

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	113 Brookside Court, Dallas, GA 30132	Order ID	9071841	Property ID	34889114
Inspection Date	12/15/2023	Date of Report	12/15/2023		
Loan Number	56104	APN	027811		
Borrower Name	Breckenridge Property Fund 2016 LLC	County	Paulding		

Tracking IDs					
Order Tracking ID	12.15_BPO	Tracking ID 1	12.15_BPO		
Tracking ID 2	--	Tracking ID 3	--		

General Conditions		Condition Comments
Owner	Jackson Melynda R	Subject community is in average condition and is built to conform to other homes in the neighborhood. Subject is on a busy city road and with easy access to major city roads. There are no major damage besides normal wear and tear noticed on the outside.
R. E. Taxes	\$3,203	
Assessed Value	\$251,060	
Zoning Classification	Residential	
Property Type	SFR	
Occupancy	Vacant	
Secure?	No	
	(haas combo lock on front door)	
Ownership Type	Fee Simple	
Property Condition	Good	
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 Comments
Location Type	Suburban	Subject community is a quiet established neighborhood in Dallas. It has easy access to city of Dallas and major city road - Confederate Ave. There are lots of shopping centers, Restaurants, Schools, and other businesses close to subject's community. There are 6 active listings and 11 sold comps within one to 2 miles from subject. Some have been used in this report. It was not necessary to exceed client requirements of distance, acreage, room count, sq ft, and time. I have used the best available comps in my professional opinion.
Local Economy	Stable	
Sales Prices in this Neighborhood	Low: \$260,000 High: \$300,000	
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	113 Brookside Court	148 Colton Creek Ct	111 Hampton Dr	100 Hampton Ln
City, State	Dallas, GA	Dallas, GA	Dallas, GA	Dallas, GA
Zip Code	30132	30132	30132	30132
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.43 ¹	0.32 ¹	0.29 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$262,900	\$259,900	\$275,000
List Price \$	--	\$262,900	\$259,900	\$275,000
Original List Date		11/29/2023	11/09/2023	10/29/2023
DOM · Cumulative DOM	-- · --	16 · 16	36 · 36	47 · 47
Age (# of years)	29	21	30	30
Condition	Good	Good	Good	Good
Sales Type	--	Fair Market Value	Fair Market Value	Fair Market Value
Location	Beneficial ; Residential	Beneficial ; Residential	Beneficial ; Residential	Beneficial ; Residential
View	Beneficial ; Residential	Beneficial ; Residential	Beneficial ; Residential	Beneficial ; Residential
Style/Design	Split Traditional	Split Traditional	Split Traditional	Split Traditional
# Units	1	1	1	1
Living Sq. Feet	1,104	1,232	1,104	1,104
Bdrm · Bths · ½ Bths	3 · 2	4 · 2	3 · 2	3 · 2
Total Room #	5	6	5	5
Garage (Style/Stalls)	Attached 2 Car(s)	Attached 2 Car(s)	Attached 1 Car	Attached 2 Car(s)
Basement (Yes/No)	Yes	Yes	Yes	Yes
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	576	1,232	576	576
Pool/Spa	--	--	--	--
Lot Size	.41 acres	0.46 acres	0.22 acres	0.27 acres
Other	None	None	None	None

