

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.

<b>Address</b>	977 Tynsdale Drive, Douglasville, GA 30134	<b>Order ID</b>	8636495	<b>Property ID</b>	33950059
<b>Inspection Date</b>	02/28/2023	<b>Date of Report</b>	03/01/2023		
<b>Loan Number</b>	52558	<b>APN</b>	045366		
<b>Borrower Name</b>	Breckenridge Property Fund 2016 LLC	<b>County</b>	Paulding		

**Tracking IDs**

<b>Order Tracking ID</b>	02.28.23 BPO Request	<b>Tracking ID 1</b>	02.28.23 BPO Request
<b>Tracking ID 2</b>	--	<b>Tracking ID 3</b>	--

**General Conditions**

<b>Owner</b>	DONNA HARRIS	<b>Condition Comments</b> SUBJECT PROPERTY IS A 2 STORY STYLED HOME LOCATED WITHIN AN ESTABLISHED DEVELOPMENT. SUBJECT PROPERTY APPEARS TO HAVE BEEN MAINTAINED WITH NO VISIBLE REPAIRS DETECTED.
<b>R. E. Taxes</b>	\$3,516	
<b>Assessed Value</b>	\$118,400	
<b>Zoning Classification</b>	Residential	
<b>Property Type</b>	SFR	
<b>Occupancy</b>	Occupied	
<b>Ownership Type</b>	Fee Simple	
<b>Property Condition</b>	Average	
<b>Estimated Exterior Repair Cost</b>	\$0	
<b>Estimated Interior Repair Cost</b>	\$0	
<b>Total Estimated Repair</b>	\$0	
<b>HOA</b>	No	
<b>Visible From Street</b>	Visible	
<b>Road Type</b>	Public	

**Neighborhood & Market Data**

<b>Location Type</b>	Suburban	<b>Neighborhood Comments</b> SUBJECT PROPERTY IS LOCATED WITHIN AN ESTABLISHED SUBURBAN DEVELOPMENT THAT REFLECTS A SELLERS MARKET.
<b>Local Economy</b>	Stable	
<b>Sales Prices in this Neighborhood</b>	Low: \$213340 High: \$408500	
<b>Market for this type of property</b>	Remained Stable for the past 6 months.	
<b>Normal Marketing Days</b>	<90	

### Current Listings

	Subject	Listing 1	Listing 2 *	Listing 3
<b>Street Address</b>	977 Tynsdale Drive	850 Tynsdale Dr	44 Whitby Dr	191 Whitby Dr
<b>City, State</b>	Douglasville, GA	Douglasville, GA	Douglasville, GA	Douglasville, GA
<b>Zip Code</b>	30134	30134	30134	30134
<b>Datasource</b>	Public Records	MLS	MLS	MLS
<b>Miles to Subj.</b>	--	0.17 <sup>1</sup>	0.70 <sup>1</sup>	0.56 <sup>1</sup>
<b>Property Type</b>	SFR	SFR	SFR	SFR
<b>Original List Price \$</b>	\$	\$395,000	\$310,000	\$365,000
<b>List Price \$</b>	--	\$395,000	\$310,000	\$365,000
<b>Original List Date</b>		11/11/2022	01/07/2023	01/18/2023
<b>DOM · Cumulative DOM</b>	-- · --	109 · 110	52 · 53	41 · 42
<b>Age (# of years)</b>	21	19	24	23
<b>Condition</b>	Average	Average	Average	Average
<b>Sales Type</b>	--	Fair Market Value	Fair Market Value	Fair Market Value
<b>Location</b>	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
<b>View</b>	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
<b>Style/Design</b>	2 Stories Traditional	2 Stories Cape Cod	2 Stories Traditional	2 Stories Traditional
<b># Units</b>	1	1	1	1
<b>Living Sq. Feet</b>	2,567	2,088	2,241	2,044
<b>Bdrm · Bths · ½ Bths</b>	3 · 2 · 1	3 · 2 · 2	3 · 2 · 1	3 · 2 · 1
<b>Total Room #</b>	6	6	6	6
<b>Garage (Style/Stalls)</b>	Attached 2 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)
<b>Basement (Yes/No)</b>	Yes	Yes	Yes	Yes
<b>Basement (% Fin)</b>	0%	0%	0%	0%
<b>Basement Sq. Ft.</b>	1,504	988	1,452	988
<b>Pool/Spa</b>	--	--	--	--
<b>Lot Size</b>	1.25 acres	0.46 acres	0.72 acres	0.46 acres
<b>Other</b>	FIREPLACE	FIREPLACE	FIREPLACE	FIREPLACE

\* Listing 2 is the most comparable listing to the subject.

