

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	2759 Lost Lakes Drive, Powder Springs, GA 30127	Order ID	8773906	Property ID	34254006
Inspection Date	06/07/2023	Date of Report	06/07/2023		
Loan Number	53941	APN	19065500480		
Borrower Name	Breckenridge Property Fund 2016 LLC	County	Cobb		

Tracking IDs					
Order Tracking ID	06.07.23 BPO Request	Tracking ID 1	06.07.23 BPO Request		
Tracking ID 2	--	Tracking ID 3	--		

General Conditions		
Owner	RICHARD K HESLEN	Condition Comments 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.
R. E. Taxes	\$3,952	
Assessed Value	\$130,220	
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	Suburban	Neighborhood Comments SUBJECT PROPERTY IS LOCATED WITHIN AN ESTABLISHED SUBURBAN DEVELOPMENT THAT REFLECTS A SELLERS MARKET.
Local Economy	Stable	
Sales Prices in this Neighborhood	Low: \$253000 High: \$621000	
Market for this type of property	Remained Stable for the past 6 months.	
Normal Marketing Days	<180	

Current Listings

	Subject	Listing 1 *	Listing 2	Listing 3
Street Address	2759 Lost Lakes Drive	3316 Hillside Dr	4521 Rushing Wind Ct	3470 Hollow Stream Trl
City, State	Powder Springs, GA	Powder Springs, GA	Powder Springs, GA	Powder Springs, GA
Zip Code	30127	30127	30127	30127
Datasource	Public Records	MLS	MLS	MLS
Miles to Subj.	--	0.65 ¹	0.21 ¹	0.85 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$418,000	\$360,000	\$425,000
List Price \$	--	\$418,000	\$360,000	\$425,000
Original List Date		06/01/2023	12/23/2022	05/17/2023
DOM · Cumulative DOM	-- · --	6 · 6	166 · 166	21 · 21
Age (# of years)	23	34	28	31
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	2 Stories TRADITIONAL	2 Stories Traditional	Split A-Frame	2 Stories Traditional
# Units	1	1	1	1
Living Sq. Feet	3,124	2,624	3,012	2,351
Bdrm · Bths · ½ Bths	4 · 2 · 1	5 · 4 · 1	4 · 3	4 · 2 · 1
Total Room #	8	9	8	8
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	0.29 acres	0.30 acres	2.09 acres	0.30 acres
Other	PATIO	PATIO	PATIO	PATIO

* 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** Welcome Home To The Beautiful 4 Bed, 3 Bath Home Is Sought After Country Walk. Granite Counters, Stainless Steel Appliances, Stained Cabinets And Hardwood Floors. There Is A Formal Dining Room And Breakfast Room. Fenced In Backyard, Deck Great For Grilling. Do Not Wait On This One, Schedule Your Showing.
- Listing 2** This Wonderful Home Is Nested On 2 Acres Corner Lot In Powder Springs! It Offers 4 Bedroom 3 Full Baths. An Open Living Room, Kitchen & Dining Room All With Hardwood Floors. Wing Door That Opens To A Double Covered Deck For Peace & Relaxation! There Is Additional Space In The Lower Level That Can Be A Theater Room Or Office With A Full Bathroom. Bring A Little TLC For Cosmetics & Make This One Magical. Seller Is Offering A Carpet/paint Allowance, No Hoa Or Rental Restrictions! Being Sold As Is
- Listing 3** Absolutley Breathtaking 4 Bedroom 2.5 Bath Culdesac Home, Boasts Concrete Siding And Brick Front, Large Fenced In Backyard With Two Decks. Enter The Welcoming Foyer To The Left You Are In Your Oversized Family Room Complete With Fireplace, Lvp Flooring, Shiplap Ceilings And Barnwood Feature Walls. Pass By The Large Pantry With Barn Door Into The Gorgeous Renovated Kitchen With Quartz Countertops, Subway Tile Backsplash, Cabinets, Fixtures, Lighting And Stainless Steel Appliances. The Kitchen Island With Table Top Seating Make The Perfect Spot For A Quick Start To Your Day. Enter Your Beautiful Dining Room Complete With Shiplap Ceiling, Lvp Flooring, Cabinets, Barnwood Feature Wall, Wet Bar With Wine Fridge For Entertaing Or Luxurious Dining. The Upper Level Features A Spacious Primary Bedroom With Trey Ceiling Complete With Flat Screen Tv, Huge Walk In Closet With Custom Shoe Showcase. Three Additional Large Bedrooms To Accomidate All Of Your Needs, Basement Offers Media Room, Office, Bedroom And Bathroom And An Unfinished Area Compelte With Boat Door. Country Walk Amenities Include: New Baseketball Court, Pavilion, Clubhouse, Playground, Tennis/pickelball Courts, Pool, Country Store. Too Many Upgrades And Updates To Note. Come See For Yourself. Don't Miss This One It's Ready And Waiting Just For You!