* Listing 2 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** PRICE IMPROVEMENT-This Split-Level home has an amazing open concept with vaulted ceiling as you enter from the huge covered front porch. This split level has a spacious lower level that boast an additional bedroom, living space, laundry room and additional space for a kitchenette/Bar. The entire main level has high quality LVT flooring, and NO carpet. The open eat-in kitchen has been updated with granite counter tops and stainless steel appliances. Both full bathrooms are updated, with the owners ensuite having a separate shower and soaking tub! Amazing cul-de-sac lot for low traffic. Tons of storage, and NO HOA! Lastly, there's a New Construction community less than a mile away, price point a LOT Higher than this list price, this area is growing fast!
- Listing 2** Beautiful split level, completely updated! This home features 3 bedrooms, 2 full baths on the second level, an open floor plan on the main level, and a drive under garage with ample storage on the lower level. Painted inside and out, all new flooring, granite countertops in kitchen and bathrooms, stainless appliances, updated cabinets, and new lighting fixtures. In addition we have a new roof, HVAC, and water heater.
- Listing 3** Welcome to your dream home in the heart of Dallas, GA! This immaculate residence is more than just a house; it's a haven of comfort and style on corner lot. It's a well-maintained gem ready for you to make it yours. This 3 bedroom 2 bathroom home boasts gorgeous hardwood flooring, adding warmth and elegance to every room. Each step is a testament to the quality and care of this home's design. The kitchen features granite countertops and virtually new stainless steel appliances to create a modern and sleek atmosphere. The bathrooms have been tastefully updated, offering luxury to your daily routine. Need an extra room for work or play? The family/bonus room provides the perfect canvas for your imagination. Whether it becomes your home office, a playroom, or a cozy den, this versatile space is ready to adapt to your needs. Finally, step outside into your private oasis—the fenced-in backyard is a sanctuary of tranquility. Enjoy the privacy and security of a fenced yard, and entertain guests on the covered patio. It's the ideal spot for lazy afternoons, evening gatherings, or simply unwinding after a long day. Sellers have priced this home to sell, making it an incredible opportunity for those seeking both value and quality. Don't miss the chance to make this corner lot beauty your own—schedule YOUR showing today and fall in love and experience the lifestyle that awaits you in Dallas, GA! No Showings Until SUN NOV. 12TH 2 PM -4 PM or after.

Recent Sales

	Subject	Sold 1	Sold 2 *	Sold 3
Street Address	113 Brookside Court	115 Bainbridge Ct	306 Sweetgum Ln	102 Hampton Ln
City, State	Dallas, GA	Dallas, GA	Dallas, GA	Dallas, GA
Zip Code	30132	30132	30132	30132
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.24 ¹	0.67 ¹	0.26 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$297,000	\$269,900	\$292,000
List Price \$	--	\$297,000	\$269,900	\$292,000
Sale Price \$	--	\$290,000	\$269,900	\$295,000
Type of Financing	--	Conv	Conv	Conv
Date of Sale	--	08/08/2023	12/01/2023	05/11/2023
DOM · Cumulative DOM	-- · --	76 · 76	73 · 73	22 · 22
Age (# of years)	29	22	26	30
Condition	Good	Good	Good	Good
Sales Type	--	Fair Market Value	Fair Market Value	Fair Market Value
Location	Beneficial ; Residential	Beneficial ; Residential	Beneficial ; Residential	Beneficial ; Residential
View	Beneficial ; Residential	Beneficial ; City Street	Beneficial ; City Street	Beneficial ; City Street
Style/Design	Split Traditional	Split Traditional	Split Traditional	Split Traditional
# Units	1	1	1	1
Living Sq. Feet	1,104	1,257	1,116	1,380
Bdrm · Bths · ½ Bths	3 · 2	4 · 3	3 · 2	3 · 2 · 1
Total Room #	5	7	5	6
Garage (Style/Stalls)	Attached 2 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)	Attached 1 Car
Basement (Yes/No)	Yes	Yes	Yes	Yes
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	576	350	576	932
Pool/Spa	--	--	--	--
Lot Size	.41 acres	0.20 acres	0.60 acres	0.27 acres
Other	None	0	0	0
Net Adjustment	--	-\$15,825	\$0	-\$7,900
Adjusted Price	--	\$274,175	\$269,900	\$287,100