<sup>1</sup> Comp's "Miles to Subject" was calculated by the system.

<sup>2</sup> Comp's "Miles to Subject" provided by Real Estate Professional.

<sup>3</sup> 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** Price Reduction!! Don't Miss Out On This 3 Bedroom/2.5 Bathroom That's Tucked Away In The Beautiful, Quiet Canterbury Subdivision & Sits On A Private, Large Corner Lot. You're Sure To Love The Large Rocking Chair Front Porch To Welcome Your Guests. Entertaining Will Be A Delight Too. The Kitchen Boasts Lots Of Natural Color Stained Cabinets, An Island, Ss Appliances & Eat In Kitchen. There's Also A Separate Dining Room & Family Room On The Main. The Primary Bedroom Ensuite Is Large Enough For A Sitting Area & Is Complete With A Spa Like Bathroom Including A Tile Shower W/ Frameless Glass Door. The Upstairs Also Features Two Additional Bedrooms/1 Bath. If You're Looking For A Mancave, Craft Room, Media Room Or Additional Space For An Office, Look No More! The Basement Is The Perfect Spot. The Windows On The Front Of The House Were Replaced In Jan 2022, Upstairs Hvac Replaced 2020 & Roof Replaced In 2022. This Well Maintained Home Has It All. Come See For Your Self!
- Listing 2** A 2 Story Foyer, Large Family Room, Finished Basement With 2 Large Rooms And A Full Bath Plus An Unfinished Area For Your Imagination. New Roof In 2017, Jetted Tub, Spacious Kitchen And Secondary Rooms All On 0.7acres Of Land. Needs Some Tlc, First Floor Ac Unit Not Working, But Great Space To Restore Into A Beautiful Home. Sold As Is And Priced Accordingly
- Listing 3** Gorgeous Cape Cod Style Home On A Partial Basement In A Highly Desirable Neighborhood. Large Kitchen With Granite Counters, Breakfast Bar, White Cabinets, And Views To The Family Room. Separate Dining Room, Laundry Room On Main, Living Room With A Stone Fireplace And Great Natural Light. Lvp Flooring On The Main Level, Updated Powder Room. Owners Suite Boasts Trey Ceilings, Sitting Area, A Separate Tub And Shower, Double Vanity, And Walk In Closet. New Roof In 2019, New Main Level Hvac In 2022, And Water Heater In 2016. Screened-in Porch And Uncovered Deck Overlook The Large Fenced In Backyard. Tesla Home Charging Station Has Been Added.

### Recent Sales

	Subject	Sold 1	Sold 2	Sold 3 *
<b>Street Address</b>	977 Tynsdale Drive	923 Whitby Dr	75 Bannister Pl	129 Bexley Ln
<b>City, State</b>	Douglasville, GA	Douglasville, GA	Douglasville, GA	Douglasville, GA
<b>Zip Code</b>	30134	30134	30134	30134
<b>Datasource</b>	Public Records	MLS	MLS	Public Records
<b>Miles to Subj.</b>	--	0.04 <sup>1</sup>	0.31 <sup>1</sup>	0.26 <sup>1</sup>
<b>Property Type</b>	SFR	SFR	SFR	SFR
<b>Original List Price \$</b>	--	\$375,000	\$340,000	\$343,500
<b>List Price \$</b>	--	\$375,000	\$340,000	\$343,500
<b>Sale Price \$</b>	--	\$375,000	\$340,000	\$343,500
<b>Type of Financing</b>	--	Conv.	Conv.	Conv.
<b>Date of Sale</b>	--	02/27/2023	09/30/2022	10/07/2022
<b>DOM · Cumulative DOM</b>	-- · --	131 · 131	43 · 43	90 · 32
<b>Age (# of years)</b>	21	21	26	21
<b>Condition</b>	Average	Average	Average	Average
<b>Sales Type</b>	--	Fair Market Value	Fair Market Value	Fair Market Value
<b>Location</b>	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
<b>View</b>	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
<b>Style/Design</b>	2 Stories Traditional	2 Stories Cape Cod	2 Stories Traditional	2 Stories Traditional
<b># Units</b>	1	1	1	1
<b>Living Sq. Feet</b>	2,567	1,965	2,292	2,416
<b>Bdrm · Bths · ½ Bths</b>	3 · 2 · 1	4 · 3 · 1	3 · 2 · 1	3 · 2 · 1
<b>Total Room #</b>	6	7	6	6
<b>Garage (Style/Stalls)</b>	Attached 2 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)
<b>Basement (Yes/No)</b>	Yes	Yes	Yes	Yes
<b>Basement (% Fin)</b>	0%	0%	0%	0%
<b>Basement Sq. Ft.</b>	1504	1,384	1,156	1,425
<b>Pool/Spa</b>	--	--	--	--
<b>Lot Size</b>	1.25 acres	2.14 acres	0.59 acres	0.47 acres
<b>Other</b>	FIREPLACE	FIREPLACE	FIREPLACE	FIREPLACE
<b>Net Adjustment</b>	--	+\$27,856	+\$13,200	+\$7,248
<b>Adjusted Price</b>	--	\$402,856	\$353,200	\$350,748

