

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>	826 Victoria Place, Woodstock, GA 30189	<b>Order ID</b>	8817888	<b>Property ID</b>	34337555
<b>Inspection Date</b>	07/11/2023	<b>Date of Report</b>	07/18/2023		
<b>Loan Number</b>	54277	<b>APN</b>	21N09A-00000-113-000		
<b>Borrower Name</b>	Breckenridge Property Fund 2016 LLC	<b>County</b>	Cherokee		

Tracking IDs					
<b>Order Tracking ID</b>	07.06.23 BPO Request	<b>Tracking ID 1</b>	07.06.23 BPO Request		
<b>Tracking ID 2</b>	--	<b>Tracking ID 3</b>	--		

## General Conditions

<b>Owner</b>	DARLENE A KLINE	<b>Condition Comments</b>	
<b>R. E. Taxes</b>	\$3,777	The subject looks to be in good condition. There are minor landscaping and maintenance issues that need to be addressed such as new mailbox and trimming bushes, and touch up painting.	
<b>Assessed Value</b>	\$143,710		
<b>Zoning Classification</b>	Residential R-20		
<b>Property Type</b>	SFR		
<b>Occupancy</b>	Occupied		
<b>Ownership Type</b>	Fee Simple		
<b>Property Condition</b>	Good		
<b>Estimated Exterior Repair Cost</b>	\$500		
<b>Estimated Interior Repair Cost</b>	\$0		
<b>Total Estimated Repair</b>	\$500		
<b>HOA</b>	No		
<b>Visible From Street</b>	Partially Visible		
<b>Road Type</b>	Public		

## Neighborhood & Market Data

<b>Location Type</b>	Suburban	<b>Neighborhood Comments</b>	
<b>Local Economy</b>	Improving	Woodstock is a city in Cherokee County, in Central Georgia, USA. It had a population of 33,000 in 2019, and is 12 square miles in size. Located just 30 miles north of Atlanta, Woodstock's city limits include more than 12 square miles and over 30,000 residents. Our dynamic city is a Georgia PlanFirst Community and a recipient of Georgia Municipal Association's Live, Work, Play City Award. Known for its vibrant downtown and world-class parks and trails, Woodstock is home to hundreds of thriving small businesses, regional shopping and tourism destinations.	
<b>Sales Prices in this Neighborhood</b>	Low: \$255810 High: \$818500		
<b>Market for this type of property</b>	Decreased 3 % in the past 6 months.		
<b>Normal Marketing Days</b>	<30		

### Current Listings

	Subject	Listing 1 *	Listing 2	Listing 3
<b>Street Address</b>	826 Victoria Place	824 Victoria Pl	401 Middle Valley Lane	1120 Arborhill Drive
<b>City, State</b>	Woodstock, GA	Woodstock, GA	Woodstock, GA	Woodstock, GA
<b>Zip Code</b>	30189	30189	30189	30189
<b>Datasource</b>	MLS	MLS	MLS	MLS
<b>Miles to Subj.</b>	--	0.04 <sup>1</sup>	4.88 <sup>1</sup>	3.16 <sup>1</sup>
<b>Property Type</b>	SFR	SFR	SFR	SFR
<b>Original List Price \$</b>	\$	\$439,900	\$474,900	\$499,500
<b>List Price \$</b>	--	\$439,900	\$474,900	\$499,500
<b>Original List Date</b>		06/08/2023	06/22/2023	06/23/2023
<b>DOM · Cumulative DOM</b>	-- · --	33 · 40	19 · 26	14 · 25
<b>Age (# of years)</b>	38	37	29	34
<b>Condition</b>	Good	Good	Good	Good
<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	Beneficial ; Water	Neutral ; Residential	Neutral ; Residential
<b>Style/Design</b>	Split Traditional	1 Story Cape Cod	Split Traditional	1 Story Traditional
<b># Units</b>	1	1	1	1
<b>Living Sq. Feet</b>	3,423	2,020	2,282	2,687
<b>Bdrm · Bths · ½ Bths</b>	4 · 4	4 · 2 · 1	4 · 3	4 · 2 · 1
<b>Total Room #</b>	10	9	9	9
<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>	No	No	No	No
<b>Basement (% Fin)</b>	0%	0%	0%	0%
<b>Basement Sq. Ft.</b>	--	--	--	--
<b>Pool/Spa</b>	--	--	--	--
<b>Lot Size</b>	1.01 acres	1.16 acres	0.21 acres	0.33 acres
<b>Other</b>	--	--	--	--