* Sold 2 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 beautiful home has been freshly updated and is ready to be your new oasis. From the natural color palette to the new flooring throughout, this home offers a warm and inviting atmosphere to make you feel right at home. Enjoy cozy nights in front of the fireplace, or take advantage of the flexible living space in the other rooms. The primary bathroom has good under sink storage, making it easy to keep everything neat and organized. Step outside to the sitting area in the backyard for a peaceful place to relax. With fresh interior paint and new flooring, this home is sure to impress. Schedule a tour today to see it for yourself! Adjustment is for the difference in room count in the amount of \$12000 and sqft amount of \$3825.
- Sold 2** Available Again (Buyer got cold feet). Tucked away in a quiet community with no HOA, this beautiful home sits on a quiet, wooded, cul-de-sac, 0.6 acre lot in desirable Glen Oaks subdivision! Updated in 2022, this beautiful open plan features lots of natural light. Wonder spacious kitchen features granite countertops and stainless appliances (includes refrigerator). There's a wonder flex space that would be perfect for a home office, sunroom, or den! Master Suite features a walk-in closet and on-suite bath. Oversized garage, could be customized nicely. Covered Front Porch, Private Rear Deck! Supra lockbox for all showings, please use ShowingTime to schedule! Investor owned, no Seller disclosures, and being sold as is.
- Sold 3** FULLY UPDATED AND MOVE IN READY OPEN FLOORPLAN raised ranch with beautiful real hardwood floors, granite countertops, real wood cabinets, stainless steel appliances. Large great room with dining area and kitchen island with seating. Additional room off of great room is perfect for a separate dining room, sunroom, additional TV area or playroom. Home has three bedrooms and two updated baths upstairs with two closets in the master bedroom. Master bedroom with makeup vanity and Master bath with fully tiled shower and stunning glass doors. All bathroom fixtures have been recently updated! Downstairs is a partial finished basement with a large room which would be perfect for a game room or movie room. Additional room in the basement with attached closet is a great office or work out room. Basement has an updated powder room which has been stubbed for a tub or shower as well as an unfinished room with epoxy floors which is perfect for the workshop! Newly painted deck with Edison lights overlooks the beautiful lush green grass in the fenced large back yard. Full covered rocking chair front porch is just the place to enjoy your favorite afternoon beverage! Adjustment is for the difference in room count in the amount of -\$4000, garage capacity of \$3000, and sqft amount of -\$6900.

Subject Sales & Listing History

Current Listing Status	Not Currently Listed			Listing History Comments			
Listing Agency/Firm				The preparer of this report checked the mls and fmls systems for previous listing history but found none for subject for the last year			
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	\$275,000	\$275,000
Sales Price	\$275,000	\$275,000
30 Day Price	\$265,000	--
Comments Regarding Pricing Strategy		
Subject list price is determined based on the sales and listings in the area of home similar to subject in the area of room, style, age, and sq ft. A comp sold for more count than the list price and this maybe due to multiple offers received.		

