

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	1825 Woodberry Court, Canton, GA 30115	Order ID	8683365	Property ID	34073324
Inspection Date	04/04/2023	Date of Report	04/12/2023		
Loan Number	52668	APN	15N13F-00000-002-000		
Borrower Name	Breckenridge Property Fund 2016 LLC	County	Cherokee		

Tracking IDs

Order Tracking ID	04.04.23 BPO Request	Tracking ID 1	04.04.23 BPO Request
Tracking ID 2	--	Tracking ID 3	--

General Conditions

Owner	Quarles Jason D	Condition Comments The property needs minor repairs. The front door needs to be painted. The mail box needs to be replaced. In addition, the lawn needs to be cut and the shrubs need to be trimmed.
R. E. Taxes	\$3,013	
Assessed Value	\$114,648	
Zoning Classification	Residential	
Property Type	SFR	
Occupancy	Occupied	
Ownership Type	Fee Simple	
Property Condition	Average	
Estimated Exterior Repair Cost	\$5,000	
Estimated Interior Repair Cost	\$0	
Total Estimated Repair	\$5,000	
HOA	No	
Visible From Street	Not Visible	
Road Type	Private	

Neighborhood & Market Data

Location Type	Suburban	Neighborhood Comments This is an older subdivision. There are some houses that are in good condition and up to date with maintenance, while maintenance in some houses have been differed.
Local Economy	Stable	
Sales Prices in this Neighborhood	Low: \$136000 High: \$465200	
Market for this type of property	Decreased 5 % in the past 6 months.	
Normal Marketing Days	<180	

Current Listings

	Subject	Listing 1	Listing 2	Listing 3 *
Street Address	1825 Woodberry Court	312 Abbey Ct	214 Moore Valley Way	117 Diamond Ridge Ave
City, State	Canton, GA	Canton, GA	Canton, GA	Canton, GA
Zip Code	30115	30115	30115	30114
Datasource	Public Records	MLS	MLS	MLS
Miles to Subj.	--	1.94 ¹	0.88 ¹	1.86 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$435,999	\$450,000	\$365,000
List Price \$	--	\$435,999	\$450,000	\$365,000
Original List Date		01/25/2023	03/08/2023	02/26/2023
DOM · Cumulative DOM	-- · --	69 · 77	28 · 35	4 · 45
Age (# of years)	30	25	21	21
Condition	Average	Good	Good	Good
Sales Type	--	Fair Market Value	Fair Market Value	Fair Market Value
Location	Beneficial ; Residential	Beneficial ; Residential	Beneficial ; Residential	Beneficial ; Residential
View	Neutral ; Power Lines	Beneficial ; Woods	Beneficial ; Residential	Beneficial ; Residential
Style/Design	2 Stories Historical	3 Stories craftsman	2 Stories Split Level	2 Stories Contemporary
# Units	1	1	1	1
Living Sq. Feet	1,760	2,175	2,168	1,910
Bdrm · Bths · ½ Bths	3 · 2 · 1	4 · 2 · 1	4 · 3	3 · 2 · 1
Total Room #	6	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	Yes	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	1,444	--
Pool/Spa	--	--	--	--
Lot Size	0.65 acres	0.12 acres	0.25 acres	.18 acres
Other	--	--	--	--

* Listing 3 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 There are no active listings in the subdivision. I had to extend my search to 2 miles to get some comparables. Although newer than the subject property, this listing has one more bedroom, and is in a more desirable subdivision. However, the lot size is smaller than the subject property.

Listing 2 Listing 2 has one more bedroom and and one half bath than the subject property. However, like listing #1, the lot size is smaller than the subject property.

Listing 3 This listing is also more than a mile but it has 3bedrooms and 2.5 bath. Their living space is also similar in size.

