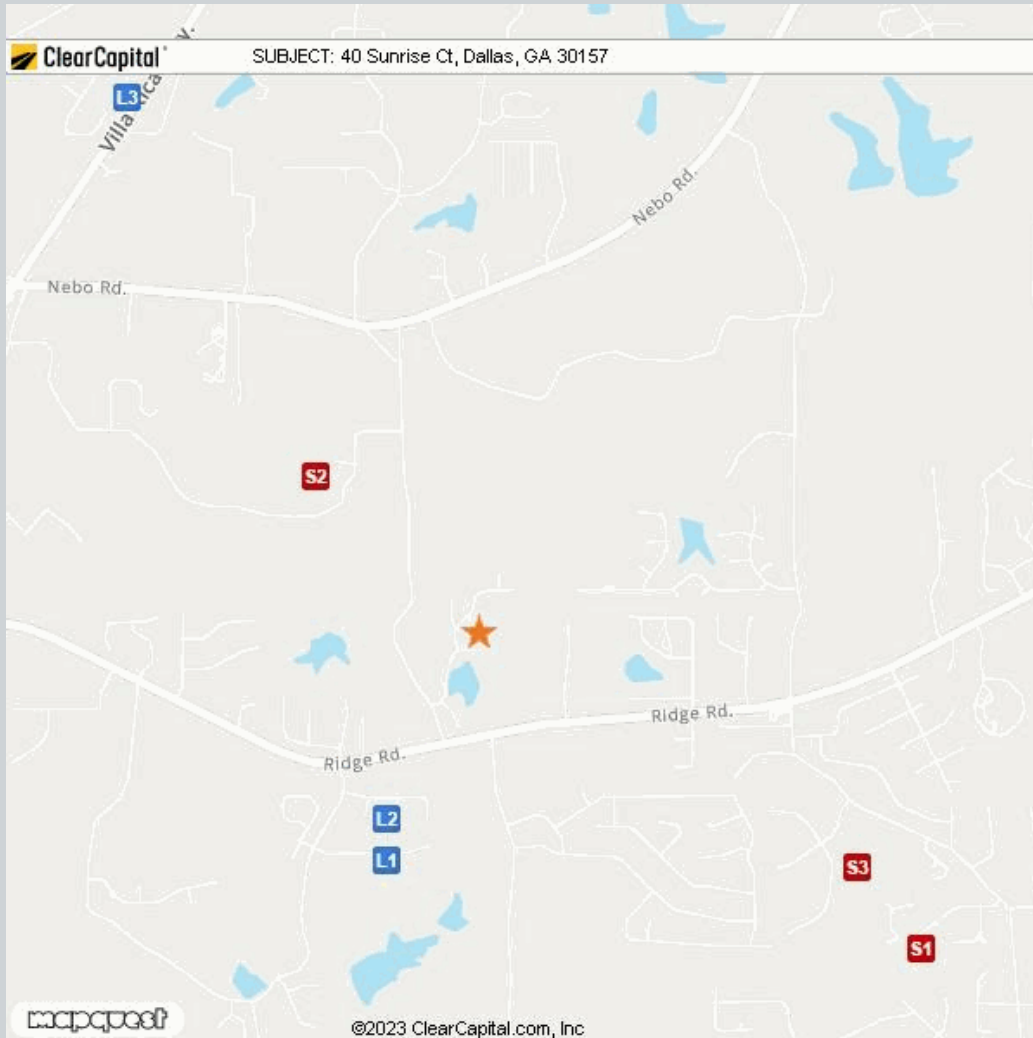
Address ★ 40 Sunrise Court, Dallas, GA 30157

Loan Number 52509

Suggested List \$190,000

Suggested Repaired \$250,000

Sale \$190,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	40 Sunrise Court, Dallas, GA 30157	--	Parcel Match
L1 Listing 1	208 Seals Drive, Dallas, GA 30157	0.70 Miles ¹	Parcel Match
L2 Listing 2	44 Lady Morgan Lane, Dallas, GA 30157	0.59 Miles ¹	Parcel Match
L3 Listing 3	31 Baldwin Drive, Dallas, GA 30157	1.82 Miles ¹	Parcel Match
S1 Sold 1	34 Clingstone Court, Douglasville, GA 30134	1.55 Miles ¹	Parcel Match
S2 Sold 2	1491 Cole Creek Road, Dallas, GA 30157	0.64 Miles ¹	Parcel Match
S3 Sold 3	234 Hudson Circle, Douglasville, GA 30134	1.27 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	Crystal Payne	Company/Brokerage	Platinum Real Estate Solutions Inc
License No	362740	Address	383 Carrollton St Temple GA 30179
License Expiration	09/30/2023	License State	GA
Phone	7706968934	Email	crystal@westgaml.com
Broker Distance to Subject	11.37 miles	Date Signed	03/01/2023

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.