

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	42 N Springs Way, Acworth, GA 30101	Order ID	8913697	Property ID	34561245
Inspection Date	09/08/2023	Date of Report	09/11/2023		
Loan Number	55091	APN	032643		
Borrower Name	Breckenridge Property Fund 2016 LLC	County	Cobb		

Tracking IDs

Order Tracking ID	09.06.23 BPO Request	Tracking ID 1	09.06.23 BPO Request
Tracking ID 2	--	Tracking ID 3	--

General Conditions

Owner	BETTY BURNS	Condition Comments Property has normal wear and tear
R. E. Taxes	\$3,080	
Assessed Value	\$103,696	
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 Property is located in an established neighborhood with like condition properties
Local Economy	Stable	
Sales Prices in this Neighborhood	Low: \$332000 High: \$765000	
Market for this type of property	Decreased 3 % in the past 6 months.	
Normal Marketing Days	<90	

Current Listings

	Subject	Listing 1 *	Listing 2	Listing 3
Street Address	42 N Springs Way	136 Golden Aster Trce	163 Mcevers Branch Lndg	143 Paddington Pl
City, State	Acworth, GA	Acworth, GA	Acworth, GA	Acworth, GA
Zip Code	30101	30101	30101	30101
Datasource	Public Records	MLS	MLS	MLS
Miles to Subj.	--	0.85 ¹	0.93 ¹	0.71 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$460,000	\$489,000	\$475,000
List Price \$	--	\$460,000	\$475,000	\$475,000
Original List Date		07/24/2023	08/15/2023	07/05/2023
DOM · Cumulative DOM	-- · --	47 · 49	25 · 27	66 · 68
Age (# of years)	28	20	23	19
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	2 Stories Traditional
# Units	1	1	1	1
Living Sq. Feet	2,059	2,390	2,254	2,845
Bdrm · Bths · ½ Bths	3 · 2 · 1	4 · 3	5 · 3 · 1	4 · 2 · 1
Total Room #	5	7	9	7
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	No
Basement (% Fin)	0%	0%	80%	0%
Basement Sq. Ft.	1,324	1,344	1,212	--
Pool/Spa	--	--	--	--
Lot Size	0.46 acres	0.53 acres	0.28 acres	0.32 acres
Other	--	--	--	--

* 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** ****Back on market after Buyers received a job transfer out of town**** Welcome to your dream home! This exquisite 4-bedroom, 3-bathroom residence is nestled in a highly desirable neighborhood, offering the perfect blend of elegance, functionality, and modern upgrades. Boasting a full unfinished basement, this home provides ample space for future customization and expansion. Recent improvements have been made to ensure peace of mind for years to come, including a brand-new roof, state-of-the-art HVAC system, a new water heater, and fresh exterior paint, giving the property a pristine and inviting appearance. Upon entering, you'll be greeted by a spacious and welcoming atmosphere. The main floor features a guest room suite, thoughtfully designed to provide comfort and privacy for your visitors. The open-concept layout seamlessly connects the living areas, allowing for effortless entertaining and a harmonious flow throughout. The heart of the home is the well-appointed kitchen, complete with modern appliances and plenty of counter space. From here, step outside to the deck, where you'll enjoy peaceful moments and lovely views of the private backyard, providing the ideal backdrop for relaxation and outdoor gatherings. Upstairs, you'll discover the generous master bedroom with an en-suite bathroom, offering a tranquil retreat to unwind after a long day. Two additional spacious bedrooms on this level provide ample room for the whole family or guests. The full unfinished basement holds incredible potential, allowing you to create the basement of your dreams—a media room, home gym, or additional living space—the possibilities are endless! Located in a sought-after neighborhood, this home offers convenience and accessibility to local amenities, schools, and parks, making it the perfect place to call home for families of all sizes. Don't miss the opportunity to make this meticulously maintained home your own, with its recent improvements and thoughtful design, it's sure to captivate your heart and fulfill all your housing desires. Schedule your tour today and embark on a journey to find your forever home!
- Listing 2** Welcome to the epitome of LOCATION, SPACE, and CURB APPEAL! This remarkable home truly has it ALL. The beautifully landscaped front yard and welcoming covered front porch create an inviting introduction to the home. Step inside and be greeted by an open two-story foyer, setting the stage for the elegance that flows throughout. Hard surface floors and abundant natural light create a bright and airy atmosphere. The open-concept living and kitchen area is designed for modern living, with seamless flow and functionality. The living room boasts a charming brick fireplace, making it a cozy gathering spot. The large kitchen is a chef's dream, featuring a breakfast bar, ample cabinets, and counter space, custom backsplash, and a well-appointed pantry. Stainless steel appliances elevate the culinary experience. The breakfast nook, framed by large windows, offers serene wooded views, perfect for enjoying your morning coffee. A separate dining room creates an elegant space for formal meals. The main-level guest bedroom provides convenience, and a powder room offers practicality. The laundry room adds to the ease of living. Upstairs, the primary bedroom en suite awaits, with a tray ceiling adding sophistication. The spa-like bathroom features a double vanity, soaking tub, separate shower, and a walk-in closet, offering a luxurious retreat. Two additional bedrooms share a full bath on this level. The lower level basement provides additional versatile space, including a bedroom, a full bath, and two finished areas. The unfinished area is perfect for additional storage. The fenced backyard and rear deck with a patio beneath create an excellent outdoor entertainment area. The two-car garage completes the package. Don't miss this opportunity to own a home that truly encompasses comfort, style, and space. Come and make it yours to enjoy the perfect combination of indoor and outdoor living, all in a sought-after location!
- Listing 3** Welcome to 143 Paddington Place, a stunning four-bedroom, three-bathroom home located in the charming city of Acworth, Georgia. This immaculate home boasts beautiful curb appeal and lush landscaping with irrigation system. As you enter the home, you will be greeted by a spacious foyer that leads to an open-concept living area. The living room features a cozy fireplace, built in speakers and plenty of natural light, making it the perfect space for relaxing or entertaining guests. The adjacent dining area is perfect for hosting dinner parties or enjoying family meals. The kitchen has granite countertops, stainless steel appliances, and plenty of cabinet space. The kitchen also features a center island with a breakfast bar, perfect for quick meals or casual dining. The primary suite is a true oasis, with a spacious bedroom, a large walk-in closet, and an en-suite bathroom with a soaking tub, separate shower, and dual vanity. The three additional bedrooms are generously sized and share two additional full bathrooms. The backyard is a private retreat perfect for outdoor entertaining or relaxing in the sun. The home also features a two-car garage and a laundry room for added convenience. Located in a friendly and welcoming community, this home is just a short drive from local shopping, dining, and entertainment options. Don't miss your chance to make this stunning house your forever home!

