

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>	140 Cole Walk, Mcdonough, GA 30252	<b>Order ID</b>	8817888	<b>Property ID</b>	34337375
<b>Inspection Date</b>	07/10/2023	<b>Date of Report</b>	07/10/2023		
<b>Loan Number</b>	54293	<b>APN</b>	141F01018000		
<b>Borrower Name</b>	Breckenridge Property Fund 2016 LLC	<b>County</b>	Henry		

### 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>	Papalia Robert A Angela C	<b>Condition Comments</b>	
<b>R. E. Taxes</b>	\$3,593		SUBJECT APPEARS TO BE IN AVERAGE CONDITION
<b>Assessed Value</b>	\$234,900		
<b>Zoning Classification</b>	RESIDENTIAL		
<b>Property Type</b>	SFR		
<b>Occupancy</b>	Vacant		
<b>Secure?</b>	Yes (LB)		
<b>Ownership Type</b>	Fee Simple		
<b>Property Condition</b>	Fair		
<b>Estimated Exterior Repair Cost</b>	\$10,000		
<b>Estimated Interior Repair Cost</b>	\$0		
<b>Total Estimated Repair</b>	\$10,000		
<b>HOA</b>	No		
<b>Visible From Street</b>	Visible		
<b>Road Type</b>	Public		

### Neighborhood & Market Data

<b>Location Type</b>	Suburban	<b>Neighborhood Comments</b>	
<b>Local Economy</b>	Stable		MOST HOMES ARE MAINTAINED AND CONFORM TO NEIGHBORHOOD
<b>Sales Prices in this Neighborhood</b>	Low: \$175,000 High: \$415,000		
<b>Market for this type of property</b>	Decreased 2 % in the past 6 months.		
<b>Normal Marketing Days</b>	<30		

### Current Listings

	Subject	Listing 1	Listing 2 *	Listing 3
<b>Street Address</b>	140 Cole Walk	85 Plantation Lane	680 Laney Road	369 Cattlemans Circle
<b>City, State</b>	Mcdonough, GA	Mcdonough, GA	Mcdonough, GA	Mcdonough, GA
<b>Zip Code</b>	30252	30252	30252	30252
<b>Datasource</b>	Tax Records	MLS	MLS	MLS
<b>Miles to Subj.</b>	--	0.38 <sup>1</sup>	1.39 <sup>1</sup>	1.16 <sup>1</sup>
<b>Property Type</b>	SFR	SFR	SFR	SFR
<b>Original List Price \$</b>	\$	\$268,000	\$280,000	\$285,900
<b>List Price \$</b>	--	\$268,000	\$280,000	\$285,900
<b>Original List Date</b>		06/21/2023	07/03/2023	05/31/2023
<b>DOM · Cumulative DOM</b>	-- · --	18 · 19	6 · 7	39 · 40
<b>Age (# of years)</b>	22	30	28	24
<b>Condition</b>	Fair	Average	Average	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	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
<b>Style/Design</b>	1 Story RANCH	1 Story RANCH	1 Story RANCH	1 Story RANCH
<b># Units</b>	1	1	1	1
<b>Living Sq. Feet</b>	1,339	1,622	1,418	1,525
<b>Bdrm · Bths · ½ Bths</b>	3 · 2	3 · 2	3 · 2	3 · 2
<b>Total Room #</b>	6	6	6	6
<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>	.4 acres	1 acres	1 acres	1 acres
<b>Other</b>	NONE	NONE	NONE	NONE

\* Listing 2 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** This home is the perfect mix of style and functionality. Inside you'll find a natural color palette, fresh interior paint, and a cozy fireplace. The primary bathroom has a separate tub and shower, plus plenty of under sink storage. There are also other rooms for flexible living space. Outside, there's a sitting area in the backyard, perfect for relaxing after a long day. Whether you're looking for a place to call home or just a great investment opportunity, this property is sure to check all your boxes. Don't miss out on this one-of-a-kind opportunity.
- Listing 2** Welcome to this 3 bedroom and 2 bathroom home that has new vinyl siding and sits on 1.02 acres. Walk up the stairs to the large front porch that has new shutters, new front porch lights and a freshly painted front door. Enter into the foyer/ great room that has a fireplace with gas logs. Off the great room is the dining room and kitchen. The kitchen has a microwave, oven/range combo, dishwasher and a refrigerator. The laundry room is great size and has cabinets and a closet. Down the hall are the two guest bedrooms and guest bathroom. Next you have the master bedroom and master bathroom. The master bathroom has a double vanity, separate shower and tub and a large walk in closet. Venture out to the back porch where you have new deck boards and railing. It has plenty of room for entertaining guests. Upgrades done to the house- Vinyl siding added to home, windows replaced, roof replaced in 2008, septic baffle replaced and pumped 2018, interior painted other than kitchen, laundry room, master bath and guest bath, hvac replaced 2020, water heater replaced 2018, garage door replaced, gutters replaced, exterior doors replaced, exterior trim painted, back deck boards and railing replaced and crawl space door replaced.
- Listing 3** Well maintained, fresh paint, spacious floor plan. 3 bedrooms, 2 baths, family room with fireplace, opens to patio and fenced backyard. 2 car garage. Good location, good schools. Move in ready.

