

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	49 Loxley Court, Douglasville, GA 30134	Order ID	8773906	Property ID	34254001
Inspection Date	06/07/2023	Date of Report	06/07/2023		
Loan Number	53947	APN	033845		
Borrower Name	Breckenridge Property Fund 2016 LLC	County	Paulding		

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

General Conditions		Condition Comments
Owner	SPICER GENE L	SUBJECT PROPERTY IS A SPLIT FOYER STYLED HOME LOCATED WITHIN AN ESTABLISHED DEVELOPMENT. SUBJECT PROPERTY APPEARS TO HAVE BEEN MAINTAINED WITH NO VISIBLE EXTERIOR REPAIRS DETECTED.
R. E. Taxes	\$2,761	
Assessed Value	\$92,956	
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

Neighborhood & Market Data		Neighborhood Comments
Location Type	Suburban	SUBJECT PROPERTY IS LOCATED WITHIN AN ESTABLISHED SUBURBAN DEVELOPMENT THAT REFLECTS A SELLERS MARKET.
Local Economy	Stable	
Sales Prices in this Neighborhood	Low: \$247400 High: \$416000	
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	49 Loxley Court	490 Nottingham Dr	143 Brandywine Dr	110 Limestone Ln
City, State	Douglasville, GA	Douglasville, GA	Douglasville, GA	Douglasville, GA
Zip Code	30134	30134	30134	30134
Datasource	Public Records	MLS	MLS	MLS
Miles to Subj.	--	0.17 ¹	1.02 ¹	1.13 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$264,900	\$250,000	\$260,000
List Price \$	--	\$264,900	\$250,000	\$260,000
Original List Date		04/25/2023	05/15/2023	12/21/2022
DOM · Cumulative DOM	-- · --	43 · 43	23 · 23	168 · 168
Age (# of years)	28	29	31	24
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	Split SPLIT FOYER	Split SPLIT FOYER	Split SPLIT FOYER	1 Story Other
# Units	1	1	1	1
Living Sq. Feet	1,394	1,217	1,118	1,092
Bdrm · Bths · ½ Bths	3 · 2	3 · 2	3 · 2	3 · 2
Total Room #	5	5	5	5
Garage (Style/Stalls)	Attached 2 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)
Basement (Yes/No)	Yes	Yes	Yes	Yes
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	667	1,118	576	1,092
Pool/Spa	--	--	--	--
Lot Size	0.69 acres	0.46 acres	1.00 acres	0.50 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** Seller Is Motivated! Please Bring All Offers! Seller Concessions Or Allowances Are Available For Some Of The Needed Repairs And Finishes! Buyer May Be Able To Make Selections Or Choose Some Colors/finishes! Welcome Home To This Spacious Three Bedroom And Two Full Bath Home Which Features A Large Great Room With Vaulted Ceilings And A Brick Fireplace! Hardwood Flooring In The Great Room And Hallway! Open Dining Room Area Located Off The Living And Kitchen! Kitchen With Upgraded Appliances Includes A Dishwasher & Gas Stove & Refrigerator! Three Bedrooms And Two Full Baths On The Main Level! Lower Level Features A Large Partially Finished Bonus Room Which Is The Perfect Area For A Playroom, Office Or Man Cave! The Two Car Garage Features Built In Shelves That Are Included In The Sale. Large Private And Wooded Lot! Great Location With Easy Access To Schools And Shopping!
- Listing 2** Affordable Starter Home On .62 Acre With Three Bedrooms And 2 Full Baths. Seller Installed All New Ss Appliances, Carpets Freshly Cleaned And Ready For New Buyer. Main Living Areas With Lvp Flooring. 2 Car Garage With Auto Openers, Private Level Backyard. Great School District. Ready For A New Family To Call It Home. Enjoy A Matterport Digital Twin Walk Through By Clicking The Virtual Tour Attached.
- Listing 3** Check Out This Maintained Single Family Raised Ranch Home Featuring 3 Bedrooms And 2 Bathrooms. Home Features An Updated And Modern Kitchen With Stainless Steel Appliances And Granite Countertops. Large Master With Exclusive Bathroom. Two Secondary Bedrooms Share Hall Bath. Lower Level Has Two Car Garage And Storage Space Ready For Finishes! Situated Conveniently Between Hiram Shopping And Dining And I-20. Great Location, Close To Shopping, Dining, Parks, Schools And Public Transportation. Come See Today!

