

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>	3219 Wellington Walk Sw, Atlanta, GA 30331	<b>Order ID</b>	9118958	<b>Property ID</b>	34998364
<b>Inspection Date</b>	01/22/2024	<b>Date of Report</b>	01/22/2024		
<b>Loan Number</b>	56183	<b>APN</b>	14F-0002-LL-271-1		
<b>Borrower Name</b>	Brenkenridge Property Fund 2016 LLC	<b>County</b>	Fulton		

Tracking IDs					
<b>Order Tracking ID</b>	1.19_BPO	<b>Tracking ID 1</b>	1.19_BPO		
<b>Tracking ID 2</b>	--	<b>Tracking ID 3</b>	--		

## General Conditions

		Condition Comments
<b>Owner</b>	Bethea Sandra S	Based on exterior observation, subject property is in Average condition with repairs Repairs: Landscaping \$500 Exterior paint \$3000
<b>R. E. Taxes</b>	\$1,569	
<b>Assessed Value</b>	\$294,400	
<b>Zoning Classification</b>	Residential	
<b>Property Type</b>	SFR	
<b>Occupancy</b>	Occupied	
<b>Ownership Type</b>	Fee Simple	
<b>Property Condition</b>	Average	
<b>Estimated Exterior Repair Cost</b>	\$3,500	
<b>Estimated Interior Repair Cost</b>	\$0	
<b>Total Estimated Repair</b>	\$3,500	
<b>HOA</b>	No	
<b>Visible From Street</b>	Visible	
<b>Road Type</b>	Public	

## Neighborhood & Market Data

		Neighborhood Comments
<b>Location Type</b>	Suburban	The subject is located in a suburban neighborhood with stable property values and a balanced supply Vs demand of homes. The economy and employment conditions are stable.
<b>Local Economy</b>	Stable	
<b>Sales Prices in this Neighborhood</b>	Low: \$164,000 High: \$267,600	
<b>Market for this type of property</b>	Remained Stable for the past 6 months.	
<b>Normal Marketing Days</b>	<180	

## Current Listings

	Subject	Listing 1 *	Listing 2	Listing 3
Street Address	3219 Wellington Walk Sw	3238 Pebble	4040 Blanton	4795 Campbell
City, State	Atlanta, GA	Atlanta, GA	Atlanta, GA	Atlanta, GA
Zip Code	30331	30344	30331	30349
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	2.66 <sup>1</sup>	1.94 <sup>1</sup>	2.78 <sup>1</sup>
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$210,000	\$249,000	\$250,000
List Price \$	--	\$210,000	\$249,000	\$250,000
Original List Date		12/19/2023	01/05/2024	12/13/2023
DOM · Cumulative DOM	-- · --	34 · 34	17 · 17	40 · 40
Age (# of years)	19	75	20	58
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 Colonial	1 Story Ranch	1 Story Ranch	1 Story Ranch
# Units	1	1	1	1
Living Sq. Feet	1,878	1,650	1,476	1,862
Bdrm · Bths · ½ Bths	3 · 2 · 1	3 · 2	4 · 2	5 · 2 · 1
Total Room #	6	6	7	8
Garage (Style/Stalls)	Attached 2 Car(s)	None	None	Carport 1 Car
Basement (Yes/No)	No	No	No	Yes
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	928
Pool/Spa	--	--	--	--
Lot Size	0.15 acres	0.19 acres	0.17 acres	0.6 acres
Other	None	None	None	None

\* 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.

**Listing Comments** Why the comparable listing is superior or inferior to the subject.

**Listing 1** Adjustments:,Bed:0,Bath:0,HBath:1000,GLA:\$4560,Age:\$1400,Garage:\$4000,Total Adjustment:\$10960,Net Adjustment Value:\$220960 Property is inferior in gla but similar in view to the subject.

**Listing 2** Adjustments:,Bed:-3000,Bath:0,HBath:1000,GLA:\$8040,Garage:\$4000,Total Adjustment:\$10040,Net Adjustment Value:\$259040 Property is superior in Bed but similar in view to the subject.