Recent Sales

	Subject	Sold 1 *	Sold 2	Sold 3
Street Address	2759 Lost Lakes Drive	2852 Lost Lakes Way	2687 Mountain Oaks Ct	5090 Lakewood Way
City, State	Powder Springs, GA	Powder Springs, GA	Powder Springs, GA	Powder Springs, GA
Zip Code	30127	30127	30127	30127
Datasource	Public Records	MLS	MLS	MLS
Miles to Subj.	--	0.10 ¹	0.11 ¹	0.58 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$455,000	\$440,000	\$350,000
List Price \$	--	\$455,000	\$440,000	\$350,000
Sale Price \$	--	\$455,000	\$440,000	\$350,000
Type of Financing	--	Conv.	Conv.	Conv.
Date of Sale	--	02/10/2023	10/14/2022	05/12/2023
DOM · Cumulative DOM	-- · --	44 · 44	74 · 74	162 · 162
Age (# of years)	23	22	21	31
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	2 Stories TRADITIONAL	2 Stories Traditional	2 Stories Traditional	Split Traditional
# Units	1	1	1	1
Living Sq. Feet	3,124	3,173	2,736	2,820
Bdrm · Bths · ½ Bths	4 · 2 · 1	4 · 3	4 · 2 · 1	3 · 3
Total Room #	8	8	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	--	Pool - Yes	--	--
Lot Size	0.29 acres	0.25 acres	0.27 acres	0.39 acres
Other	PATIO	PATIO	PATIO	PATIO
Net Adjustment	--	-\$12,500	+\$13,588	+\$11,640
Adjusted Price	--	\$442,500	\$453,588	\$361,640

