

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	149 Union Hall Rd, Clarksville, TN 37040	Order ID	6723362	Property ID	28405371
Inspection Date	05/22/2020	Date of Report	05/22/2020		
Loan Number	40806	APN	041C G 006.00		
Borrower Name	Hollyvale Rental Holdings LLC	County	Montgomery		

Tracking IDs

Order Tracking ID	20200521_BOTW_Citi_BPO	Tracking ID 1	20200521_BOTW_Citi_BPO
Tracking ID 2	--	Tracking ID 3	--

General Conditions

Owner	Brandt Donald E	Condition Comments	
R. E. Taxes	\$104,108	Subject property doesn't appear to need any repairs, is in average condition with the other homes in the neighborhood	
Assessed Value	\$103,600		
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	
Local Economy	Improving	The market in Clarksville is very healthy, homes have been selling in hours to days, in the right neighborhood. They are appreciating nicely and at a steady pace. The sold comps in this neighborhood all went under contract in under a month. This neighborhood is a suburban subdivision surrounded by other homes like it.	
Sales Prices in this Neighborhood	Low: \$85,000 High: \$138,000		
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	149 Union Hall Rd	6106 Russel Dr	114 Forest Hills Dr	2501 Timberwood Dr
City, State	Clarksville, TN	Clarksville, TN	Clarksville, TN	Clarksville, TN
Zip Code	37040	37040	37040	37040
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.04 ¹	0.28 ¹	0.26 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$140,000	\$139,900	\$145,000
List Price \$	--	\$140,000	\$139,900	\$145,000
Original List Date		04/09/2020	05/11/2020	03/04/2020
DOM · Cumulative DOM	-- · --	3 · 43	4 · 11	21 · 79
Age (# of years)	22	54	45	55
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	1,130	1,165	1,125	1,100
Bdrm · Bths · ½ Bths	3 · 2	3 · 1	3 · 1	3 · 1
Total Room #	6	6	6	5
Garage (Style/Stalls)	None	Detached 1 Car	None	Attached 1 Car
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	.28 acres	.30 acres	.34 acres	.35 acres
Other	--	U, C still show	U, C still show	U, C no show

* 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** Comp is 32 years older than subject +3200, Comp is 35 sq ft larger than subject -1050, Comp has one less bathroom than subject +5000, Comp has a detached 1 car garage -2500, Comp is .02 acres larger than subject -30. Adjustments: +\$4,620, Adjusted Price: \$144,620
- Listing 2** Comp is 23 years older than subject +2300, Comp is 5 sq ft smaller than subject +150, Comp has one less bath than subject +5000, Comp is .06 acres larger than subject -90, Total Adjustment: \$7,360 Price Adjustment: \$147,260
- Listing 3** Comp is 33 years older than subject +3300, comp is 30 sq ft smaller than subject +900, Comp has one less bathroom and one less bedroom than subject +10,000, Comp has an attached one car garage subject does not -5000, comp is .07 acres larger than subject -105 Total Adjustment: \$9,095 Price Adjustment: \$154,095

Recent Sales

	Subject	Sold 1 *	Sold 2	Sold 3
Street Address	149 Union Hall Rd	6013 Todd Dr	2514 Atwood Dr	306 Barkwood Dr
City, State	Clarksville, TN	Clarksville, TN	Clarksville, TN	Clarksville, TN
Zip Code	37040	37040	37040	37040
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.13 ¹	0.32 ¹	0.58 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$139,900	\$134,999	\$85,000
List Price \$	--	\$132,000	\$134,999	\$85,000
Sale Price \$	--	\$132,000	\$138,000	\$85,000
Type of Financing	--	Conventional	Va	Cash
Date of Sale	--	05/14/2020	04/10/2020	02/28/2020
DOM · Cumulative DOM	-- · --	21 · 48	1 · 32	7 · 20
Age (# of years)	22	53	33	43
Condition	Average	Average	Average	Fair
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	1,130	1,200	1,233	1,150
Bdrm · Bths · ½ Bths	3 · 2	3 · 1	3 · 2	3 · 1
Total Room #	6	6	7	6
Garage (Style/Stalls)	None	Carport 1 Car	Attached 1 Car	None
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	.28 acres	.31 acres	.47 acres	.79 acres
Other	--	--	--	--
Net Adjustment	--	+\$3,455	-\$12,275	+\$5,735
Adjusted Price	--	\$135,455	\$125,725	\$90,735