### Recent Sales

	Subject	Sold 1 *	Sold 2	Sold 3
<b>Street Address</b>	140 Cole Walk	101 Royal Way	123 Laura Ashlyn Court	523 New Hope Road
<b>City, State</b>	Mcdonough, GA	Mcdonough, GA	Mcdonough, GA	Mcdonough, GA
<b>Zip Code</b>	30252	30252	30252	30252
<b>Datasource</b>	Tax Records	MLS	MLS	MLS
<b>Miles to Subj.</b>	--	2.49 <sup>1</sup>	0.16 <sup>1</sup>	1.04 <sup>1</sup>
<b>Property Type</b>	SFR	SFR	SFR	SFR
<b>Original List Price \$</b>	--	\$250,000	\$269,000	\$285,000
<b>List Price \$</b>	--	\$250,000	\$269,000	\$285,000
<b>Sale Price \$</b>	--	\$240,000	\$269,000	\$279,000
<b>Type of Financing</b>	--	Va	Conv	Conv
<b>Date of Sale</b>	--	01/12/2023	01/27/2023	04/10/2023
<b>DOM · Cumulative DOM</b>	-- · --	75 · 104	5 · 51	89 · 109
<b>Age (# of years)</b>	22	25	26	25
<b>Condition</b>	Fair	Average	Average	Average
<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	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
<b>Style/Design</b>	1 Story RANCH	1 Story RANCH	1 Story RANCH	1 Story RANCH
<b># Units</b>	1	1	1	1
<b>Living Sq. Feet</b>	1,339	1,530	1,537	1,555
<b>Bdrm · Bths · ½ Bths</b>	3 · 2	3 · 2	3 · 2	3 · 2
<b>Total Room #</b>	6	6	6	6
<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>	.4 acres	1 acres	1 acres	1 acres
<b>Other</b>	NONE	NONE	NONE	NONE
<b>Net Adjustment</b>	--	-\$19,550	-\$18,800	-\$20,800
<b>Adjusted Price</b>	--	\$220,450	\$250,200	\$258,200

\* Sold 1 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** Welcome Home! This stepless ranch is located in a very quiet well manicured neighborhood. The home features an oversized family area combined with a dining room. The kitchen provides an eat in area for gatherings. We are priced to sell very quickly. The home is move in ready with the potential for you to make it your home! We are priced to sell, submit your offer today for instant equity!
- Sold 2** Spacious ranch on a quiet cul-de-sac. There is a vaulted living room with gas fireplace. The kitchen features stainless steel appliances and tons of cabinet storage. There is a separate dining area off the kitchen. The primary suite features a tray ceiling and two walk in closets. The primary bath features a garden tub and separate shower. The front guest bedroom is vaulted and is light and bright. There is a second guest room on the back side of the home. They share a hall bath with a tub/shower combo. The home features neutral paint colors and hardwood floors throughout and two car garage. part of the backyard is fenced off and is very private. There is a patio to relax on and a large storage shed for all of your yard equipment. Corporate owned and sold "as-is"
- Sold 3** Check out this stunner! Discover a bright and open interior with plenty of natural light and a neutral color palette, complimented by a fireplace. The kitchen is ready for cooking with ample counter space and cabinets for storage. You won't want to leave the serene primary suite, the perfect space to relax. Extra bedrooms add nice flex space for your everyday needs. The primary bathroom features plenty of under sink storage waiting for your home organization needs. Finally, the backyard, a great space for entertaining and enjoying the outdoors. A must see!

## Subject Sales & Listing History

<b>Current Listing Status</b>	Not Currently Listed			<b>Listing History Comments</b>			
<b>Listing Agency/Firm</b>				NA			
<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>	\$225,000	\$235,000
<b>Sales Price</b>	\$225,000	\$235,000
<b>30 Day Price</b>	\$215,000	--
<b>Comments Regarding Pricing Strategy</b>		
MARKET TIME IS INCREASING. HOME VALUES ARE DECLINING		