\* Listing 1 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** Taken from MLS: Charming 3/2.5 backs up right to Lake Allatoona! With a doc! And a Master on the main!...What more could you want? Come see this hard to find gem... Hardwoods throughout main, large new double deck over looking gorgeous backyard, that backs up to army corps of engineer property. Short walk along a trail, leads you to your very own doc...start making memories, or make it an air b&b...centrally located between Victoria Harbor Marina and Little River Marina. The swim, tennis, basketball courts, and playground are in Victoria Landing Estates I. This home is only 0.04 miles from the subject and is most representative of what type of listing price is representative of this neighborhood. It has less square footage than the subject but approximately the same acreage.
- Listing 2** Taken from MLS: This captivating 4 bed, 3 bath residence features a sunlit kitchen with gleaming granite countertops and brand-new appliances. Enjoy the spacious family room and unwind in the serene backyard oasis. With a finished terrace level providing a separate bedroom and kitchenette, guests or older children can enjoy their own space. Complete with a pool, tennis courts, and excellent schools nearby, this remarkable home offers the ultimate family living experience. This home has less acreage than the subject and less square footage.
- Listing 3** Taken from MLS: Formal dining Room with crown molding. Vaulted Family Rm with custom built-ins, fireplace and view to Kitchen. Kitchen complete with granite countertops and stainless appliances offers beautiful cabinetry and ample workspace. Private back yard for outdoor entertaining or relaxing. Spacious layout with Primary Bedroom/Bath on main level, upstairs generous sized bedrooms and versatile Bonus Room. Abundant storage including walk-in attic and extended area in garage. At The Arbors, you have access to neighborhood playground, swimming pool, tennis courts and clubhouse. Excellent Schools, shopping and dining nearby. This home has less acreage and less square footage.

### Recent Sales

	Subject	Sold 1	Sold 2	Sold 3 *
<b>Street Address</b>	826 Victoria Place	405 Allatoona Trl	931 Victoria Landing Drive	914 Victoria Landing Drive
<b>City, State</b>	Woodstock, GA	Woodstock, GA	Woodstock, GA	Woodstock, GA
<b>Zip Code</b>	30189	30189	30189	30189
<b>Datasource</b>	MLS	MLS	MLS	MLS
<b>Miles to Subj.</b>	--	0.18 <sup>1</sup>	0.59 <sup>1</sup>	0.50 <sup>1</sup>
<b>Property Type</b>	SFR	SFR	SFR	SFR
<b>Original List Price \$</b>	--	\$450,000	\$450,000	\$443,500
<b>List Price \$</b>	--	\$450,000	\$450,000	\$443,500
<b>Sale Price \$</b>	--	\$455,000	\$453,000	\$440,000
<b>Type of Financing</b>	--	Conventional	Conventional	Conventional
<b>Date of Sale</b>	--	04/07/2023	03/31/2023	03/10/2023
<b>DOM · Cumulative DOM</b>	-- · --	16 · 16	8 · 36	82 · 121
<b>Age (# of years)</b>	38	36	39	39
<b>Condition</b>	Good	Good	Good	Excellent
<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	Beneficial ; Water	Neutral ; Residential	Neutral ; Residential
<b>Style/Design</b>	Split Traditional	1.5 Stories Cottage	Split Traditional	Split Traditional
<b># Units</b>	1	1	1	1
<b>Living Sq. Feet</b>	3,423	2,352	2,428	2,184
<b>Bdrm · Bths · ½ Bths</b>	4 · 4	4 · 3	3 · 3	4 · 3
<b>Total Room #</b>	10	9	8	9
<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>	No	No	No	No
<b>Basement (% Fin)</b>	0%	0%	0%	0%
<b>Basement Sq. Ft.</b>	--	--	--	--
<b>Pool/Spa</b>	--	Pool - Yes	--	--
<b>Lot Size</b>	1.01 acres	1.01 acres	1.03 acres	1.02 acres
<b>Other</b>	--	--	--	--
<b>Net Adjustment</b>	--	+\$65,000	+\$60,000	+\$60,000
<b>Adjusted Price</b>	--	\$520,000	\$513,000	\$500,000