Recent Sales

	Subject	Sold 1 *	Sold 2	Sold 3
Street Address	42 N Springs Way	137 Pensdale Pl	30 Soapstone Court	108 Gellmore Ln
City, State	Acworth, GA	Acworth, GA	Acworth, GA	Acworth, GA
Zip Code	30101	30101	30101	30101
Datasource	Public Records	MLS	MLS	MLS
Miles to Subj.	--	0.87 ¹	1.11 ¹	1.03 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$410,000	\$430,000	\$435,000
List Price \$	--	\$410,000	\$411,000	\$425,000
Sale Price \$	--	\$421,000	\$400,000	\$425,000
Type of Financing	--	Cash	Cash	Conventional
Date of Sale	--	03/31/2023	05/17/2023	07/11/2023
DOM · Cumulative DOM	-- · --	42 · 42	113 · 139	44 · 0
Age (# of years)	28	20	21	20
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	1 Story Ranch/Rambler	1 Story Ranch	1.5 Stories Ranch
# Units	1	1	1	1
Living Sq. Feet	2,059	2,063	2,039	2,331
Bdrm · Bths · ½ Bths	3 · 2 · 1	3 · 2	3 · 2	3 · 3
Total Room #	5	5	5	6
Garage (Style/Stalls)	Attached 2 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)
Basement (Yes/No)	Yes	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	1324	--	--	--
Pool/Spa	--	--	--	--
Lot Size	0.46 acres	0.33 acres	.28 acres	0.29 acres
Other	--	--	--	--
Net Adjustment	--	+\$2,890	+\$4,750	-\$10,000
Adjusted Price	--	\$423,890	\$404,750	\$415,000