## 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



Front



Address Verification



Address Verification



Side



Side

## Subject Photos



Side



Street



Street



Other



## Listing Photos

**L1** 85 PLANTATION LANE  
Mcdonough, GA 30252



Front

**L2** 680 LANEY ROAD  
Mcdonough, GA 30252



Front

**L3** 369 CATTLEMANS CIRCLE  
Mcdonough, GA 30252



Front

## Sales Photos

**S1** 101 ROYAL WAY  
Mcdonough, GA 30252



Front

**S2** 123 LAURA ASHLYN COURT  
Mcdonough, GA 30252



Front

**S3** 523 NEW HOPE ROAD  
Mcdonough, GA 30252



Front

## ClearMaps Addendum

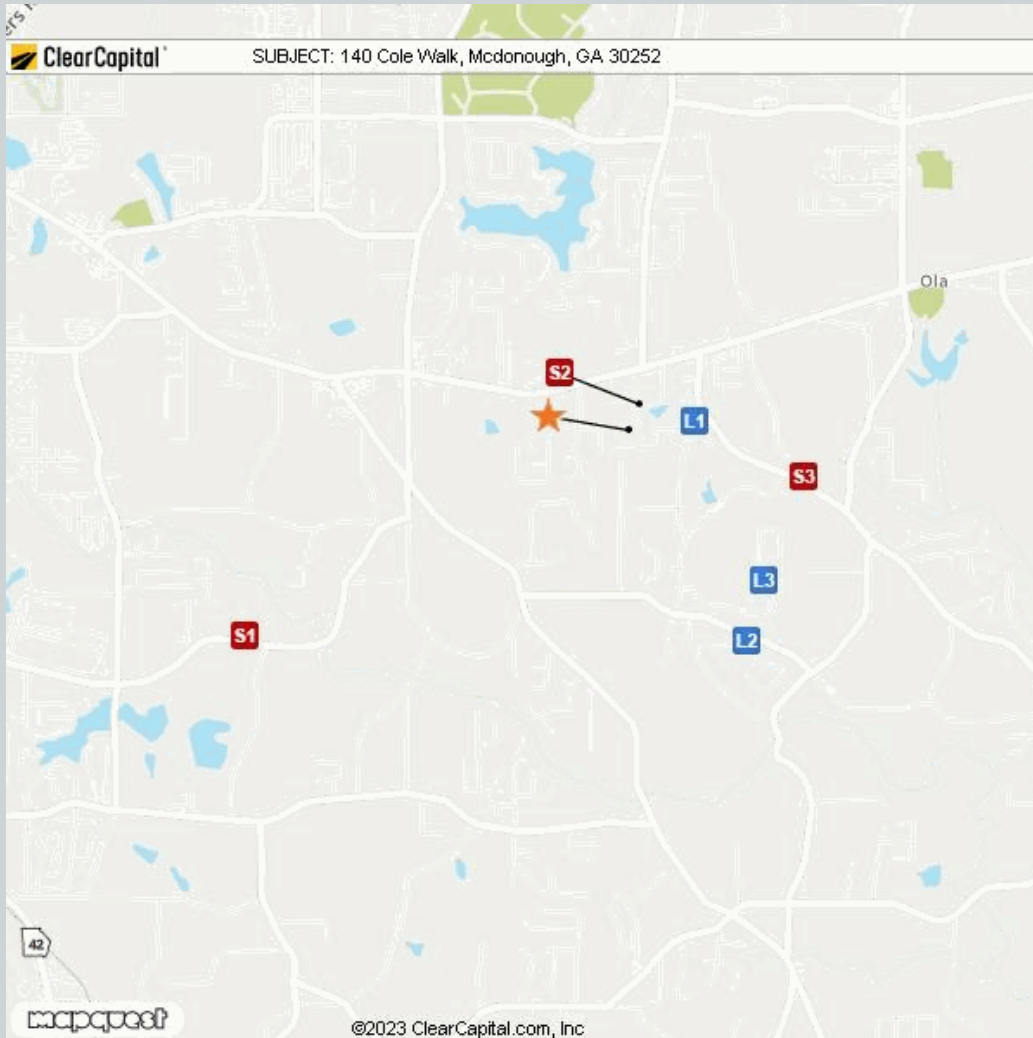
**Address** ★ 140 Cole Walk, Mcdonough, GA 30252

**Loan Number** 54293

**Suggested List** \$225,000

**Suggested Repaired** \$235,000

**Sale** \$225,000



### Comparable

### Address

### Miles to Subject

### Mapping Accuracy

Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	140 Cole Walk, Mcdonough, GA 30252	--	Parcel Match
L1 Listing 1	85 Plantation Lane, Mcdonough, GA 30252	0.38 Miles <sup>1</sup>	Street Centerline Match
L2 Listing 2	680 Laney Road, Mcdonough, GA 30252	1.39 Miles <sup>1</sup>	Parcel Match
L3 Listing 3	369 Cattlemans Circle, Mcdonough, GA 30252	1.16 Miles <sup>1</sup>	Parcel Match
S1 Sold 1	101 Royal Way, Mcdonough, GA 30252	2.49 Miles <sup>1</sup>	Parcel Match
S2 Sold 2	123 Laura Ashlyn Court, Mcdonough, GA 30252	0.16 Miles <sup>1</sup>	Parcel Match
S3 Sold 3	523 New Hope Road, Mcdonough, GA 30252	1.04 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>	Kelly Adams Cooley	<b>Company/Brokerage</b>	Adams AMI
<b>License No</b>	161116	<b>Address</b>	812 Pavilion Court McDonough GA 30253
<b>License Expiration</b>	07/31/2024	<b>License State</b>	GA
<b>Phone</b>	7709140369	<b>Email</b>	kadams@adamsami.com
<b>Broker Distance to Subject</b>	5.96 miles	<b>Date Signed</b>	07/10/2023

*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.