Recent Sales

	Subject	Sold 1 *	Sold 2	Sold 3
Street Address	1825 Woodberry Court	250 Wild Magnolia Ct	1910 Woodberry Ct	1030 Foxhollow Trail
City, State	Canton, GA	Canton, GA	Canton, GA	Canton, GA
Zip Code	30115	30115	30115	30115
Datasource	Public Records	MLS	MLS	MLS
Miles to Subj.	--	0.25 ¹	0.27 ¹	0.97 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$365,000	\$466,000	\$435,000
List Price \$	--	\$365,000	\$466,000	\$396,000
Sale Price \$	--	\$366,000	\$466,000	\$370,000
Type of Financing	--	Fha	Other	Conventional
Date of Sale	--	09/20/2022	10/27/2022	12/02/2022
DOM · Cumulative DOM	-- · --	4 · 35	6 · 0	100 · 165
Age (# of years)	30	30	21	21
Condition	Average	Good	Good	Good
Sales Type	--	Fair Market Value	Investor	Fair Market Value
Location	Beneficial ; Residential	Beneficial ; Residential	Beneficial ; Residential	Beneficial ; Residential
View	Neutral ; Power Lines	Beneficial ; Residential	Beneficial ; Residential	Beneficial ; Residential
Style/Design	2 Stories Historical	Split Traditional	Split traditional	Split Traditional
# Units	1	1	1	1
Living Sq. Feet	1,760	1,674	1,397	1,797
Bdrm · Bths · ½ Bths	3 · 2 · 1	4 · 2 · 1	4 · 3	4 · 3
Total Room #	6	7	7	7
Garage (Style/Stalls)	Attached 2 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)
Basement (Yes/No)	No	No	Yes	Yes
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	1,342	758
Pool/Spa	--	--	--	--
Lot Size	0.65 acres	.75 acres	.70 acres	.32 acres
Other	--	--	--	--
Net Adjustment	--	-\$4,698	-\$7,834	-\$7,834
Adjusted Price	--	\$361,302	\$458,166	\$362,166

* 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** Both properties are in the same subdivision. The comparable has one more bedroom but has less living square footage than the subject property. Adjustment is included for the additional bedroom. SC1=4698
- Sold 2** Listing #2 has one more bedroom but smaller is square footage. It was purchased by a corporation and is actually rented for \$2400. SC2= 7834
- Sold 3** The subject property has more bathrooms than comparable and is also smaller in square footage. SC3= 7834

Subject Sales & Listing History

Current Listing Status	Not Currently Listed		Listing History Comments				
Listing Agency/Firm			The house was built and sold in 1993 for the first time for \$102,000. It was again sold in 2000 for \$128,000 and lastly in April 2005 for \$143,000.				
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	\$365,000	\$370,000
Sales Price	\$365,000	\$370,000
30 Day Price	\$365,000	--
Comments Regarding Pricing Strategy		
<p>After analyzing the exterior of the subject property, comparable properties on the market now, recent sales and comparable properties that failed to sell, I conclude that in the current market, your property is most likely to sell for \$365,000. The exterior of the house needs some minor repairs: the mail box needs to be replaced, front door needs to be painted, grass need to be cut and bushes need to be trimmed.</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