\* Sold 3 is the most comparable sale to the subject.

<sup>1</sup> Comp's "Miles to Subject" was calculated by the system.

<sup>2</sup> Comp's "Miles to Subject" provided by Real Estate Professional.

<sup>3</sup> 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** ADJUSTMENTS MADE: +\$29,856 FOR SQ FT AND -2,000 FOR BED/BATH COUNT. Stunning Two-story Home In Sought After Canterbury Lane Community! Huge Cul-de Sac Lot. 4br/3.1ba. Inviting Foyer. Separate Formal Dining Room With Crown Molding, Perfect For Gatherings. Expansive And Open Family Room Has A Vaulted Ceiling, Fireplace And Tons Of Natural Light. Large Kitchen Offers Stainless Appliances, Solid Surface Countertops, White Cabinetry, A Breakfast Bar And A Sunny Breakfast Nook! Oversized Primary Suite Is Located On The Main Level And Features Two Walk-in Closets And An En Suite Bathroom. The Second Level Has Two Large Secondary Bedrooms, A Full Bathroom And Bonus Room! Lower Level Offers An Office With Custom Built-ins, A Bedroom And Full Bathroom. Tons Of Storage Space. Relax On The Rocking Chair Front Porch Or Screened Porch And Entertain On The Lovely Deck Or Patio Overlooking The Private And Wooded Backyard! Move-in Ready. Must See!!! Click The Virtual Tour Link To View The 3d Tour. Close To Shopping, Dining And Local Parks.
- Sold 2** ADJUSTMENTS MADE: +\$13,200 FOR SQ FT. Adorable 3-bedroom 2.5 Bath Cul-de-sac Home On Over Half An Acre Lot. Beautiful Wrap Around Porch, Private Lot. Laminate Flooring Throughout Main Level Of The Home, 2 Story Foyer, Large Kitchen That Overlooks Private Backyard That Includes An In-ground Saltwater Pool & Large Deck. Cozy Living Room, Separate Dining Room & Sunroom. Oversized Primary Suite. Ensuite Bathroom Features Garden Tub, Separate Shower & Double Vanity, Large Secondary Bedrooms. Unfinished Basement Just Waiting For Your Personal Touch. Roof Replaced 2012, Water Heater 2018. Voluntary Hoa. No Rental Restrictions.
- Sold 3** ADJUSTMENTS MADE: +\$7,248 FOR SQ FT. Easy Access To Interstate 20, Shopping And Restaurants. Don't Wait! Make This Beautiful Home Yours Today!

## Subject Sales & Listing History

<b>Current Listing Status</b>	Not Currently Listed	<b>Listing History Comments</b>					
<b>Listing Agency/Firm</b>		NONE					
<b>Listing Agent Name</b>							
<b>Listing Agent Phone</b>							
<b># of Removed Listings in Previous 12 Months</b>	0						
<b># of Sales in Previous 12 Months</b>	0						
<b>Original List Date</b>	<b>Original List Price</b>	<b>Final List Date</b>	<b>Final List Price</b>	<b>Result</b>	<b>Result Date</b>	<b>Result Price</b>	<b>Source</b>