* 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** Welcome home to this beautiful ranch home in sought-after Winding Creek at Bentwater. When you walk in the front door you will notice the high ceilings and view of the beautiful floor to ceiling stone fireplace in the spacious great room. To the left of the foyer is a large open dining room with beautiful moldings. Everything feels bright, fresh and clean with new carpet and paint throughout. This 3 Bedroom 2 bath home has a large added sunroom and huge outdoor patio and expansive decking for your own outdoor paradise. Check out the beautifully vaulted ceilings in the oversized primary bedroom. The primary also boasts a separate sitting area or office, and dual walk-in closets. The spacious bath has two vanities, water closet, and separate soaking tub and shower. The two additional bedrooms are on the opposite side of the house and share a hall bathroom with a dual vanity. Come and enjoy a meal in the warm and welcoming eat-in kitchen with stainless appliances and breakfast bar. And last but not least, don't miss out on the spacious 2 car garage with epoxy floors, work bench and oversized storage closet.
- Sold 2** Check out this stunner! This home has fresh interior paint. Discover a bright and open interior with plenty of natural light and a neutral color palette, complimented by a fireplace. You'll love cooking in this kitchen, complete with a spacious center island and a sleek backsplash. You won't want to leave the serene primary suite, the perfect space to relax. Additional bedrooms provide nice living or office space. The primary bathroom features a under sink storage waiting for your home organization needs. The back yard is the perfect spot to kick back with the included sitting area. Don't miss this incredible opportunity.
- Sold 3** This sizeable stepless ranch boasts an oversized upstairs bedroom and bathroom, accommodating any visiting family or guests with ease. Upon entrance, you'll be greeted by an inviting foyer with high ceilings that exude southern charm throughout the home. With a spacious office on the left and open concept formal dining area that opens into the living room with its vaulted ceiling, you will feel right at home. This well-maintained property offers exceptional value, with a 7-year-old roof, 5-year-old HVAC system, and newer water heater. The home boasts an abundance of character, with new interior paint that offers a bright and clean feel. The stunning corian counters and stone backsplash in the kitchen open up to the living room, overlooking a serene backyard. You can sip your morning coffee on your own screened porch, and the home offers a low maintenance yard - perfect for a busy lifestyle. Nestled in the highly desired Bentwater community, nature trails, Olympic-sized pools, league-ready tennis courts, and an award-winning golf course are just a few amenities that are available to you. Bring your kids, friends, family, and pets along to enjoy the various award-winning community playgrounds and take advantage of the many events hosted by Bentwater on the sports and event fields. There is always something fun to do in this dynamic community!

Subject Sales & Listing History

Current Listing Status	Not Currently Listed		Listing History Comments				
Listing Agency/Firm			Property was last on the market in 1999				
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	\$423,000	\$423,000
Sales Price	\$423,000	\$423,000
30 Day Price	\$410,900	--
Comments Regarding Pricing Strategy		
Property is located in Acworth Ga. Area is sought after for its proximity to the interstate, KSU, Atlanta and the Stadium. Adjustments 140 SGFT GLA 4500 Bedroom 4000 Full Bath 3450 Half Bath		

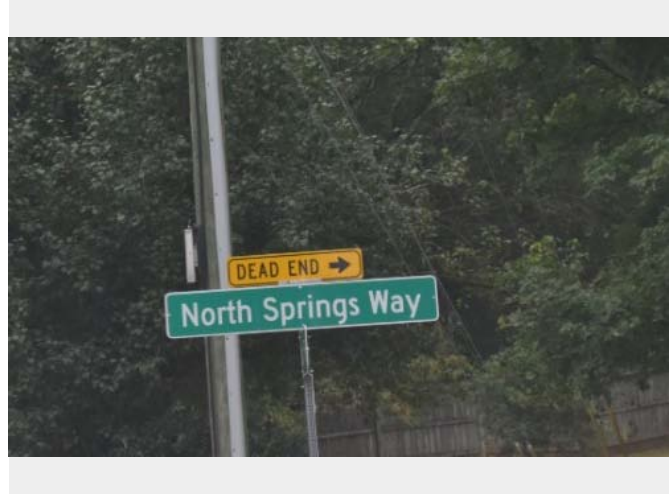
Clear Capital Quality Assurance Comments Addendum

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.
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Subject Photos