Front



Address Verification



Side



Other

Listing Photos

L1 312 Abbey Ct
Canton, GA 30115



Front

L2 214 Moore Valley Way
Canton, GA 30115



Front

L3 117 Diamond Ridge Ave
Canton, GA 30114



Front

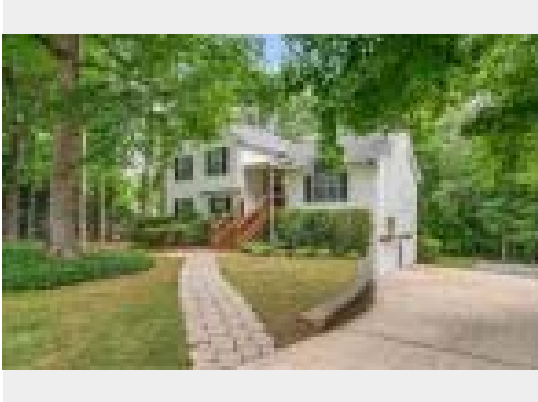
Sales Photos

S1 250 Wild Magnolia Ct
Canton, GA 30115



Front

S2 1910 Woodberry Ct
Canton, GA 30115



Front

S3 1030 Foxhollow trail
Canton, GA 30115



Front

ClearMaps Addendum

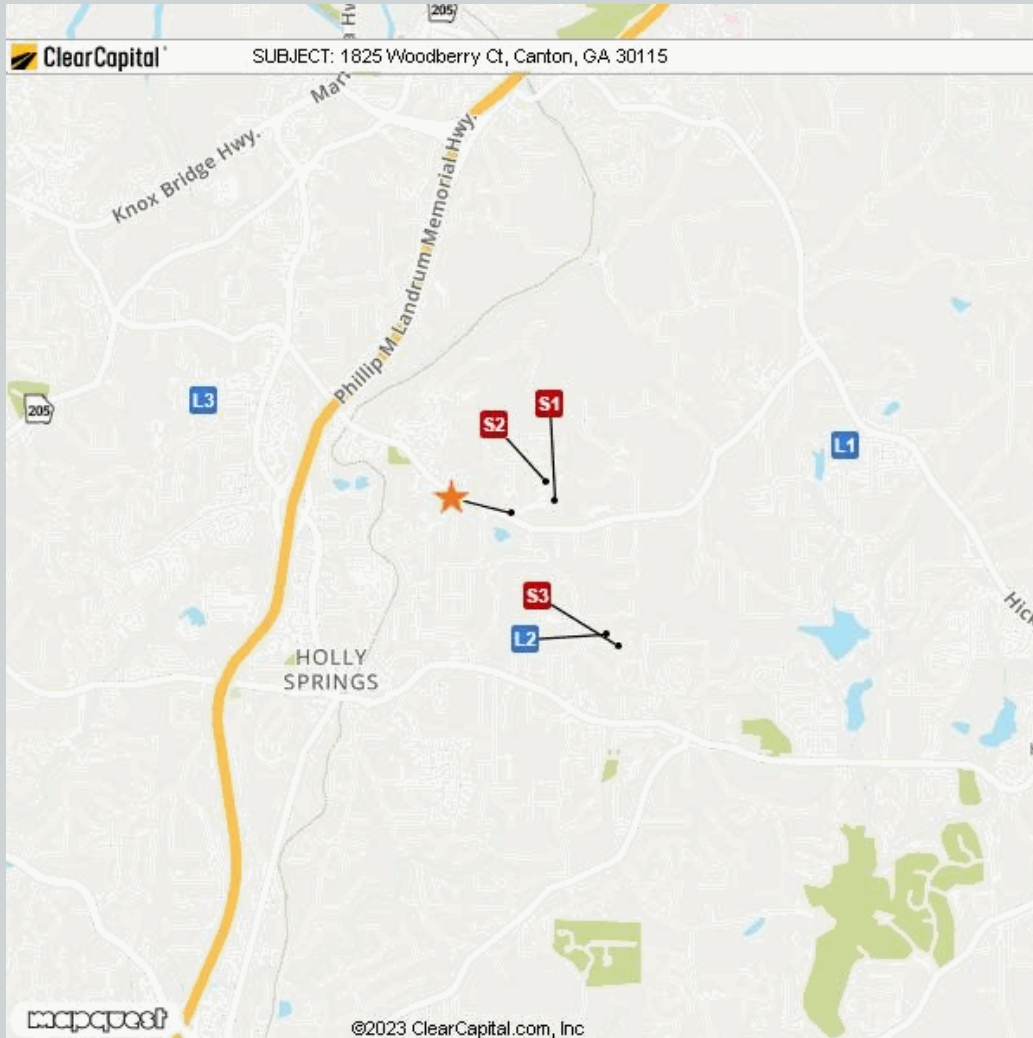
Address ★ 1825 Woodberry Court, Canton, GA 30115

Loan Number 52668

Suggested List \$365,000

Suggested Repaired \$370,000

Sale \$365,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	1825 Woodberry Court, Canton, GA 30115	--	Parcel Match
L1 Listing 1	312 Abbey Ct, Canton, GA 30115	1.94 Miles ¹	Parcel Match
L2 Listing 2	214 Moore Valley Way, Canton, GA 30115	0.88 Miles ¹	Parcel Match
L3 Listing 3	117 Diamond Ridge Ave, Canton, GA 30115	1.86 Miles ¹	Parcel Match
S1 Sold 1	250 Wild Magnolia Ct, Canton, GA 30115	0.25 Miles ¹	Parcel Match
S2 Sold 2	1910 Woodberry Ct, Canton, GA 30115	0.27 Miles ¹	Parcel Match
S3 Sold 3	1030 Foxhollow Trail, Canton, GA 30115	0.97 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	RoseMay Anglade	Company/Brokerage	EXP REALTY LLC
License No	289559	Address	435 Pine Bough Court ALPHARETTA GA 30004
License Expiration	04/30/2025	License State	GA
Phone	6783618413	Email	rosemay1111@bellsouth.net
Broker Distance to Subject	13.28 miles	Date Signed	04/05/2023

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.