

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	805 Leigh Ann Drive, Clarksville, TN 37042	Order ID	6656615	Property ID	28197830
Inspection Date	03/15/2020	Date of Report	03/17/2020		
Loan Number	40206	APN	042P A 026.00		
Borrower Name	Breckenridge Property Fund 2016 LLC	County	Montgomery		

Tracking IDs

Order Tracking ID	BotW_BPO_Request_03.12.20 (under 100k)	Tracking ID 1	BotW_BPO_Request_03.12.20 (under 100k)
Tracking ID 2	--	Tracking ID 3	--

General Conditions

Owner	Breckenridge Property Fund 2016 LLC	Condition Comments The home looks like the exterior trim needs replacing. There is a broken interior window pane on the front of the property. Home appears to be vacant. It is locked. Other than that they seem to be doing some remodeling inside. I didn't see the interior. There are toilets, broken down cabinets, etc sitting on the front lawn. You can see it in the front exterior photo.
R. E. Taxes	\$1,730	
Assessed Value	\$172,200	
Zoning Classification	residential	
Property Type	SFR	
Occupancy	Vacant	
Secure?	Yes (doors are locked)	
Ownership Type	Fee Simple	
Property Condition	Average	
Estimated Exterior Repair Cost	\$4,000	
Estimated Interior Repair Cost	\$0	
Total Estimated Repair	\$4,000	
HOA	No	
Visible From Street	Visible	
Road Type	Public	

Neighborhood & Market Data

Location Type	Suburban	Neighborhood Comments the neighborhood is a suburban subdivision with homes like it surrounding it. The home needs minor repairs. Mostly the exterior trim needs to be replaced. There is also a broken interior window pane.
Local Economy	Improving	
Sales Prices in this Neighborhood	Low: \$125,000 High: \$189,500	
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	805 Leigh Ann Drive	797 Leigh Ann Dr	674 Shortridge Dr	730 Overton Dr
City, State	Clarksville, TN	Clarksville, TN	Clarksville, TN	Clarksville, TN
Zip Code	37042	37042	37042	37042
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.03 ¹	0.25 ¹	0.71 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$139,000	\$207,000	\$166,000
List Price \$	--	\$139,000	\$207,000	\$166,000
Original List Date		10/24/2019	09/16/2019	09/20/2019
DOM · Cumulative DOM	-- · --	11 · 145	3 · 183	3 · 179
Age (# of years)	16	19	15	35
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	1 Story ranch	1 Story ranch	1 Story ranch	1 Story ranch
# Units	1	1	1	1
Living Sq. Feet	1,742	2,220	1,953	1,833
Bdrm · Bths · ½ Bths	3 · 2	4 · 3	4 · 3	3 · 2
Total Room #	7	6	8	7
Garage (Style/Stalls)	Attached 2 Car(s)	Attached 2 Car(s)	Attached 1 Car	None
Basement (Yes/No)	No	No	No	Yes
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	615
Pool/Spa	--	--	--	--
Lot Size	0.44 acres	0.30 acres	0.77 acres	0.57 acres
Other	--	--	--	--

* 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.

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

Listing 1 comp is .14 acres smaller than subj+\$70 . comp is 478 sq ft larger than sub-\$1200 , comp is 3 years older than sub +\$300 adjustments+ -\$830.00 =\$139,830.

Listing 2 comp is .33 acres larger than subj.-\$495. Comp has one car garage sub has 2. +\$5,000, Comp is one bed room and one bathroom larger than subj. -\$7500 Subj is one room larger than comp.+\$5,000. adjustment + \$2,005. =\$209,000

Listing 3 comp is .13 acres larger than subj. +\$195, Comp has no garage sub has 2 car att +\$10,000, comp has a basement, sub has none-\$10,000 , comp has 91 sq ft larger than sub -\$2275, sub is 19 years younger than comp +\$1900 adjustments: -\$180 = \$165,820.

