

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	102 Larkin Way, Dallas, GA 30157	Order ID	8765542	Property ID	34228964
Inspection Date	06/03/2023	Date of Report	06/03/2023		
Loan Number	53614	APN	065969		
Borrower Name	Breckenridge Property Fund 2016 LLC	County	Paulding		

Tracking IDs

Order Tracking ID	06.01.23 BPO Request	Tracking ID 1	06.01.23 BPO Request
Tracking ID 2	--	Tracking ID 3	--

General Conditions

Owner	CHRISTOPHER L COLLINS	Condition Comments Property has normal wear and tear
R. E. Taxes	\$2,532	
Assessed Value	\$74,764	
Zoning Classification	Residential	
Property Type	SFR	
Occupancy	Occupied	
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	Rural	Neighborhood Comments Property is located in an established neighborhood with like condition properties
Local Economy	Stable	
Sales Prices in this Neighborhood	Low: \$195000 High: \$372000	
Market for this type of property	Remained Stable for the past 6 months.	
Normal Marketing Days	<30	

Current Listings

	Subject	Listing 1 *	Listing 2	Listing 3
Street Address	102 Larkin Way	136 Cannon Trl	691 Happy Valley Church Rd	202 Toulouse St
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.	--	0.91 ¹	0.15 ¹	0.29 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$324,000	\$425,000	\$304,000
List Price \$	--	\$324,000	\$405,000	\$295,000
Original List Date		05/25/2023	02/20/2023	05/08/2023
DOM · Cumulative DOM	-- · --	8 · 9	102 · 103	25 · 26
Age (# of years)	18	22	38	24
Condition	Average	Average	Good	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/Rambler	1 Story Ranch/Rambler	1.5 Stories Other	1.5 Stories Traditional
# Units	1	1	1	1
Living Sq. Feet	1,408	1,453	1,658	1,504
Bdrm · Bths · ½ Bths	3 · 2	3 · 2	3 · 2	3 · 2 · 1
Total Room #	6	5	5	6
Garage (Style/Stalls)	Attached 2 Car(s)	Attached 2 Car(s)	Attached 1 Car	Attached 2 Car(s)
Basement (Yes/No)	No	Yes	No	No
Basement (% Fin)	0%	70%	0%	0%
Basement Sq. Ft.	--	1,453	--	--
Pool/Spa	--	--	--	Pool - Yes
Lot Size	0.19 acres	1.07 acres	1.85 acres	0.22 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.

Current Listings - Cont.

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

- Listing 1** Large 3 Bed 2 Bath Ranch with a finished basement also stubbed for a 3rd bath, sitting on over an acre of land. Fresh face lift with new paint inside and out, new appliances, new LED lights and enough space for any size family. With 3 rec rooms and a bonus mud/dog room.
- Listing 2** This home is not your typical investor remodel; it has been meticulously designed with its future owners in mind. Walk into an open concept layout, where you can engage with friends and family while preparing your favorite meals. This home boasts stunning granite countertops, backsplash, a formal dining room, and extra space that could be your perfect office or guest suite. Out the backdoor shares the same wow factors that you will see inside. The back porch is the perfect spot for entertaining or sitting under the stars. We did not forget your fur babies; they will have a separate fenced-in area with a kennel that provides them plenty of space to run, play, and relax. Your future is waiting.
- Listing 3** Welcome home! This 3 bedroom, 2.5 bathroom is waiting for you to make it your home. NEW ROOF and fresh paint in several rooms. Home is equipped with smart home technology. All appliances stay including the refrigerator, washer & dryer. Entertain guest and family in your back yard with an above ground pool. The home is centrally located to shopping and dining and less than 1 mile to the trail head of the Silver Comet. Buyer incentive plan to receive 1% of LTV closing cost, with approval. Ask your agent how!