\* 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** Taken from MLS: The home features a beautiful bright kitchen with granite counters, white cabinets, a breakfast/prep island, 2 master bedrooms with 2 additional oversized bedrooms, an open floor plan, new floors, and paint though out the home. Outside enjoy your very own rocking chair front porch, and back screened-in porch, looking out to your saltwater oasis, with an oversized pool deck, coy pond and ample gardening space.
- Sold 2** Taken from MLS: WALKABLE DISTANCE TO LAKE ALLATOONA!! Fall in love with this beautiful and masterfully renovated cottage! The home features an over sized Master bedroom upstairs with a HUGE, floor-to-ceiling tile shower! The upstairs has 2 bedrooms, a dream-kitchen, with LOTS of storage and cabinets spaces. A large sun/den or bonus room with it's own entrance to a side patio is perfect for that coffee in the morning. From the main living room upstairs, you can walk right out to the back-covered, over-size porch. Perfect for entertaining or just hanging out with the family, while enjoying the peaceful backyard and CREEK! The house also boast an Over-sized 3rd bedroom with it's own his and hers closet, huge sitting area and a 2nd fire place in the lower level! The lower level is completely remodeled with a 3rd full bathroom, a 2nd LIVING ROOM, and a HUGE/ENTERTAINMENT room!
- Sold 3** Taken from MLS: Welcome to this meticulously maintained home that is situated less than a half mile from Lake Allatoona/Victoria Landing Marina, Sunset Grill, Victoria Day use area/camp sites and sitting on a 1.02 ac level lot! There is no lack of storage/flex space here- the large shed with poured patio could be a man cave/grilling patio, etc., and two additional storage spaces offered- a second shed for yard tools and an attached shed on the back of the house. Open and bright floorplan with oversized family room, stone fireplace w/blower, formal dining room, updated kitchen featuring double ovens, separate gas cooktop, microwave, granite counters, 3 pantries and oversized sunroom that leads to the covered rear deck and sun deck with grill platform. Master suite hosts double closets, room for king size bed, fresh paint, and master bath with new large tiled shower & fresh paint. This home also offers generously sized secondary bedrooms and closets, and a secondary bath with new tiled floors and fresh paint. The garage was converted into a studio in-law suite.

## Subject Sales & Listing History

<b>Current Listing Status</b>	Not Currently Listed			<b>Listing History Comments</b>			
<b>Listing Agency/Firm</b>				N/A			
<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

	<b>As Is Price</b>	<b>Repaired Price</b>
<b>Suggested List Price</b>	\$520,000	\$520,500
<b>Sales Price</b>	\$515,000	\$515,500
<b>30 Day Price</b>	\$515,000	--
<b>Comments Regarding Pricing Strategy</b>		
This home has great square footage compared the other properties that sold in this neighborhood. It is not as updated as the others, but is in good condition. If it was newly renovated, it would command a higher list price.		