## Marketing Strategy

	As Is Price	Repaired Price
<b>Suggested List Price</b>	\$352,900	\$352,900
<b>Sales Price</b>	\$350,900	\$350,900
<b>30 Day Price</b>	\$350,900	--
<b>Comments Regarding Pricing Strategy</b>		
<p>** NOTE: A WIDER SEARCH WAS MADE TO FIND COMPS AT FAIR MARKET VALUE THAT ARE COMPARABLE TP THE SUBJECT PROPERTY. ADJUSTMENTS HAVE BEEN MADE FOR SOLD COMPARABLE DIFF. TO THE SUBJECT . *** GUIDELINES USED IN THIS REPORT: *****Search requirements were based on surrounding comparables most comparable to subject property by sq footage, style, condition (fair market) and lot size. A wider search may have been conducted to find comps most comparable to subject property that fit the client's requirements of renovated homes that are superior to most homes on the market. The comparables used in this report are most comparable to subject property and reflect subject's current market value. Adjustments have been made for any and all comparable differences. ***** Proximity for some sold and list comps may have been widened due to the need to find comparable comps with list date, pending date sold date for normal market and GLA. ***** Sold and list comparables used in this report: The comparables used in this report are most comparable to the subject property by the client's guidelines and were selected over other sold and list comparables within the subjects surrounding area for these reasons. Note: All sold and list comps information used in this report has been verified by tax records. ***** Subjects value conclusion: The subjects as is sales price was based on those current fair market comparables most comparable to the subject property located within the subjects surrounding area and reflects the current fair market value of the property.</p>		