Recent Sales

	Subject	Sold 1	Sold 2 *	Sold 3
Street Address	102 Larkin Way	303 Remington Place Blvd	213 Remington Place Blvd	611 Cole Creek Dr
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.	--	0.02 ¹	0.05 ¹	0.05 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$329,900	\$335,000	\$329,900
List Price \$	--	\$329,900	\$330,000	\$329,900
Sale Price \$	--	\$336,000	\$338,000	\$329,900
Type of Financing	--	Va	Conventional	Conventional
Date of Sale	--	05/18/2023	04/17/2023	01/20/2023
DOM · Cumulative DOM	-- · --	38 · 38	98 · 95	84 · 84
Age (# of years)	18	18	18	9
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/Rambler	2 Stories Traditional	1 Story Ranch/Rambler	1 Story Ranch/Rambler
# Units	1	1	1	1
Living Sq. Feet	1,408	1,816	1,415	1,744
Bdrm · Bths · ½ Bths	3 · 2	3 · 2 · 1	3 · 2	3 · 2
Total Room #	6	6	5	5
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	0.19 acres	0.19 acres	0.18 acres	0.31 acres
Other	--	--	--	--
Net Adjustment	--	-\$18,690	-\$1,210	-\$13,080
Adjusted Price	--	\$317,310	\$336,790	\$316,820

* 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** Move in Ready home in sought after Remington Place. Enjoy the rocking chair front porch in this spacious 3 bedrooms-2.5 bath home. Gorgeous Hardwoods throughout the main floor. Main level boasts large eat in kitchen that has tons of counter space, pantry and tons of cabinetry. Open Kitchen looks into the grand living room with fireplace and built in shelving. Separate dining room is large enough to seat 8. New sliding glass doors with built in blinds lets great natural light inside and leads out to the private backyard/patio for grilling and yard toys. A brand-new privacy fence was just installed so bring your animals. Oversized master bedroom suite has tray ceiling, big walk-in closet, and spa bath with double vanity, separate soaking tub, and shower. Front yard is level, landscaped and driveway has plenty of parking. Must See.
- Sold 2** WELCOME HOME TO THIS AMAZING DIAMOND IN THE LOW INVENTORY OF GOOD MOVE IN READY HOMES. ALL THE UPGRADES HAVE BEEN DONE BY SELLER FOR YOU. IF YOU'RE A GARDENER? DONE! THE SHED FOR TOOLS, THE LANDSCAPE IS ALL SET FOR YOUR GARDENING WITH FRUIT TREES, FLOWERS AND EVEN A RAISED GARDEN BED. THE INSIDE OF THE HOUSE IS PERFECTLY SET WITH GRANITE COUNTERTOP, LAMINATED WOOD FLOORS IN THE HIGH TRAFFIC AREAS AND PLUSH CARPET IN THE BEDROOMS. THE GARAGE HAS TONS! OF STORAGE, YOU HAVE A COVERED PATIO WITH A BAR FOR THOSE HOT SUMMER DAYS THAT ARE SOON TO COME. THERE IS AN ATTACHED LIST YOUR REALTOR CAN PROVIDE. HURRY!
- Sold 3** Extremely well maintained, stepless, one level, ranch home located on cul-de-sac lot! Features an oversized great room with vaulted ceilings and a gas starter fireplace! Split bedroom plan with large secondary bedrooms and secondary bath with nice size walk in shower and hand held shower head! The Dining and Kitchen areas are very open and offers tons of space for entertaining! Hardwood Flooring in the foyer and great room, hall and both full baths! Covered back patio plus poured uncovered patio area overlooks the partially fenced and private back yard! Large Master Suite features a vaulted/cathedral style ceiling plus master bathroom with a double vanity, framed mirrors, nice size soaking tub and a separate shower with a framed glass shower door! Plus generously sized walk in closet! Newly painted interior and New carpet in the three bedrooms! Two car garage with garage door opener! Appliances includes washer and dryer plus refrigerator along with the Microwave vent hood, smooth top stove and dishwasher! Laundry Room on Main Level! You dont have to fear being in the dark or losing that frig full of groceries with the 22 KW, Whole Home Generator that is included with the sale of the home and has approx 400 gallons of fuel! Generator is 1 year old. Roof and systems are approx 7 to 8 years old! Floored Attic Space over the garage is approx 8ft x 15ft!