* 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** Start The New Year Off Right With This Beautiful Worry Free Home! Features Brand New Water Heater And Stainless Steel Kitchen Appliances. Recently Replaced Roof, And 1 Hvac Unit Replaced In 2019. Gutter Gaurds. Traditional Style Home In Well Maintained Swim/tennis/lake Community. Main Level Has A Bedroom And Full Bathroom, Eat In Kitchen, Separate Dining, And Formal Living Room. 4 Bedrooms, Including Oversized Master Bedroom And Sitting Area, And Laundry Room Are Upstairs. Backyard Is A Fully Fenced Gardeners Delight. Just Wait Until Spring When All The Beautiful Flowers Bloom! Very Convenient Location To Local Schools And Shopping. \$5, 000 Flooring Allowance! Pick The New Flooring You Love Before Move In!
- Sold 2** Fantastic 4 Bd, 2.5 Ba, 2 Story Beauty In Sought After Lost Mountain Lakes! You Really Can Live Where You Play In This Gorgeous Neighborhood Filled With Lots Of Family Friendly Amenities. As You Step Inside You Will Notice A Soaring 2 Story Foyer That Features A Stunning Staircase Accented With Black Wrought Iron Balusters. You Can't Miss The Rich And Beautiful Hardwood Flooring Throughout The Entire Main Level. To Your Left Is A Formal Sitting Room Or Office, To Your Right Is An Elegantly Appointed Formal Dining Room For Those Special Get Togethers. Walking Straight Through You Will Enter The Spacious Family Room With A Pretty Stacked Stone Fireplace And A Wall Of Large Windows For Lots Of Natural Light. Then Transition Into The Eat In Kitchen With White Cabinets And A Bay Window. The Cook In Your Family Will Be Delighted With The Bright Kitchen That Features Lots Of Cabinet Space, Recessed Lighting, Granite Countertops, Tile Backsplash, Large Pantry And Also Includes A Wonderful Butler's Pantry To Make Entertaining Your Guests A Breeze. All Of The Windows In The Home Feature Custom Made Blinds. There Is A Perfectly Placed Mud Area As You Come In From The Garage With Storage For Your Coats And Hats And Your Shoes. Down The Hallway, You Will Find A Half Bath And The Laundry Room With Storage At The End. As You Make Your Way Upstairs, You Will Find 3 Secondary Bedrooms And A Guest Bathroom With A Double Vanity. The Master Suite Includes An Oversized Master Bedroom With A Sitting Area And A Double Trey Ceiling. The Master Bathroom Has A Double Vanity, A Large Walk-in Closet, A Separate Shower And A Large Whirlpool Tub For Relaxing After A Long Day. The Attractive Exterior Of The Home Is Stucco, Stacked Stone And Hardi Siding. There Is A Concrete Patio In The Back Just Begging For A Family Cookout. The Current Termite Bond Will Transfer To The New Owner. There Is Also A Warranty On The Hardwood Flooring That Will Transfer To The New Owner. This Home Is Well Situated On A Private Cul-de-sac Lot And Is Within Easy Walking Distance From One Of The Swimming Pools And A Playground Area. This Resort Style Community Features Lakes For Fishing, Walking Paths, Swimming Pools, A Playground For The Kids, A Full Basketball Court, A Volleyball Area, Tennis Courts And A Clubhouse. You May Never Want To Leave The Community! This Wonderful Neighborhood Is Located Just Minutes From Historic Powder Springs, Marietta, Hiram, Shopping, Dining, I-20 And The Atlanta Airport. You Owe It To Yourself And To Your Family To Come And See Everything This Home And This Fantastic Community Have To Offer. I Bet You'll Be Glad You Did!
- Sold 3** This Beauty Is Tucked Away In A Cul-de-sac With So Much Privacy You Will Never Want Leave Home. Enjoy Coming Into The Very Spacious And Open Floor Plan With A Huge, Oversized Family Room, Large Eat-in Kitchen, Gorgeous Dining Area And A Cozy Sitting Area Between Family And Dining Room. The Lower Level There Is A Very Large Media/bedroom With A Private Bath. The Primary Suite Is A Very Spacious And Has A Beautiful Window Seat That Looks Out Into The Trees. You Will Spend Hours Relaxing In There And Will Lose Track Of Time. The Backyard Will Be The Perfect Setting For Family Gatherings With The Two-tier Decks. But That's Not All, The Roof Is 1 Year Old And The Water Heater 6 Months Old So No Major Maintenance. Close To Shopping, Restaurants, Silver Comet Trail And Towne Square Where There's Activities And Events Happening All The Time. Come And See Why You Want This To Be Your New Home

Subject Sales & Listing History

Current Listing Status	Not Currently Listed			Listing History Comments			
Listing Agency/Firm				NONE			
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	\$442,500	\$442,500
Sales Price	\$439,900	\$439,900
30 Day Price	\$435,000	--
Comments Regarding Pricing Strategy		
<p>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 fair market homes that are equal 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 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