**Listing 3** Adjustments:,Bed:-6000,Bath:0,HBath:0,Age:\$975,Garage:\$4000,Lot:\$-900,Carport:\$-1000,Total Adjustment:\$-2925,Net Adjustment Value:\$247075 Property is superior in Lot but similar in view to the subject.

## Recent Sales

	Subject	Sold 1	Sold 2 *	Sold 3
Street Address	3219 Wellington Walk Sw	2623 Riggs	2813 Black Forest	4018 Waits
City, State	Atlanta, GA	Atlanta, GA	Atlanta, GA	Atlanta, GA
Zip Code	30331	30344	30331	30331
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	3.20 <sup>1</sup>	2.05 <sup>1</sup>	2.08 <sup>1</sup>
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$205,000	\$400,000	\$235,000
List Price \$	--	\$205,000	\$235,000	\$235,000
Sale Price \$	--	\$205,000	\$210,000	\$223,000
Type of Financing	--	Conventional	Conventional	Conventional
Date of Sale	--	10/11/2023	12/15/2023	07/25/2023
DOM · Cumulative DOM	-- · --	33 · 33	81 · 81	38 · 38
Age (# of years)	19	66	61	16
Condition	Average	Average	Average	Good
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 Colonial	1.5 Stories Split	1 Story Ranch	2 Stories Colonial
# Units	1	1	1	1
Living Sq. Feet	1,878	1,695	2,040	1,666
Bdrm · Bths · ½ Bths	3 · 2 · 1	3 · 2	3 · 3	4 · 2 · 1
Total Room #	6	6	6	7
Garage (Style/Stalls)	Attached 2 Car(s)	Attached 1 Car	Attached 2 Car(s)	None
Basement (Yes/No)	No	Yes	Yes	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.		952	983	--
Pool/Spa	--	--	--	--
Lot Size	0.15 acres	0.28 acres	0.51 acres	0.17 acres
Other	None	None	None	None
Net Adjustment	--	+\$7,575	-\$3,910	-\$2,260
Adjusted Price	--	\$212,575	\$206,090	\$220,740

\* Sold 2 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** Adjustments:Bed:0,Bath:0,HBath:1000,GLA:\$3660,Age:\$1175,Garage:\$2000,Lot:\$-260>Total Adjustment:7575,Net Adjustment Value:\$212575 Property is superior in Lot but similar in Bed to the subject.
- Sold 2** Adjustments:Bed:0,Bath:-2000,HBath:1000,GLA:\$-3240,Age:\$1050,Lot:\$-720>Total Adjustment:-3910,Net Adjustment Value:\$206090 Property is superior in Bath but similar in view to the subject.
- Sold 3** Adjustments:Condition:\$-7500,Bed:-3000,Bath:0,HBath:0,GLA:\$4240,Garage:\$4000>Total Adjustment:-2260,Net Adjustment Value:\$220740 Property is superior in Condition but similar in view to the subject.

## Subject Sales & Listing History

<b>Current Listing Status</b>	Not Currently Listed			<b>Listing History Comments</b>			
<b>Listing Agency/Firm</b>				None Noted			
<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>	1						
<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>
08/21/2023	\$250,000	--	--	Sold	01/18/2024	\$210,000	MLS

## Marketing Strategy

	<b>As Is Price</b>	<b>Repaired Price</b>
<b>Suggested List Price</b>	\$225,000	\$231,000
<b>Sales Price</b>	\$210,000	\$217,000
<b>30 Day Price</b>	\$207,000	--
<b>Comments Regarding Pricing Strategy</b>		
<p>As per exterior inspection the subject is in average condition. The subject is located near to commercially active region and highway, this will not have any impact on subject marketability as similar location comparable were used in this report. As there were limited comparable, I was forced to use comparable crossing major boundaries like highway, this will not have any impact on subject marketability as, research shows market conditions prevails similar on either sides of the boundary. Within 1 mile, there were limited comparable available supporting subject market conditions. Hence I was forced to use comparable exceeding in style, condition, year built, GLA, bed/bath count, basement, lot size and proximity up to 3.2 miles. In delivering final valuation more weightage is been placed on CS2 and CL1 were selected as the best available comparable as they are most similar to subject condition and overall structure. The subject is unique in its year built, there were very limited comparable available supporting subject year built, So I was forced to exceed parameters, to locate similar age comparable. As there were limited comparable available, I was unable to bracket lot size in comparable. The comparable condition were also verified with respective MLS photos. The comparable used were the best available at the time of report. Priced according to condition and current market activity.</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