## Clear Capital Quality Assurance Comments Addendum

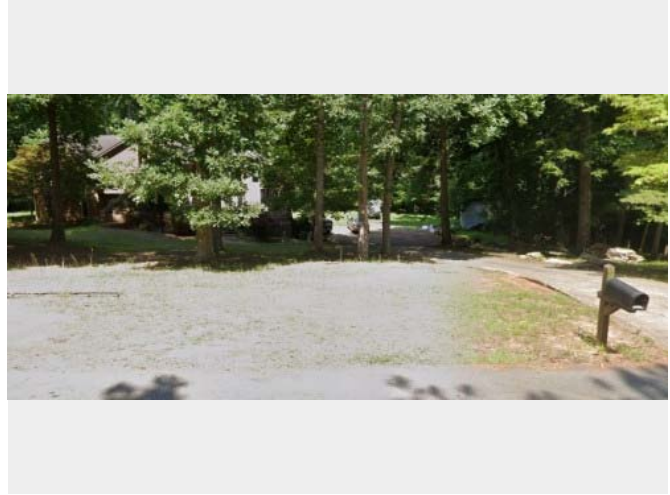
<b>Reviewer's Notes</b>	The broker's as-is conclusion reflects the market for the subject. Comps are within a reasonable distance, relatively current, and accurately reflect the subject's defining characteristics. Thus, the as-is conclusion appears to be adequately supported.
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## Subject Photos