Recent Sales

	Subject	Sold 1 *	Sold 2	Sold 3
Street Address	49 Loxley Court	122 Loxley Ct	706 Dillon Dr	85 Robin Hood Dr
City, State	Douglasville, GA	Douglasville, GA	Douglasville, GA	Douglasville, GA
Zip Code	30134	30134	30134	30134
Datasource	Public Records	MLS	MLS	MLS
Miles to Subj.	--	0.09 ¹	0.19 ¹	0.11 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$277,500	\$267,000	\$280,000
List Price \$	--	\$277,500	\$267,000	\$280,000
Sale Price \$	--	\$277,500	\$267,000	\$280,000
Type of Financing	--	Conv.	Conv.	Conv.
Date of Sale	--	05/12/2023	03/24/2023	10/26/2022
DOM · Cumulative DOM	-- · --	45 · 45	56 · 56	112 · 112
Age (# of years)	28	28	26	29
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	Split SPLIT FOYER	Split Traditional	Split Traditional	1.5 Stories Cape Cod
# Units	1	1	1	1
Living Sq. Feet	1,394	1,228	1,219	1,568
Bdrm · Bths · ½ Bths	3 · 2	3 · 2	3 · 2	3 · 2
Total Room #	5	5	5	5
Garage (Style/Stalls)	Attached 2 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)
Basement (Yes/No)	Yes	Yes	Yes	Yes
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	667	1,128	1,092	988
Pool/Spa	--	--	--	--
Lot Size	0.69 acres	0.47 acres	0.50 acres	0.46 acres
Other	PATIO	PATIO	PATIO	PATIO
Net Adjustment	--	+\$5,810	+\$6,125	-\$6,090
Adjusted Price	--	\$283,310	\$273,125	\$273,910

* 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** Lovely Split Foyer In A Great Location. Home Has Open Floor Plan With Cozy Fireplace In Great Room, Sunny Eat In Kitchen Which Leads To Back Deck For Fun Outdoor Activities, Carpet In Secondary Bedrooms, Vaulted Ceilings Great Room And Master Bedroom Finished Room In Terrace Level, Large Garage, Fenced Backyard.
- Sold 2** Don't Rent When You Could Own This Wonderful Four Bedroom And Two Bath Home!! Bonus Feature Is A Great Large Lot And 12 X 24 Detached Workshop On A Slab That Features A Motorized Garage Door, Power And Water. This Home Is A Split Level With An Open Floor Plan And Double Garage 3 Bedrooms On The Main Level With Two Full Bathrooms! Also, A Bonus Room/bedroom In The Basement With A Full Bathroom. This Home Is Waiting On Your Style And Special Touch! Home Currently Has Real Hard Wood Flooring, Carpet, And Tile. Kitchen Includes Dishwasher, Microwave, And A Gas Stove. The Breakfast Room Is Open To The Kitchen & Living Room. The Backdoor Off The Kitchen Area Leads To The Back Porch And Level Back Yard And Detached Workshop. This Is A Very Nice Lot! Seller Is Willing To Do A One-year Home Warranty With Good Offer. Motivated Seller!
- Sold 3** Well Maintained Cape Cod Home In Paulding County With Large Master On The Main, Garden Tub And Large Walk-in Closet. This Home Has A Spacious Living Room With Fireplace And Real Hardwood Floors Throughout Main Floor. The Upstairs Carpet Is 2 Yrs Old And Fresh Interior Paint Throughout. New Tile Floors, Vanities And Granite Counter Tops In Both Bathrooms. Water Heater, Hvac And Kitchen Appliances Are Approx. 3 Yrs Old, And New Metal Chimney Cap Recently Installed. Basement Area Has One Room That Can Easily Be Used For A 4th Bedroom. Additional Flex Space In Basement For Playroom, Homeschooling, Etc., Or The Garage Door Can Be Reinstalled To Use For Parking.

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	\$283,000	\$283,000
Sales Price	\$279,900	\$279,900
30 Day Price	\$275,000	--
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