Recent Sales

	Subject	Sold 1 *	Sold 2	Sold 3
Street Address	805 Leigh Ann Drive	828 Leigh Ann Dr	520 Overton Drive	348 Bancroft
City, State	Clarksville, TN	Clarksville, TN	Clarksville, TN	Clarksville, TN
Zip Code	37042	37042	37042	37042
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.06 ¹	0.25 ¹	0.34 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$189,500	\$125,000	\$155,000
List Price \$	--	\$189,500	\$125,000	\$155,000
Sale Price \$	--	\$189,500	\$125,000	\$155,000
Type of Financing	--	Cash	Cash	Va
Date of Sale	--	02/28/2020	09/20/2019	11/05/2019
DOM · Cumulative DOM	-- · --	1 · 39	18 · 0	4 · 81
Age (# of years)	16	18	20	35
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	1 Story ranch	2 Stories 2 stry	1 Story ranch	1 Story ranch
# Units	1	1	1	1
Living Sq. Feet	1,742	1,931	1,274	1,660
Bdrm · Bths · ½ Bths	3 · 2	4 · 3	3 · 1 · 1	3 · 1
Total Room #	7	8	6	6
Garage (Style/Stalls)	Attached 2 Car(s)	Attached 2 Car(s)	None	None
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	0.44 acres	0.30 acres	0.52 acres	0.27 acres
Other	--	--	, 1591	--
Net Adjustment	--	-\$6,684	+\$23,680	+\$21,195
Adjusted Price	--	\$182,816	\$148,680	\$176,195

* 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 comp is .14 acres smaller than sub.+\$214, comp has one more room than sub -\$5,000, comp has one more bed and bath than sub -\$7500, comp is 189 sq ft larger than sub:-\$4,170, comp is 2 years older than sub. =\$200

Sold 2 comp is .08 acres larger than sub -\$120, comp has no garage sub has 2 car att +\$10,000, comp is one room smaller than sub +\$5,000, comp is one 1/2 ba smaller than sub -\$2500, comp is 468 sq ft smaller than sub, +\$11,700,comp is 4 yrs younger than sub -\$400. Seller paid \$1591 closing costs.

Sold 3 comp is .17 acres smaller than sub -\$255, comp has no gar sub has 2 car att+\$10,000 , comp is one room and one bath smaller than sub +7,500, comp is 82 sq ft smaller than sub+\$2050, comp is 19 years older than sub +\$1900.

Subject Sales & Listing History

Current Listing Status		Not Currently Listed		Listing History Comments			
Listing Agency/Firm				This home is not on the market for sale. It did sell a month ago it closed on 2/14/20 for \$110,000. There was no mls listing. It was sold to the present owner. Last time it sold was 2013.			
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
--	--	--	--	Sold	02/14/2019	\$110,000	Tax Records

Marketing Strategy

	As Is Price	Repaired Price
Suggested List Price	\$178,815	\$182,815
Sales Price	\$178,815	\$182,815
30 Day Price	\$176,000	--
Comments Regarding Pricing Strategy		
The comps most similar to subject are listing comp 2 and sold comp 1. Listing comp 2 I believe is over priced compared to the other listings. The sold comp one is the best comp to price it off of for sale. it needs about \$4,000 for new trim around the house and replace the broken window pane.		

Clear Capital Quality Assurance Comments Addendum

Reviewer's Notes The current report has included the most current and most proximate data available to support the price conclusion. The broker's comps are appropriate for the subject's attributes, surrounding amenities and market conditions. Thus, the price conclusion appears to be adequately supported