* 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 31 years older than subject +3100, Comp is 70 sq ft larger than subject -2100, Comp has one less bathroom than subject +5000, Comp has 1 car carport subject does not -2500, comp is .03 acres larger than subject -45 Total adjustment \$3,455
- Sold 2** comp is 11 years older than subject +1100, comp is 103 sq ft larger than subject -3090, comp has one more room than subject -5000, comp has one car attached garage -5000, comp is .19 acres larger than subject -285 Total Adjustment: -\$12,275
- Sold 3** Comp is 21 years older than subject +2100, comp is 20 sq ft larger than subject -600, comp has one less bath than subject +5000, comp is .51 acres larger than subject -765 Total Adjustments: \$5,735

Subject Sales & Listing History

Current Listing Status	Not Currently Listed			Listing History Comments			
Listing Agency/Firm				Subject has not been listed in past 12 months. Most recent sale occurred in 2004.			
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

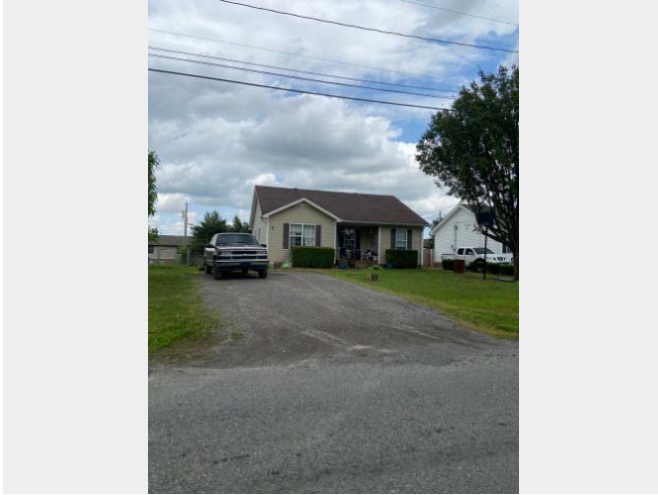
Marketing Strategy

	As Is Price	Repaired Price
Suggested List Price	\$135,000	\$135,000
Sales Price	\$135,000	\$135,000
30 Day Price	\$129,999	--
Comments Regarding Pricing Strategy		
This neighborhood is appreciating. The listings are listed higher than the sold homes. The reason I am pricing it at this is the subject is the most similar to sold comp #1. It's adjusted price is \$135,455. A good strategy would be to price it at \$135,000 then if it does not sell in 30 days I would suggest lowering the price to \$125,000.		

Clear Capital Quality Assurance Comments Addendum

Reviewer's The broker's as-is conclusion reflects the market for the subject. Comps are within a reasonable distance, relatively current, and accurately reflect
Notes the subject's defining characteristics. Thus, the as-is conclusion appears to be adequately supported.

