

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	3980 Crowned Eagle, Douglasville, GA 30135	Order ID	8817888	Property ID	34337556
Inspection Date	07/08/2023	Date of Report	07/08/2023		
Loan Number	54278	APN	00900150073		
Borrower Name	Breckenridge Property Fund 2016 LLC	County	Douglas		

Tracking IDs

Order Tracking ID	07.06.23 BPO Request	Tracking ID 1	07.06.23 BPO Request
Tracking ID 2	--	Tracking ID 3	--

General Conditions

Owner	KRISTIE STEELE	Condition Comments SUBJECT PROPERTY IS LOCATED WITHIN AN ESTABLISHED DEVELOPMENT. SUBJECT PROPERTY APPEARS TO HAVE BEEN MAINTAINED WITH NO VISIBLE REPAIRS DETECTED
R. E. Taxes	\$2,942	
Assessed Value	\$88,360	
Zoning Classification	Residential R-LD	
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: \$138750 High: \$655000	
Market for this type of property	Increased 5 % in the past 6 months.	
Normal Marketing Days	<30	

Current Listings

	Subject	Listing 1 *	Listing 2	Listing 3
Street Address	3980 Crowned Eagle	4255 Soaring Dr	4588 Bald Eagle Way	4475 White Hill Pl
City, State	Douglasville, GA	Douglasville, GA	Douglasville, GA	Douglasville, GA
Zip Code	30135	30135	30135	30135
Datasource	Public Records	MLS	MLS	MLS
Miles to Subj.	--	0.57 ¹	0.29 ¹	0.70 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$359,999	\$379,900	\$325,000
List Price \$	--	\$359,999	\$379,900	\$325,000
Original List Date		06/30/2023	06/23/2023	03/31/2023
DOM · Cumulative DOM	-- · --	8 · 8	15 · 15	99 · 99
Age (# of years)	21	24	22	22
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 Historical	2 Stories Traditional	2 Stories Traditional	2 Stories Traditional
# Units	1	1	1	1
Living Sq. Feet	2,048	2,037	2,412	2,534
Bdrm · Bths · ½ Bths	3 · 2 · 1	3 · 2 · 1	4 · 3	4 · 3 · 1
Total Room #	6	6	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	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	0.35 acres	0.37 acres	0.34 acres	0.50 acres
Other	FIREPLACE	FIREPLACE	FIREPLACE	FIREPLACE

* 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** Enjoy The Amenities Of Anneewakee Trails And Walk To The Trail, Pool, Tennis, Playground, Gazebo, Gym Or Clubhouse. 10 Minutes To I-20 And 30 Minutes To Atlanta Or Atlanta Airport. You've Found Your Home! Seller Is Packed And Ready To Move.
- Listing 2** Wow! Stunning Renovation! Nothing To Worry About With This House Because So Much Of It Was Newly Updated! This House Has All New Kitchen Cabinets, Stainless Appliances, Quartz Countertops, Brand New Roof, New Gutters, 2 Brand New Hvac Units, New Master Shower & Bathroom Vanities, Water Heater Less Than A Year Old, Huge Side Yard, And More! Get The Spacious Feeling In The 2 Story Foyer And Den And The Vaulted Ceiling In The Master Bedroom. Lots Of Upgrades And Tasteful Design Elements Will Make You Fall In Love With This Home. Selling Broker Must Be Present At Initial Showing To Earn Full Commission.
- Listing 3** This Cul-de-sac Updated Home Is Move-in Ready! This Home Is Larger Than It Looks. Open The Front Door And Enter This Freshly Painted And Clean Home. There Is A Formal Living Room Or Can Be An Office/study Space. The Kitchen Boasts New Kitchen Cabinets, New Granite Countertop, New Stainless Steel Gas Range, Dishwasher, Refrigerator, Microwave. The Kitchen Has An Eat-in Area That Overlooks The Fireside Family Room. Deck Is Awaiting Your Bbq And Patio Set. Powder Room On The Main Level. Upstairs Has A Large Primary Bedroom With Primary Bathroom. His And Hers Closets In The Primary Bedroom. The Primary Bathroom Has Dual Sinks With New Granite Counter, Soaking Tub And Separate Shower. 2 Spacious Bedrooms And One Has A Walk-in Closet. Terrace Level Is Fully Finished With 2 Bedrooms And A Full Bathroom. There Is Also A Space For Media/office/playroom. Neighborhood Has Swimming Pool And Tennis Courts. Your Buyers Will Love This Updated Cul-de-sac Home!