## 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



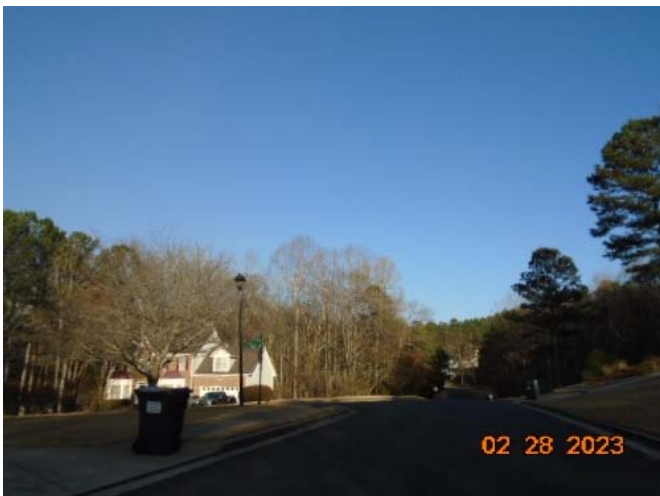
Address Verification



Side



Side



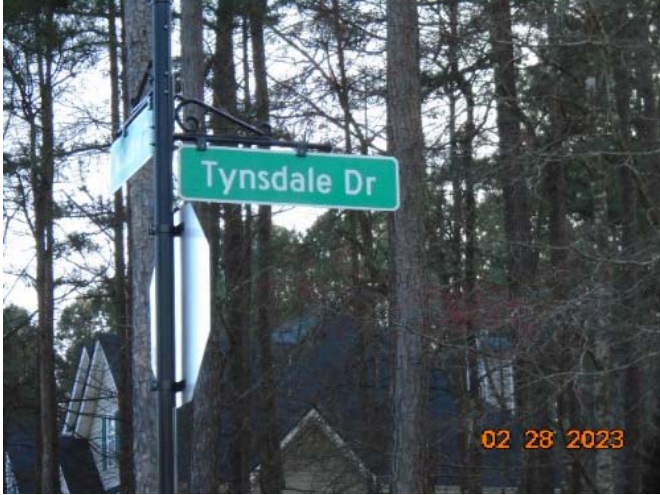
Street



Street



## Subject Photos



Street



Other

## Listing Photos

**L1** 850 Tynsdale Dr  
Douglasville, GA 30134



Front

**L2** 44 Whitby Dr  
Douglasville, GA 30134



Front

**L3** 191 Whitby Dr  
Douglasville, GA 30134



Front

## Sales Photos

**S1** 923 Whitby Dr  
Douglasville, GA 30134



Front

**S2** 75 Bannister Pl  
Douglasville, GA 30134



Front

**S3** 129 Bexley Ln  
Douglasville, GA 30134



Front

### ClearMaps Addendum

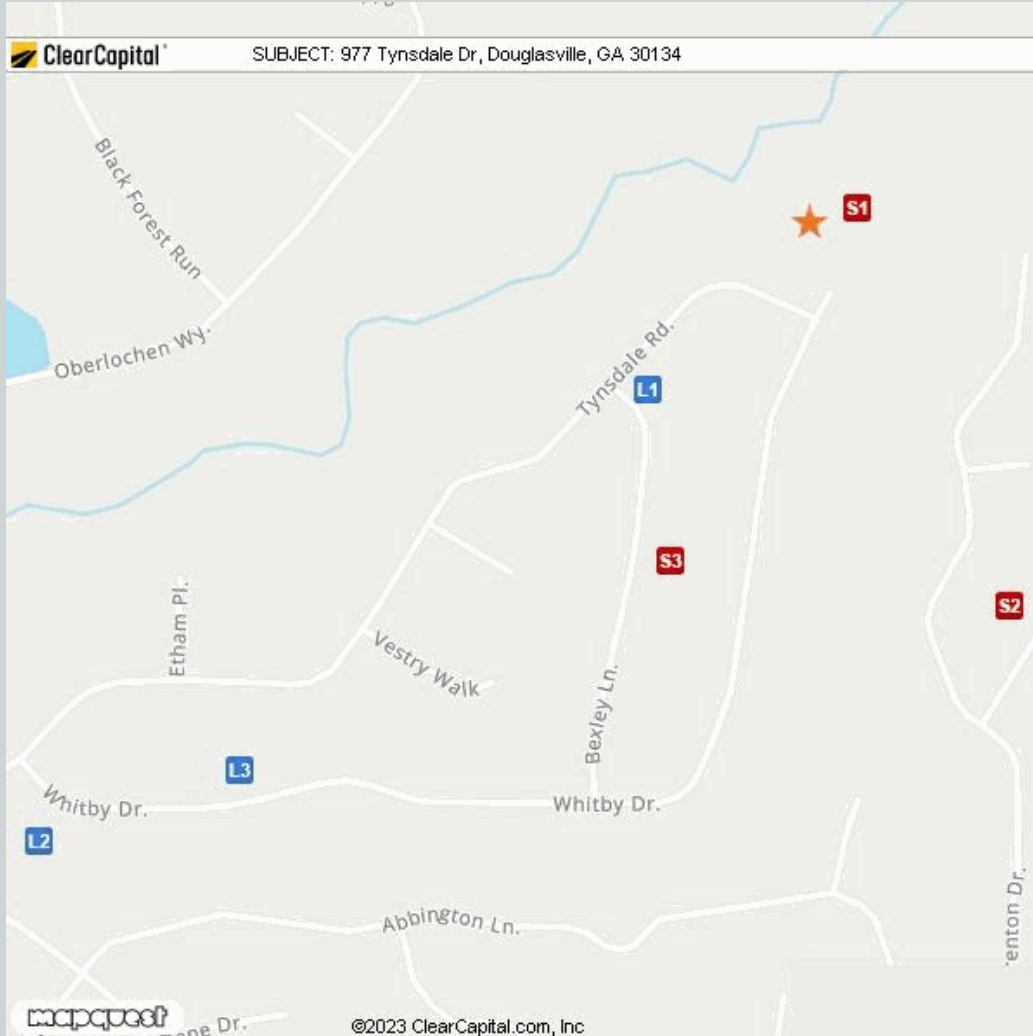
**Address** ★ 977 Tynsdale Drive, Douglasville, GA 30134

**Loan Number** 52558

**Suggested List** \$352,900

**Suggested Repaired** \$352,900

**Sale** \$350,900



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	977 Tynsdale Drive, Douglasville, GA 30134	--	Parcel Match
L1 Listing 1	850 Tynsdale Dr, Douglasville, GA 30134	0.17 Miles <sup>1</sup>	Parcel Match
L2 Listing 2	44 Whitby Dr, Douglasville, GA 30134	0.70 Miles <sup>1</sup>	Parcel Match
L3 Listing 3	191 Whitby Dr, Douglasville, GA 30134	0.56 Miles <sup>1</sup>	Parcel Match
S1 Sold 1	923 Whitby Dr, Douglasville, GA 30134	0.04 Miles <sup>1</sup>	Parcel Match
S2 Sold 2	75 Bannister Pl, Douglasville, GA 30134	0.31 Miles <sup>1</sup>	Parcel Match
S3 Sold 3	129 Bexley Ln, Douglasville, GA 30134	0.26 Miles <sup>1</sup>	Parcel Match

<sup>1</sup> The Comparable "Distance from Subject" value has been calculated by the Clear Capital system.

<sup>2</sup> 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

<b>Broker Name</b>	Trina Dowdy	<b>Company/Brokerage</b>	ATLANTAHOMESTEADS
<b>License No</b>	266749	<b>Address</b>	6000 STEWART PKWY DOUGLASVILLE GA 30154
<b>License Expiration</b>	02/28/2027	<b>License State</b>	GA
<b>Phone</b>	7705724741	<b>Email</b>	yourbroker@atlantahomesteads.com
<b>Broker Distance to Subject</b>	5.65 miles	<b>Date Signed</b>	02/28/2023

*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.**