Subject Photos



Front



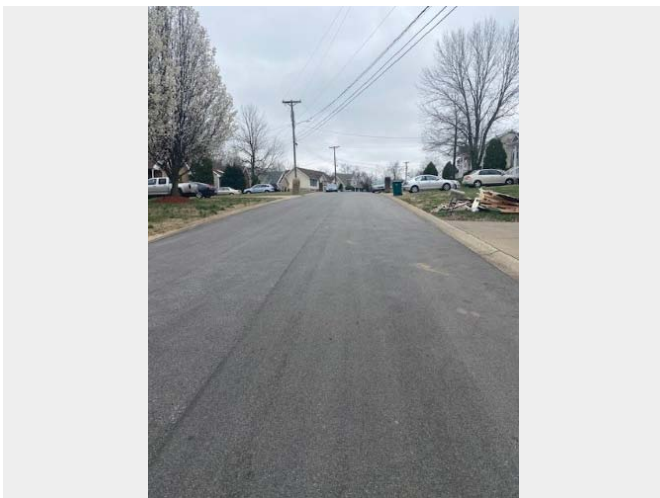
Side



Side



Street



Street



Garage

Subject Photos



Other

Listing Photos

L1 797 Leigh Ann dr
Clarksville, TN 37042



Front

L2 674 Shortridge Dr
Clarksville, TN 37042



Front

L3 730 Overton Dr
Clarksville, TN 37042



Front

Sales Photos

S1 828 Leigh Ann Dr
Clarksville, TN 37042



Front

S2 520 Overton Drive
Clarksville, TN 37042



Front

S3 348 Bancroft
Clarksville, TN 37042



Front

ClearMaps Addendum

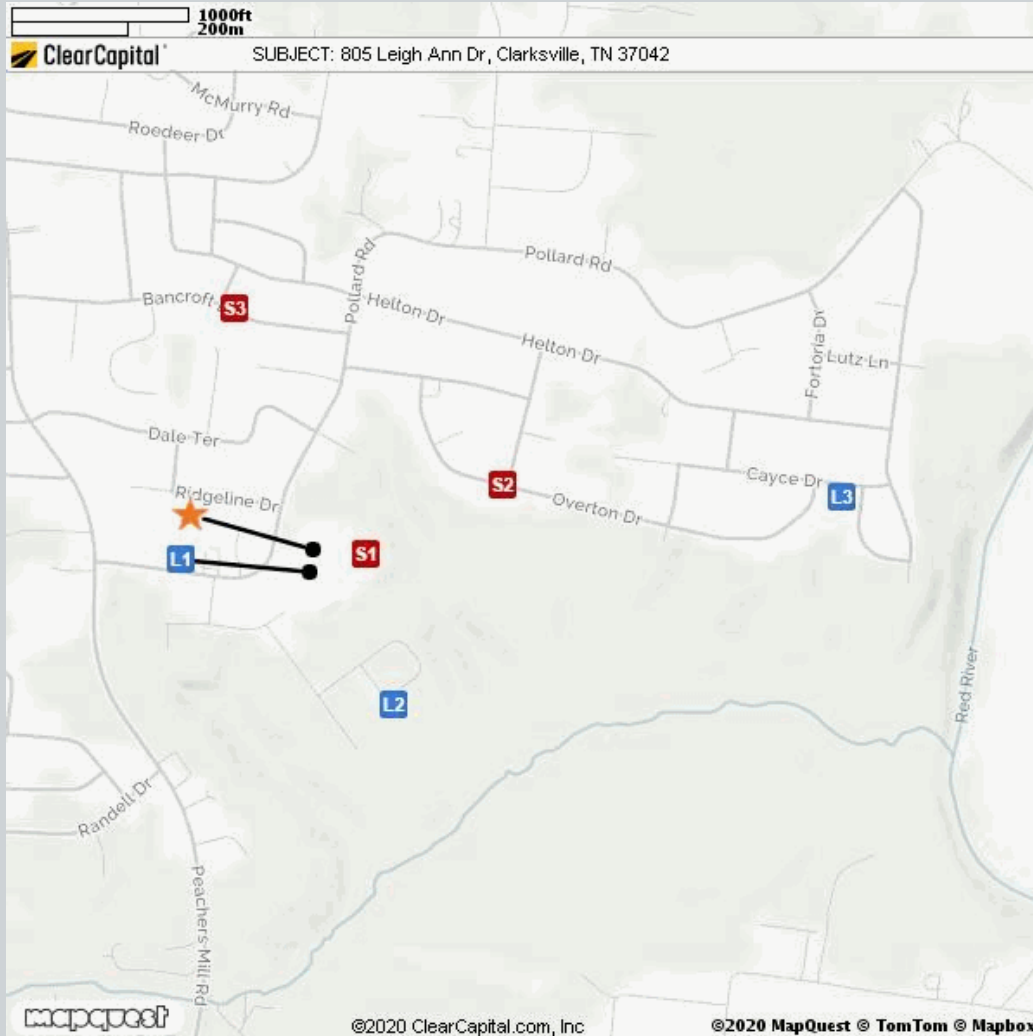
Address ★ 805 Leigh Ann Drive, Clarksville, TN 37042

Loan Number 40206

Suggested List \$178,815

Suggested Repaired \$182,815

Sale \$178,815



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	805 Leigh Ann Dr, Clarksville, TN	--	Parcel Match
L1 Listing 1	797 Leigh Ann Dr, Clarksville, TN	0.03 Miles ¹	Parcel Match
L2 Listing 2	674 Shortridge Dr, Clarksville, TN	0.25 Miles ¹	Parcel Match
L3 Listing 3	730 Overton Dr, Clarksville, TN	0.71 Miles ¹	Parcel Match
S1 Sold 1	828 Leigh Ann Dr, Clarksville, TN	0.06 Miles ¹	Parcel Match
S2 Sold 2	520 Overton Drive, Clarksville, TN	0.25 Miles ¹	Parcel Match
S3 Sold 3	348 Bancroft, Clarksville, TN	0.34 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	Laura Grekousis	Company/Brokerage	Coldwell Banker, Conroy, Marable and Holleman
License No	349983	Address	3412 Oak Lawn Dr Clarksville TN 37042
License Expiration	03/11/2021	License State	TN
Phone	9312417112	Email	soldagainbylaurie@gmail.com
Broker Distance to Subject	5.48 miles	Date Signed	03/17/2020

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:

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