Recent Sales

	Subject	Sold 1 *	Sold 2	Sold 3
Street Address	3980 Crowned Eagle	4639 Bald Eagle Way	3873 Drifting Quill	4485 White Rd
City, State	Douglasville, GA	Douglasville, GA	Douglasville, GA	Douglasville, GA
Zip Code	30135	30135	30135	30135
Datasource	Public Records	MLS	MLS	MLS
Miles to Subj.	--	0.16 ¹	0.30 ¹	0.53 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$377,000	\$375,000	\$310,000
List Price \$	--	\$377,000	\$375,000	\$310,000
Sale Price \$	--	\$377,000	\$375,000	\$310,000
Type of Financing	--	Conv.	Conv.	Conv.
Date of Sale	--	06/30/2023	04/28/2023	03/31/2023
DOM · Cumulative DOM	-- · --	29 · 29	44 · 44	85 · 85
Age (# of years)	21	22	20	23
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 Historical	2 Stories Other	2 Stories Modern	2 Stories Traditional
# Units	1	1	1	1
Living Sq. Feet	2,048	2,954	2,682	1,946
Bdrm · Bths · ½ Bths	3 · 2 · 1	3 · 2 · 1	4 · 2 · 1	3 · 2 · 1
Total Room #	6	6	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	Yes	No	No
Basement (% Fin)	0%	100%	0%	0%
Basement Sq. Ft.		1,282	--	--
Pool/Spa	--	--	--	--
Lot Size	0.35 acres	0.32 acres	0.37 acres	0.31 acres
Other	FIREPLACE	FIREPLACE	FIREPLACE	FIREPLACE
Net Adjustment	--	-\$68,018	-\$34,602	\$0
Adjusted Price	--	\$308,982	\$340,398	\$310,000

* 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** This Charming Property Is A Must-see! With A Fireplace, Natural Color Palette, And Other Rooms For Flexible Living Space, This Home Has Everything You Need. The Primary Bathroom Features A Separate Tub And Shower, Double Sinks, And Good Under Sink Storage. Enjoy A Fenced-in Backyard With A Sitting Area, A New Roof, Fresh Interior Paint, And Partial Flooring Replacement. This Home Is Perfect For Anyone Looking For A Comfortable And Inviting Space To Call Their Own. Don't Miss Out On This Great Opportunity!
- Sold 2** Don't Miss Out On This Beautiful Fully Furnished Home Situated In A Quiet Cul De Sac. Walk Into The Immaculate Kitchen With Stainless Appliances And Updated Lighting. Other Bonuses Include A Matching Front-load Washer/dryer, A New Water Heater, And A Roof Less Than Two Years Old. A Cozy Den With A Fireplace Off The Kitchen Makes It Perfect For Entertaining And A Separate Spacious Living Room. Wind Down In The Beautiful Master Bedroom With A Sitting Area, Wet Bar, And Jacuzzi Tub In The Master Bath. King-sized Sleep Number Bed Is Included! 2 Large Flat-screen Tvs Stay With The Property. The Super Comfy Leather Sofa Set Is Yours As Well If The Price Is Right! Well-maintained And Manicured Lawn. This Could Be Your Next Dream Home With A Full-price Offer! Fully Furnished With A Full-price Offer. Just Bring Your Clothes And Move In! The Home Needs A Few Minor Cosmetic Repairs But The Seller Is Providing A \$500 Repair Allowance And A Home Warranty. If The Selling Agent Is Not Present At The Initial Showing, Their Commission Will Be Reduced To 1%.
- Sold 3** This Is A Two Story 3-bedroom 2 1/2 Bath On A Basement In The Retreat At Anneewakee. The Property Has Been Rehabbed With New Flooring, Carpet, And New Vanities In The Bathrooms, New Lights Fixtures And More. Property Is Located Just Minutes From I-20, Arbor Place Mall, Restaurants Just 30 Minutes From Downtown Atlanta. The Basement Is Unfinished And Waiting For That Mancave. This Is A Great Property Waiting A Buyer. Come Visit This Property Today.

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	\$312,000	\$312,000
Sales Price	\$309,900	\$309,900
30 Day Price	\$309,900	--
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 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.