Front



Address Verification



Address Verification



Side



Side



Street

Subject Photos



Street

Listing Photos

L1 136 Golden Aster Trce
Acworth, GA 30101



Front

L2 163 Mcevers Branch Lndg
Acworth, GA 30101



Front

L3 143 Paddington Pl
Acworth, GA 30101



Front

Sales Photos

S1 137 Pensdale Pl
Acworth, GA 30101



Front

S2 30 Soapstone Court
Acworth, GA 30101



Front

S3 108 Gellmore Ln
Acworth, GA 30101



Front

ClearMaps Addendum

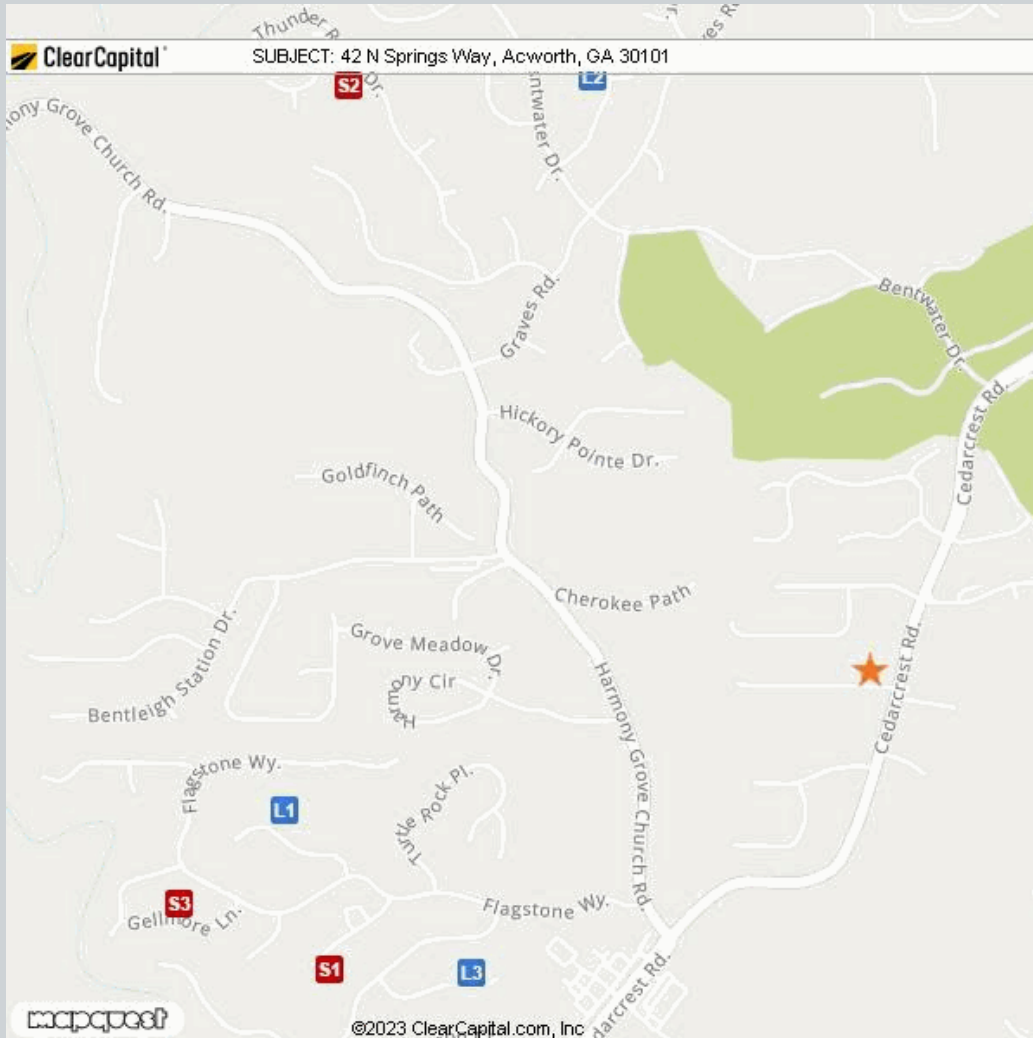
Address ★ 42 N Springs Way, Acworth, GA 30101

Loan Number 55091

Suggested List \$423,000

Suggested Repaired \$423,000

Sale \$423,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	42 N Springs Way, Acworth, GA 30101	--	Parcel Match
L1 Listing 1	136 Golden Aster Trce, Acworth, GA 30101	0.85 Miles ¹	Parcel Match
L2 Listing 2	163 Mcevers Branch Lndg, Acworth, GA 30101	0.93 Miles ¹	Parcel Match
L3 Listing 3	143 Paddington Pl, Acworth, GA 30101	0.71 Miles ¹	Parcel Match
S1 Sold 1	137 Pensdale Pl, Acworth, GA 30101	0.87 Miles ¹	Parcel Match
S2 Sold 2	30 Soapstone Court, Acworth, GA 30101	1.11 Miles ¹	Parcel Match
S3 Sold 3	108 Gellmore Ln, Acworth, GA 30101	1.03 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	Daniel Geiman	Company/Brokerage	Exp realty llc
License No	380873	Address	2242 Major Loring Way SW Marietta GA 30064
License Expiration	07/31/2025	License State	GA
Phone	6787613425	Email	Daniel.geiman@exprealty.com
Broker Distance to Subject	12.10 miles	Date Signed	09/09/2023

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.