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



Street

Listing Photos

L1 148 Colton Creek Ct
Dallas, GA 30132



Front

L2 111 Hampton Dr
Dallas, GA 30132



Front

L3 100 Hampton Ln
Dallas, GA 30132



Front

Sales Photos

S1 115 Bainbridge Ct
Dallas, GA 30132



Front

S2 306 Sweetgum Ln
Dallas, GA 30132



Front

S3 102 Hampton Ln
Dallas, GA 30132



Front

ClearMaps Addendum

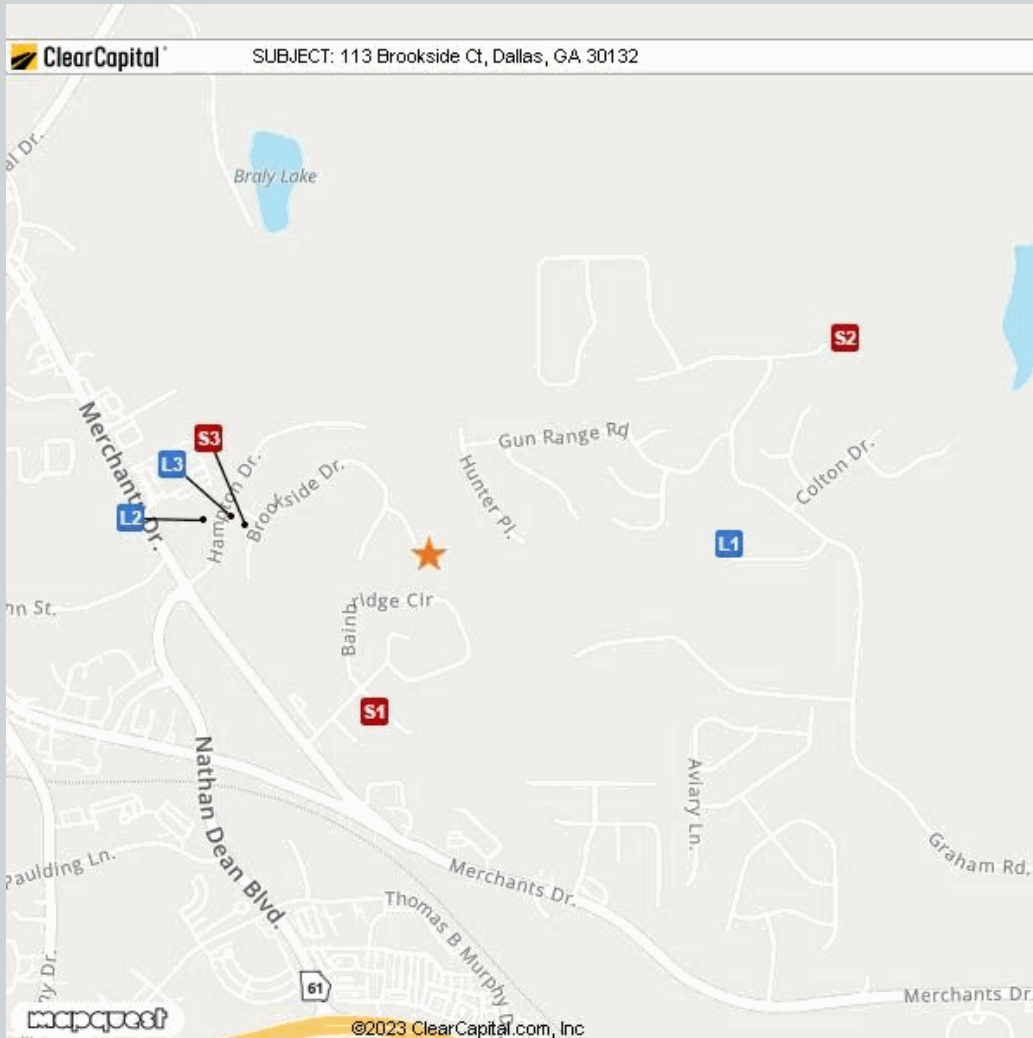
Address ★ 113 Brookside Court, Dallas, GA 30132

Loan Number 56104

Suggested List \$275,000

Suggested Repaired \$275,000

Sale \$275,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	113 Brookside Court, Dallas, GA 30132	--	Parcel Match
L1 Listing 1	148 Colton Creek Ct, Dallas, GA 30132	0.43 Miles ¹	Parcel Match
L2 Listing 2	111 Hampton Dr, Dallas, GA 30132	0.32 Miles ¹	Parcel Match
L3 Listing 3	100 Hampton Ln, Dallas, GA 30132	0.29 Miles ¹	Parcel Match
S1 Sold 1	115 Bainbridge Ct, Dallas, GA 30132	0.24 Miles ¹	Parcel Match
S2 Sold 2	306 Sweetgum Ln, Dallas, GA 30132	0.67 Miles ¹	Parcel Match
S3 Sold 3	102 Hampton Ln, Dallas, GA 30132	0.26 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	Rose Udoumana	Company/Brokerage	Maximum One Realty Greater Atlanta
License No	179645	Address	4605 Rugosa Way Austell GA 30106
License Expiration	08/31/2024	License State	GA
Phone	6786977273	Email	fmu4@att.net
Broker Distance to Subject	11.70 miles	Date Signed	12/15/2023

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.