Subject Photos



Front



Address Verification



Side



Side



Street



Street

Subject Photos



Street



Other

Listing Photos

L1 4255 Soaring Dr
Douglasville, GA 30135



Front

L2 4588 Bald Eagle Way
Douglasville, GA 30135



Front

L3 4475 White Hill Pl
Douglasville, GA 30135



Front

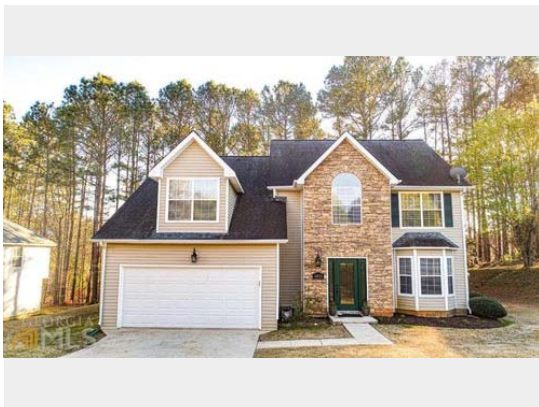
Sales Photos

S1 4639 Bald Eagle Way
Douglasville, GA 30135



Front

S2 3873 Drifting Quill
Douglasville, GA 30135



Front

S3 4485 White Rd
Douglasville, GA 30135



Front

ClearMaps Addendum

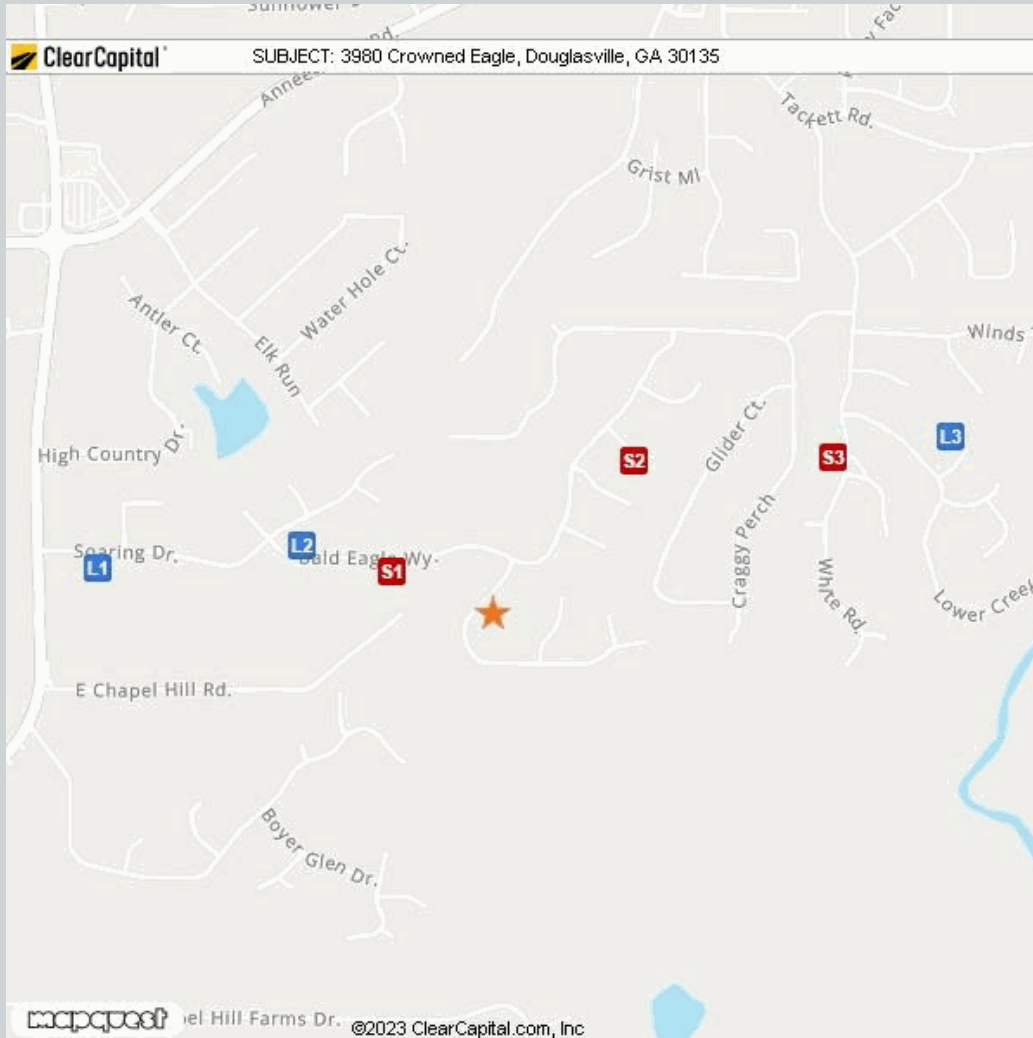
Address ★ 3980 Crowned Eagle, Douglasville, GA 30135

Loan Number 54278

Suggested List \$312,000

Suggested Repaired \$312,000

Sale \$309,900



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	3980 Crowned Eagle, Douglasville, GA 30135	--	Parcel Match
L1 Listing 1	4255 Soaring Dr, Douglasville, GA 30135	0.57 Miles ¹	Parcel Match
L2 Listing 2	4588 Bald Eagle Way, Douglasville, GA 30135	0.29 Miles ¹	Parcel Match
L3 Listing 3	4475 White Hill Pl, Douglasville, GA 30135	0.70 Miles ¹	Parcel Match
S1 Sold 1	4639 Bald Eagle Way, Douglasville, GA 30135	0.16 Miles ¹	Parcel Match
S2 Sold 2	3873 Drifting Quill, Douglasville, GA 30135	0.30 Miles ¹	Parcel Match
S3 Sold 3	4485 White Rd, Douglasville, GA 30135	0.53 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	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	4.75 miles	Date Signed	07/08/2023

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.