Subject Sales & Listing History

Current Listing Status	Not Currently Listed			Listing History Comments			
Listing Agency/Firm				Property was last on the market in 2005			
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

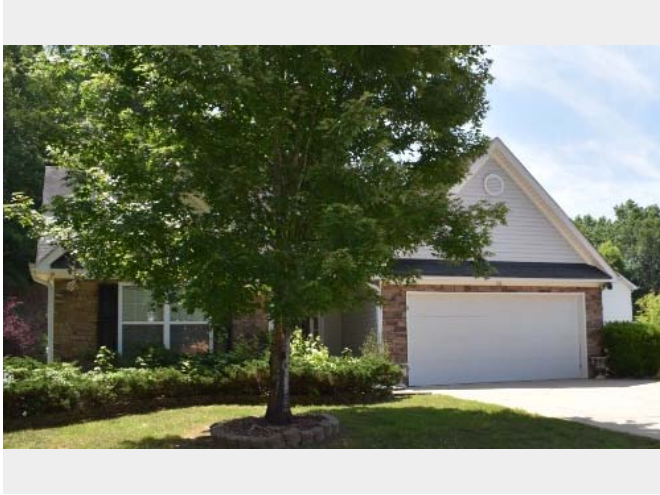
Marketing Strategy

	As Is Price	Repaired Price
Suggested List Price	\$334,900	\$334,900
Sales Price	\$334,900	\$334,900
30 Day Price	\$319,900	--
Comments Regarding Pricing Strategy		
Property is located in Dallas, GA. Area is sought after for its proximity to Marietta and Atlanta. Adjustments 30 SQFT GLA 3000 Bedroom 3000 Full Bath 2450 Half Bath		