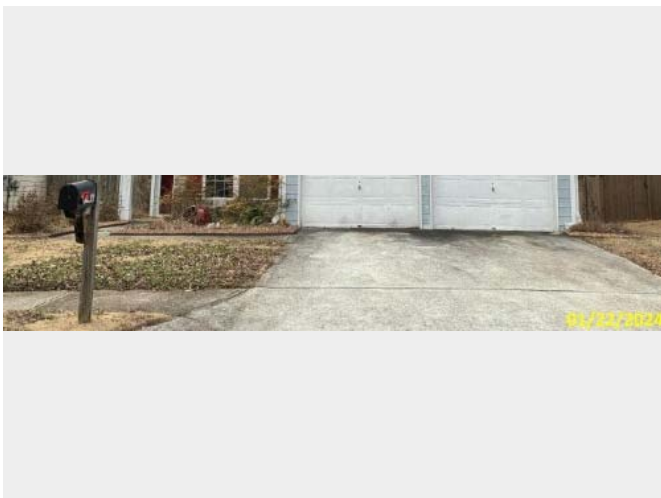
Address Verification



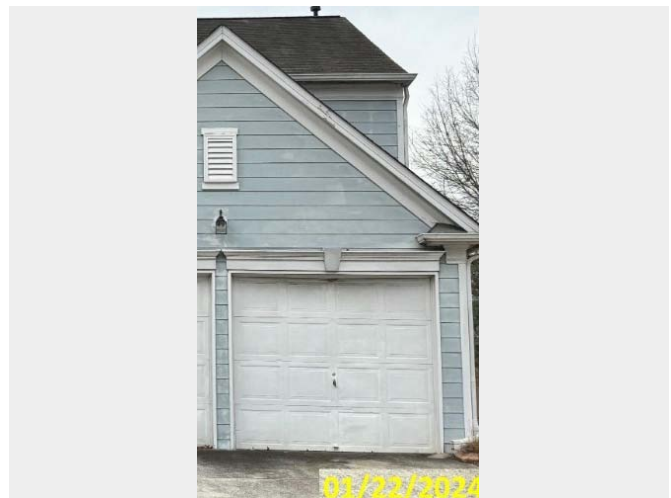
Street



Other



Other



Other

## Listing Photos

**L1** 3238 Pebble  
Atlanta, GA 30344



Front

**L2** 4040 Blanton  
Atlanta, GA 30331



Front

**L3** 4795 Campbell  
Atlanta, GA 30349



Front



## Sales Photos

**S1** 2623 Riggs  
Atlanta, GA 30344



Front

**S2** 2813 Black Forest  
Atlanta, GA 30331



Front

**S3** 4018 Waits  
Atlanta, GA 30331



Front

## ClearMaps Addendum

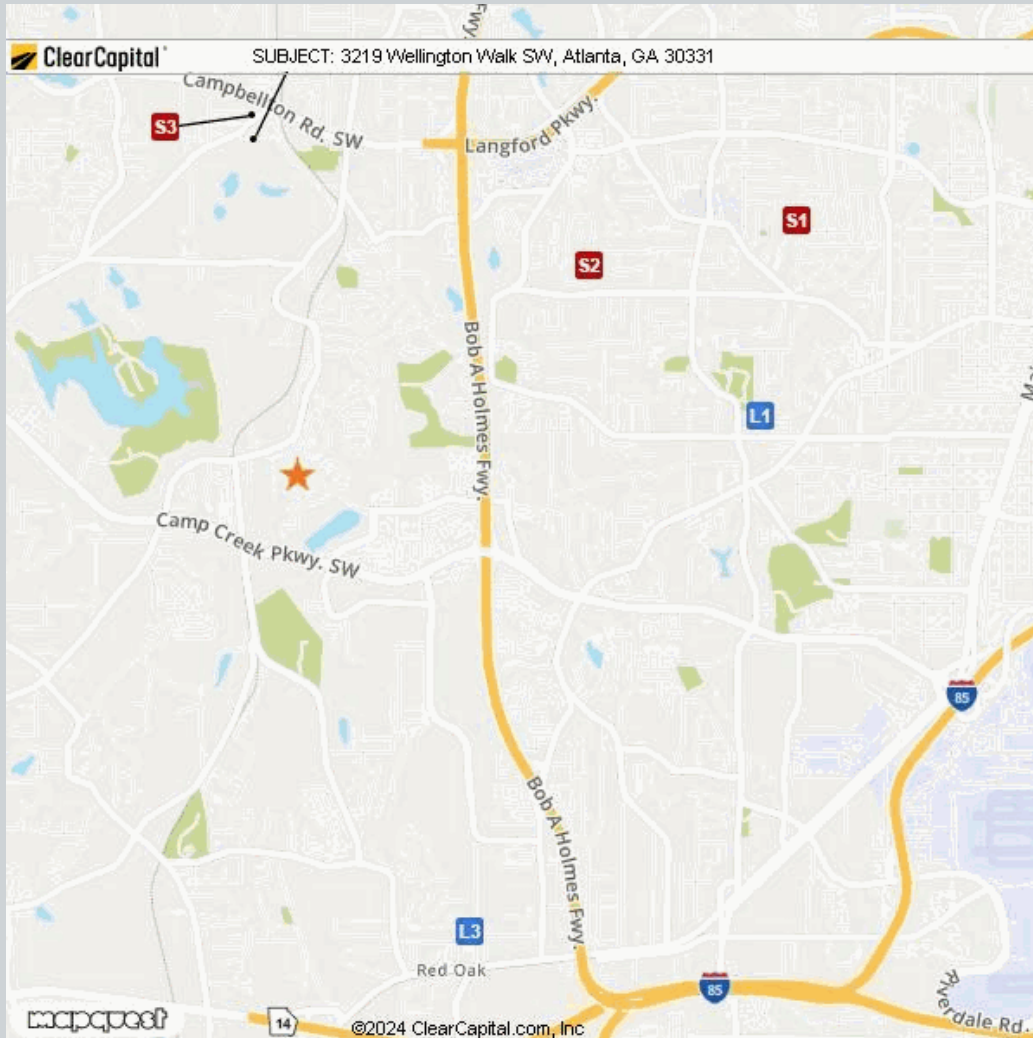
**Address** ★ 3219 Wellington Walk Sw, Atlanta, GA 30331

**Loan Number** 56183

**Suggested List** \$225,000

**Suggested Repaired** \$231,000

**Sale** \$210,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	3219 Wellington Walk Sw, Atlanta, GA 30331	--	Parcel Match
L1 Listing 1	3238 Pebble, Atlanta, GA 30344	2.66 Miles <sup>1</sup>	Parcel Match
L2 Listing 2	4040 Blanton, Atlanta, GA 30331	1.94 Miles <sup>1</sup>	Parcel Match
L3 Listing 3	4795 Campbell, Atlanta, GA 30349	2.78 Miles <sup>1</sup>	Parcel Match
S1 Sold 1	2623 Riggs, Atlanta, GA 30344	3.20 Miles <sup>1</sup>	Parcel Match
S2 Sold 2	2813 Black Forest, Atlanta, GA 30331	2.05 Miles <sup>1</sup>	Parcel Match
S3 Sold 3	4018 Waits, Atlanta, GA 30331	2.08 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>	Melissa Hylton	<b>Company/Brokerage</b>	Home Realty
<b>License No</b>	256607	<b>Address</b>	1916 Harbin Rd SW Atlanta GA 30311
<b>License Expiration</b>	09/30/2026	<b>License State</b>	GA
<b>Phone</b>	4044516891	<b>Email</b>	Hyltoneval@gmail.com
<b>Broker Distance to Subject</b>	3.53 miles	<b>Date Signed</b>	01/22/2024

*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.**