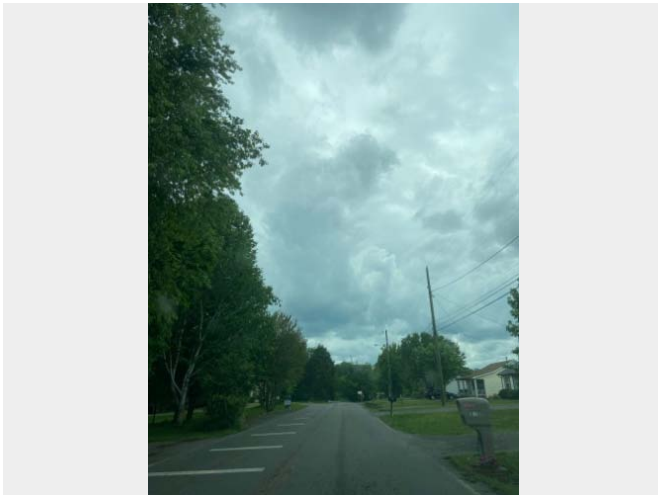
Subject Photos



Front



Address Verification



Street



Street

Listing Photos

L1 6106 Russel Dr
Clarksville, TN 37040



Front

L2 114 Forest Hills Dr
Clarksville, TN 37040



Front

L3 2501 Timberwood Dr
Clarksville, TN 37040



Front

Sales Photos

S1 6013 Todd Dr
Clarksville, TN 37040



Front

S2 2514 Atwood Dr
Clarksville, TN 37040



Front

S3 306 Barkwood Dr
Clarksville, TN 37040



Front

ClearMaps Addendum

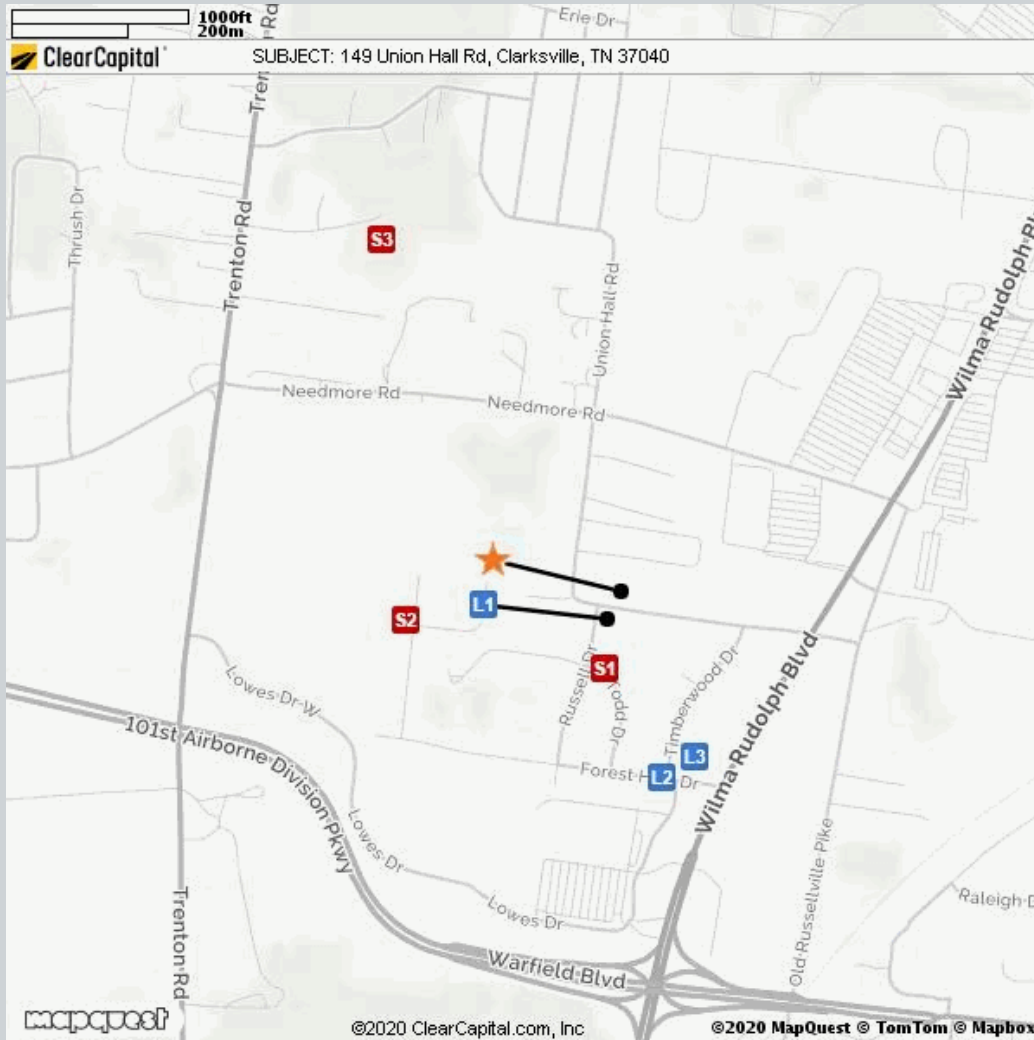
Address ★ 149 Union Hall Rd, Clarksville, TN 37040

Loan Number 40806

Suggested List \$135,000

Suggested Repaired \$135,000

Sale \$135,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	149 Union Hall Rd, Clarksville, TN	--	Parcel Match
L1 Listing 1	6106 Russel Dr, Clarksville, TN	0.04 Miles ¹	Parcel Match
L2 Listing 2	114 Forest Hills Dr, Clarksville, TN	0.28 Miles ¹	Parcel Match
L3 Listing 3	2501 Timberwood Dr, Clarksville, TN	0.26 Miles ¹	Parcel Match
S1 Sold 1	6013 Todd Dr, Clarksville, TN	0.13 Miles ¹	Parcel Match
S2 Sold 2	2514 Atwood Dr, Clarksville, TN	0.32 Miles ¹	Parcel Match
S3 Sold 3	306 Barkwood Dr, Clarksville, TN	0.58 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	James Grekousis	Company/Brokerage	Coldwell Banker Conroy Marable and Holleman
License No	354673	Address	3412 Oak Lawn Dr Clarksville TN 37042
License Expiration	02/25/2022	License State	TN
Phone	3315514647	Email	Jamesgreko@gmail.com
Broker Distance to Subject	7.40 miles	Date Signed	05/22/2020

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:

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.