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



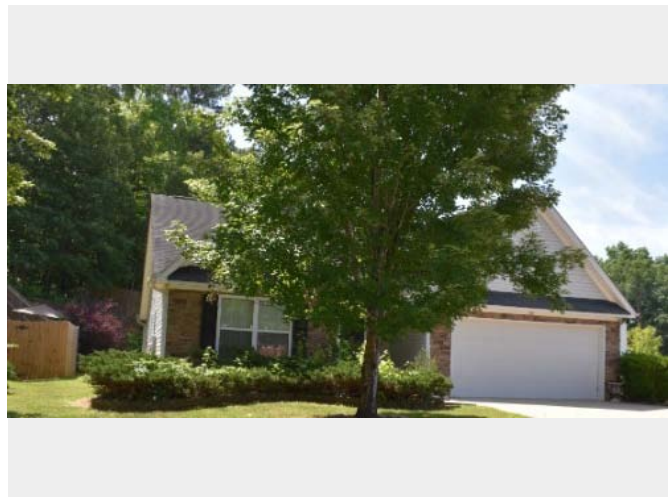
Front



Address Verification



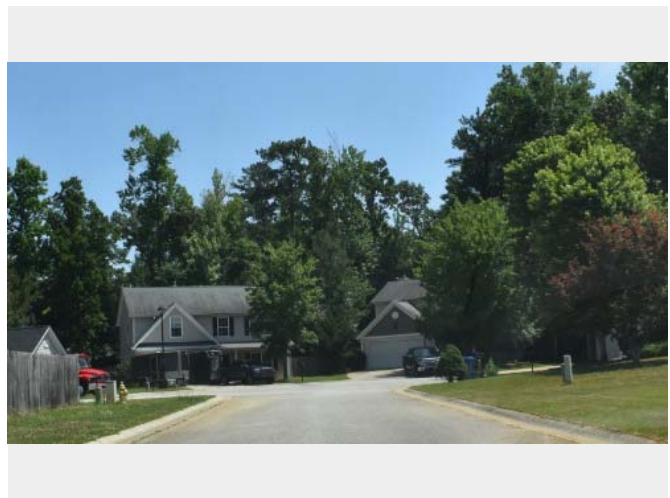
Address Verification



Side



Side



Street

Subject Photos



Street

Listing Photos

L1 136 Cannon Trl
Dallas, GA 30157



Front

L2 691 Happy Valley Church Rd
Dallas, GA 30157



Front

L3 202 Toulouse St
Dallas, GA 30157



Front

Sales Photos

S1 303 Remington Place Blvd
Dallas, GA 30157



Front

S2 213 Remington Place Blvd
Dallas, GA 30157



Front

S3 611 Cole Creek Dr
Dallas, GA 30157



Front

ClearMaps Addendum

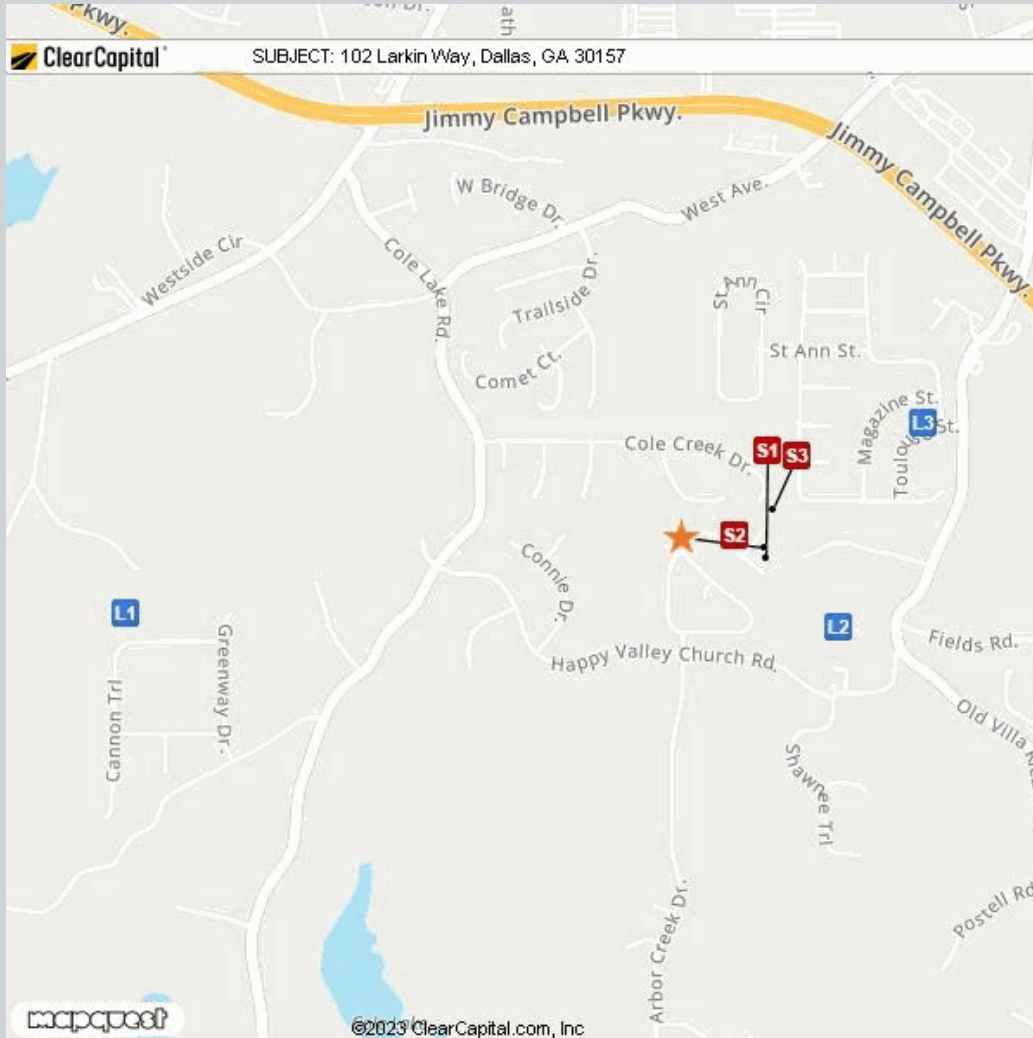
Address ★ 102 Larkin Way, Dallas, GA 30157

Loan Number 53614

Suggested List \$334,900

Suggested Repaired \$334,900

Sale \$334,900



Comparable

Address

Miles to Subject

Mapping Accuracy

Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	102 Larkin Way, Dallas, GA 30157	--	Parcel Match
L1 Listing 1	136 Cannon Trl, Dallas, GA 30157	0.91 Miles ¹	Parcel Match
L2 Listing 2	691 Happy Valley Church Rd, Dallas, GA 30157	0.15 Miles ¹	Parcel Match
L3 Listing 3	202 Toulouse St, Dallas, GA 30157	0.29 Miles ¹	Parcel Match
S1 Sold 1	303 Remington Place Blvd, Dallas, GA 30157	0.02 Miles ¹	Parcel Match
S2 Sold 2	213 Remington Place Blvd, Dallas, GA 30157	0.05 Miles ¹	Parcel Match
S3 Sold 3	611 Cole Creek Dr, Dallas, GA 30157	0.05 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	Daniel Geiman	Company/Brokerage	Exp realty llc
License No	380873	Address	2242 Major Loring Way SW Marietta GA 30064
License Expiration	07/31/2025	License State	GA
Phone	6787613425	Email	Daniel.geiman@exprealty.com
Broker Distance to Subject	13.17 miles	Date Signed	06/03/2023

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.