Front



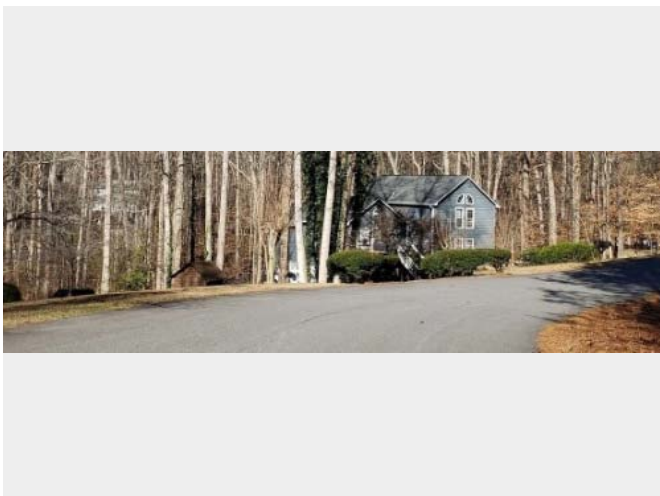
Front



Address Verification



Back



Street



Kitchen

## Subject Photos



Bedroom



Bathroom



Living Room



Other



Other



## Listing Photos

**L1** 824 Victoria Pl  
Woodstock, GA 30189



Front

**L2** 401 Middle Valley Lane  
Woodstock, GA 30189



Front

**L3** 1120 Arborhill Drive  
Woodstock, GA 30189



Front

## Sales Photos

**S1** 405 Allatoona Trl  
Woodstock, GA 30189



Front

**S2** 931 Victoria Landing Drive  
Woodstock, GA 30189



Front

**S3** 914 Victoria Landing Drive  
Woodstock, GA 30189



Front

### ClearMaps Addendum

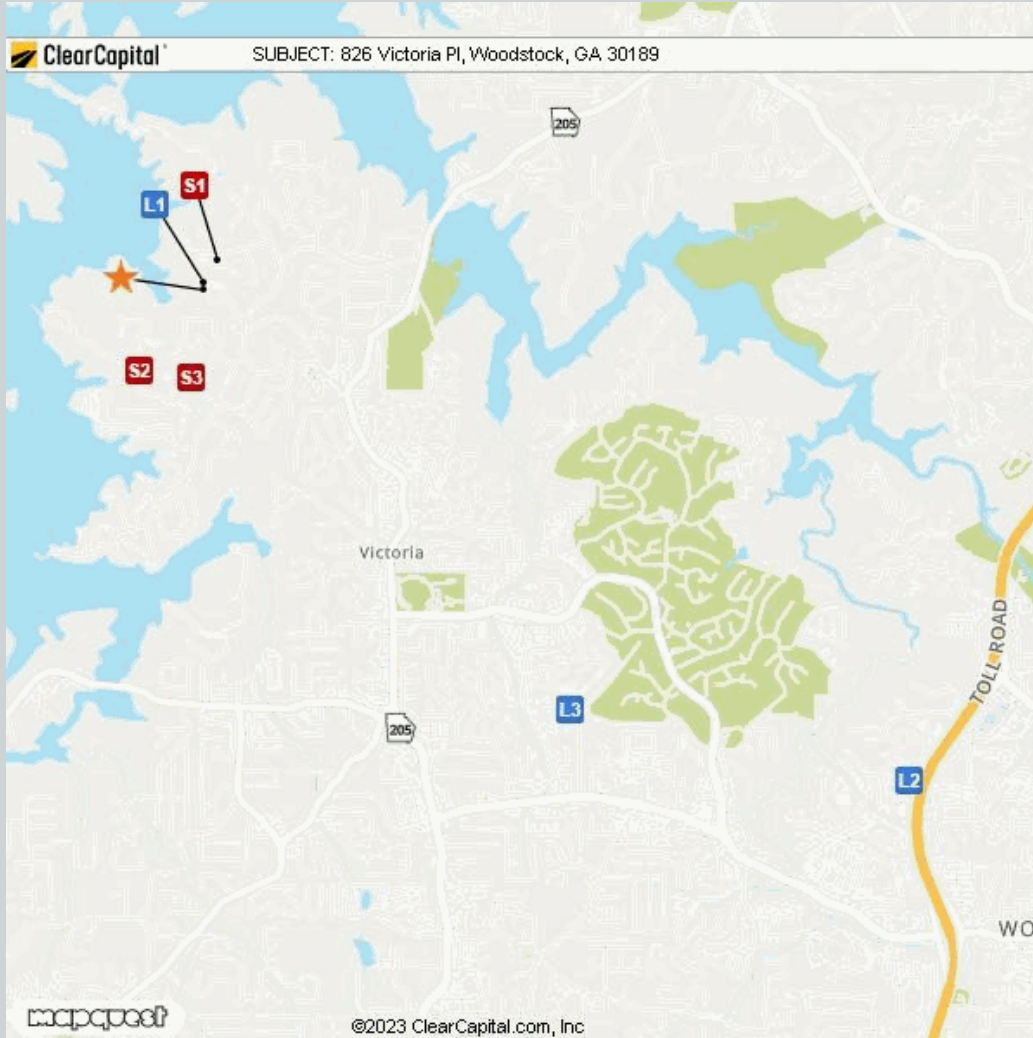
**Address** ★ 826 Victoria Place, Woodstock, GA 30189

**Loan Number** 54277

**Suggested List** \$520,000

**Suggested Repaired** \$520,500

**Sale** \$515,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	826 Victoria Place, Woodstock, GA 30189	--	Parcel Match
L1 Listing 1	824 Victoria Pl, Woodstock, GA 30189	0.04 Miles <sup>1</sup>	Parcel Match
L2 Listing 2	401 Middle Valley Lane, Woodstock, GA 30189	4.88 Miles <sup>1</sup>	Parcel Match
L3 Listing 3	1120 Arborhill Drive, Woodstock, GA 30189	3.16 Miles <sup>1</sup>	Parcel Match
S1 Sold 1	405 Allatoona Trl, Woodstock, GA 30189	0.18 Miles <sup>1</sup>	Parcel Match
S2 Sold 2	931 Victoria Landing Drive, Woodstock, GA 30189	0.59 Miles <sup>1</sup>	Parcel Match
S3 Sold 3	914 Victoria Landing Drive, Woodstock, GA 30189	0.50 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.

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

<b>Broker Name</b>	Rodney Byrd	<b>Company/Brokerage</b>	Solutions First Realty
<b>License No</b>	390224	<b>Address</b>	535 Flyingbolt Run Canton GA 30115
<b>License Expiration</b>	09/30/2023	<b>License State</b>	GA
<b>Phone</b>	2055165531	<b>Email</b>	rbyrd6911@gmail.com
<b>Broker Distance to Subject</b>	11.51 miles	<b>Date Signed</b>	07/11/2023

*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.**