Street



Street

Subject Photos



Street



Other

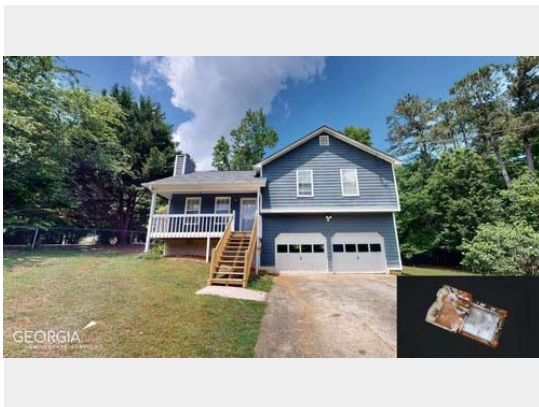
Listing Photos

L1 490 Nottingham Dr
Douglasville, GA 30134



Front

L2 143 Brandywine Dr
Douglasville, GA 30134



Front

L3 110 Limestone Ln
Douglasville, GA 30134



Front

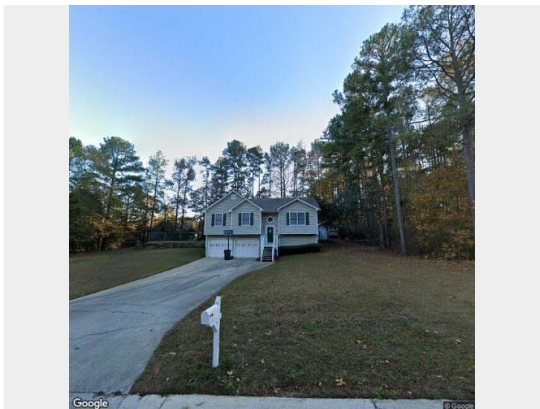
Sales Photos

S1 122 Loxley Ct
Douglasville, GA 30134



Front

S2 706 Dillon Dr
Douglasville, GA 30134



Front

S3 85 Robin Hood Dr
Douglasville, GA 30134



Front

ClearMaps Addendum

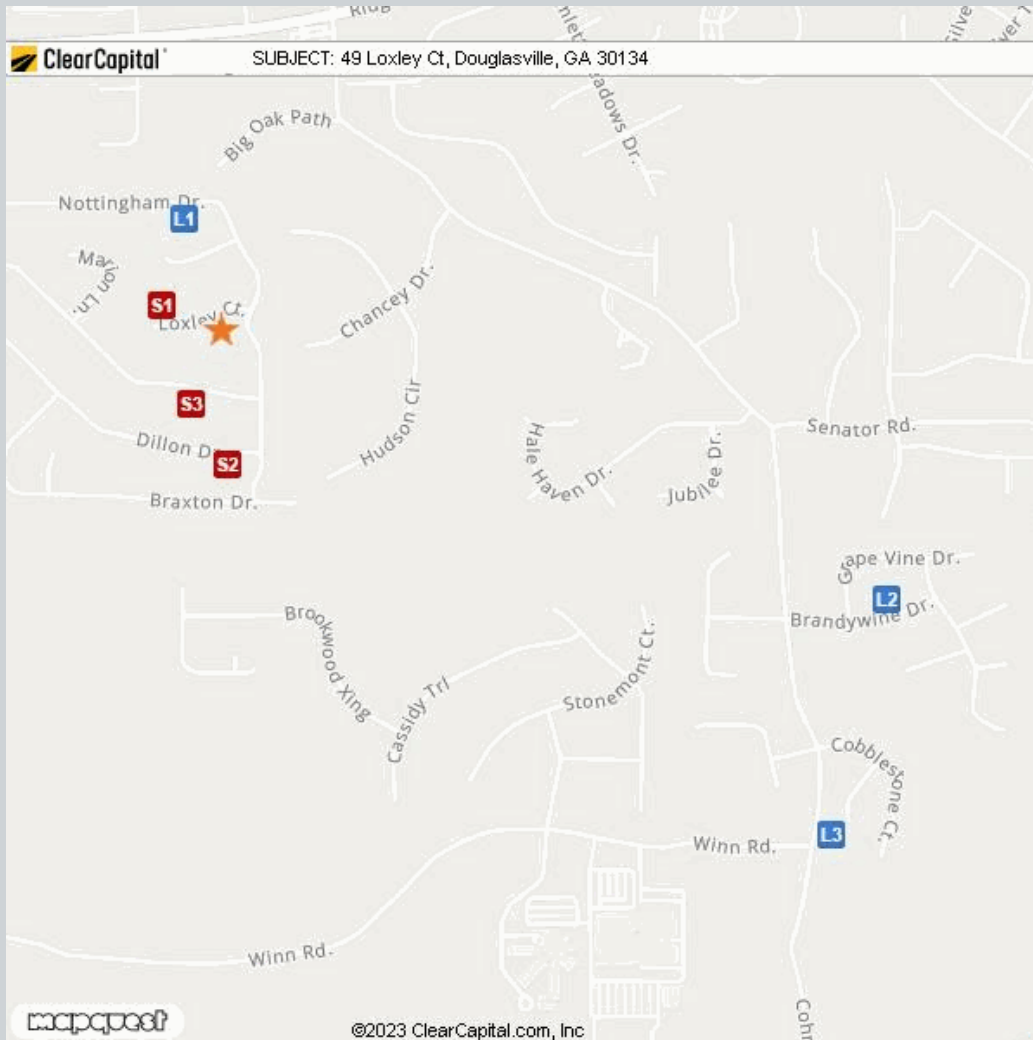
Address ★ 49 Loxley Court, Douglasville, GA 30134

Loan Number 53947

Suggested List \$283,000

Suggested Repaired \$283,000

Sale \$279,900



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	49 Loxley Court, Douglasville, GA 30134	--	Parcel Match
L1 Listing 1	490 Nottingham Dr, Douglasville, GA 30134	0.17 Miles ¹	Parcel Match
L2 Listing 2	143 Brandywine Dr, Douglasville, GA 30134	1.02 Miles ¹	Parcel Match
L3 Listing 3	110 Limestone Ln, Douglasville, GA 30134	1.13 Miles ¹	Parcel Match
S1 Sold 1	122 Loxley Ct, Douglasville, GA 30134	0.09 Miles ¹	Parcel Match
S2 Sold 2	706 Dillon Dr, Douglasville, GA 30134	0.19 Miles ¹	Parcel Match
S3 Sold 3	85 Robin Hood Dr, Douglasville, GA 30134	0.11 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	6.78 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.