Address Verification



Side



Side



Side



Street

Subject Photos



Street



Street

Listing Photos

L1 3316 Hillside Dr
Powder Springs, GA 30127



Front

L2 4521 Rushing Wind Ct
Powder Springs, GA 30127



Front

L3 3470 Hollow Stream Trl
Powder Springs, GA 30127



Front

Sales Photos

S1 2852 Lost Lakes Way
Powder Springs, GA 30127



Front

S2 2687 Mountain Oaks Ct
Powder Springs, GA 30127



Front

S3 5090 Lakewood Way
Powder Springs, GA 30127



Front

ClearMaps Addendum

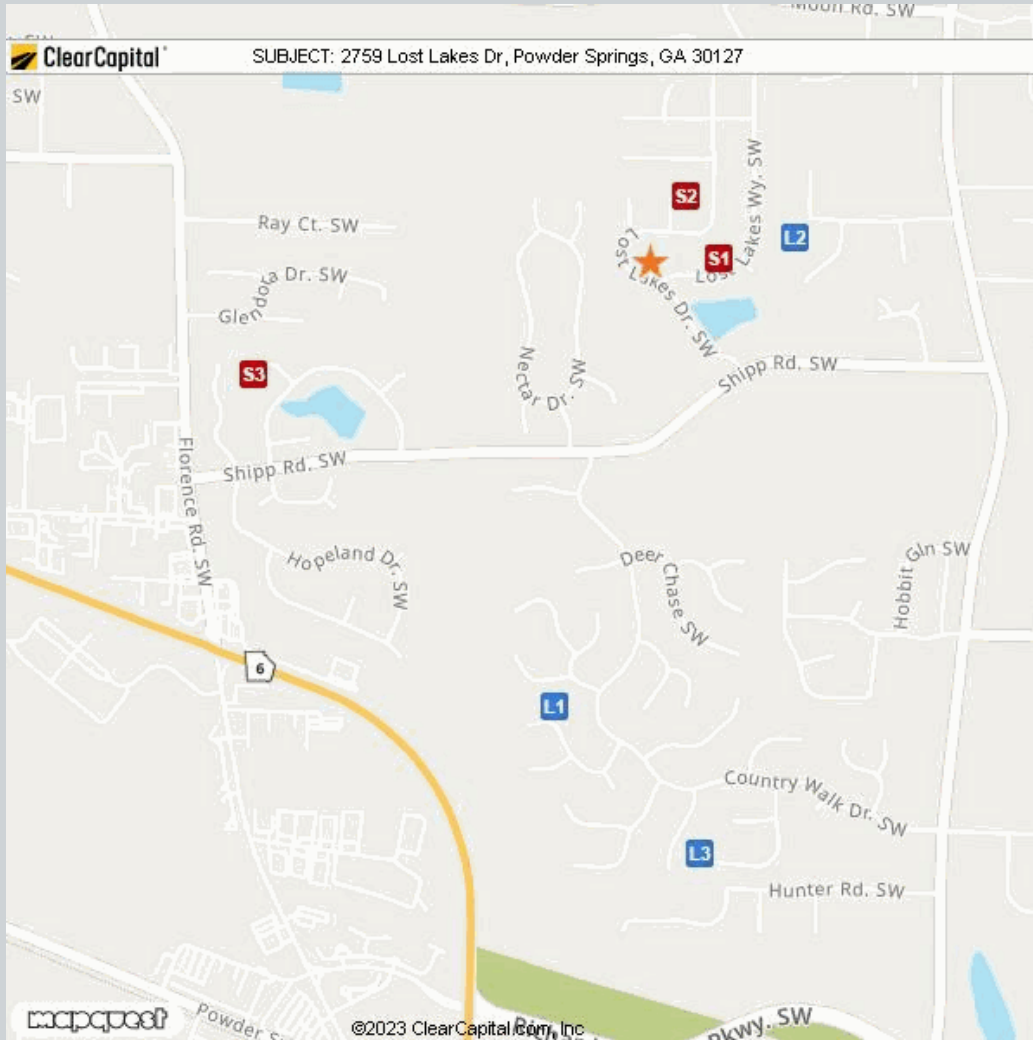
Address ★ 2759 Lost Lakes Drive, Powder Springs, GA 30127

Loan Number 53941

Suggested List \$442,500

Suggested Repaired \$442,500

Sale \$439,900



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	2759 Lost Lakes Drive, Powder Springs, GA 30127	--	Parcel Match
L1 Listing 1	3316 Hillside Dr, Powder Springs, GA 30127	0.65 Miles ¹	Parcel Match
L2 Listing 2	4521 Rushing Wind Ct, Powder Springs, GA 30127	0.21 Miles ¹	Parcel Match
L3 Listing 3	3470 Hollow Stream Trl, Powder Springs, GA 30127	0.85 Miles ¹	Parcel Match
S1 Sold 1	2852 Lost Lakes Way, Powder Springs, GA 30127	0.10 Miles ¹	Parcel Match
S2 Sold 2	2687 Mountain Oaks Ct, Powder Springs, GA 30127	0.11 Miles ¹	Parcel Match
S3 Sold 3	5090 Lakewood Way, Powder Springs, GA 30127	0.58 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.

Report Instructions - cont.

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.

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	Trina Dowdy	Company/Brokerage	ATLANTAHOMESTEADS
License No	266749	Address	6000 STEWART PKWY DOUGLASVILLE GA 30154
License Expiration	02/28/2027	License State	GA
Phone	7705724741	Email	yourbroker@atlantahomesteads.com
Broker Distance to Subject	12.09 miles	Date Signed	06/07/2023

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.