

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	572 Cabot Cove, Clarksville, TN 37042	Order ID	6892719	Property ID	28954044
Inspection Date	10/19/2020	Date of Report	10/20/2020		
Loan Number	42220	APN	054A B 037.00		
Borrower Name	Breckenridge Property Fund 2016 LLC	County	Montgomery		

Tracking IDs

Order Tracking ID	1019BPOs	Tracking ID 1	1019BPOs
Tracking ID 2	--	Tracking ID 3	--

General Conditions

Owner	Carlos Moran	Condition Comments	
R. E. Taxes	\$1,170	This home is on a corner lot in a suburban subdivision with homes like it surrounding it. It is in good condition, isn't in need of any repairs.	
Assessed Value	\$116,500		
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 RE market in Clarksville is very healthy. Homes are going under contract in hours to days. The growth is expected to continue for the next 10 - 15 years. There are no comps listed for sale in the subdivision the sub is in. They are in others. I picked the best comps most similar in age and sq ft.all comps are under contract and the days on market is the days until it went under contract.	
Sales Prices in this Neighborhood	Low: \$112,000 High: \$146,000		
Market for this type of property	Increased 8 % in the past 6 months.		
Normal Marketing Days	<30		

Current Listings

	Subject	Listing 1	Listing 2 *	Listing 3
Street Address	572 Cabot Cove	311 Kelsey	346 Lafayette Point	137 Monarch Lane
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.	--	0.65 ¹	0.84 ¹	0.87 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$140,000	\$149,900	\$125,000
List Price \$	--	\$140,000	\$144,900	\$125,000
Original List Date		08/28/2020	08/21/2020	09/25/2020
DOM · Cumulative DOM	-- · --	3 · 53	10 · 60	1 · 25
Age (# of years)	24	30	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	1 Story ranch	2 Stories cape cod	1 Story ranch	1 Story ranch
# Units	1	1	1	1
Living Sq. Feet	1,198	1,391	1,032	1,033
Bdrm · Bths · ½ Bths	3 · 2	4 · 2 · 1	3 · 2	3 · 2
Total Room #	5	6	5	5
Garage (Style/Stalls)	None	Attached 1 Car	None	None
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	0.36 acres	0.40 acres	0.16 acres	0.31 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 Under Contract, comp is .04 acres larger than subject -\$56.00, comp is one room larger -\$5,000, comp has attached garage -\$5,000, comp has 4 beds and one extra bath -\$6,500, comp is 193 sq ft larger than sub -\$5,790, comp is 6 yrs older than sub.+\$600.= -\$16,746 adj price = \$123,254.

Listing 2 Under Contract,comp is .20 acres smaller than sub +\$600, comp is 166 sq ft less than sub -\$4,980,comp is one year younger than sub -\$100, adj =-\$4,480 adj price= \$140,420.

Listing 3 Under Contract, comp is .05 acres less than sub +\$930, comp is 165 sq ft smaller than sub +\$4,950, comp is 5 yrs younger than sub -\$500. =+\$5,380 est price = \$130,380

Recent Sales

	Subject	Sold 1 *	Sold 2	Sold 3
Street Address	572 Cabot Cove	584 Colby Cove	586 Somerset	576 Cabot Cove
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.	--	0.13 ¹	0.12 ¹	0.02 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$135,777	\$130,000	\$110,000
List Price \$	--	\$135,777	\$130,000	\$110,000
Sale Price \$	--	\$135,000	\$146,000	\$112,000
Type of Financing	--	Cash	Cash	Cash
Date of Sale	--	09/03/2020	08/14/2020	04/30/2020
DOM · Cumulative DOM	-- · --	4 · 34	5 · 32	1 · 19
Age (# of years)	24	25	22	24
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	1,198	1,162	1,159	1,118
Bdrm · Bths · ½ Bths	3 · 2	3 · 2	3 · 2	3 · 2
Total Room #	5	5	5	5
Garage (Style/Stalls)	None	None	Attached 2 Car(s)	None
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	0.36 acres	.60 acres	0.49 acres	0.29 acres
Other	--	--	--	--
Net Adjustment	--	+\$460	-\$9,420	+\$11,778
Adjusted Price	--	\$135,460	\$136,580	\$123,778

* 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.

Reasons for Adjustments Why the comparable sale is superior or inferior to the subject.

Sold 1 comp is .24 acres larger than sub -\$720, comp is 36 sq ft smaller than sub +\$1080, comp is one year older than sub +\$100.

Sold 2 comp is .13 acres larger than sub -\$390, comp has 2 car att gar -\$10,000, comp has 39 sq ft less than sub +\$1170, comp is 2 yrs younger than sub -\$200

Sold 3 comp is .07 acres smaller than sub +\$210, comp is 80 sq ft smaller than sub +\$2400, 8% appreciation since April +\$9168.

Subject Sales & Listing History

Current Listing Status	Not Currently Listed			Listing History Comments			
Listing Agency/Firm				This home is not currently listed nor has it been listed in the recent past.			
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	\$135,460	\$135,460
Sales Price	\$135,460	\$135,460
30 Day Price	\$132,000	--
Comments Regarding Pricing Strategy		
Listing 2 and sold comp 1 are the most similar to the sub. We don't know what the listings will close for so it is best to price it off the sold comp. The market in Clarksville keeps improving. To short change it and price it low doesn't make sense. Many homes are getting multiple offers and selling over ask price easily. \$135,460 is a good price for this home.		

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



Front



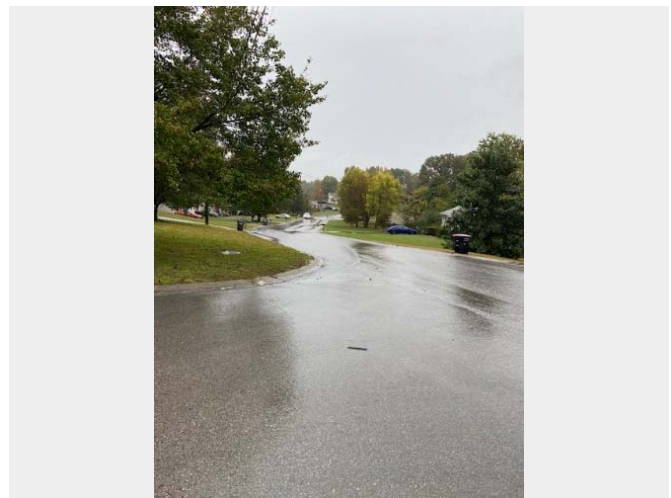
Address Verification



Side

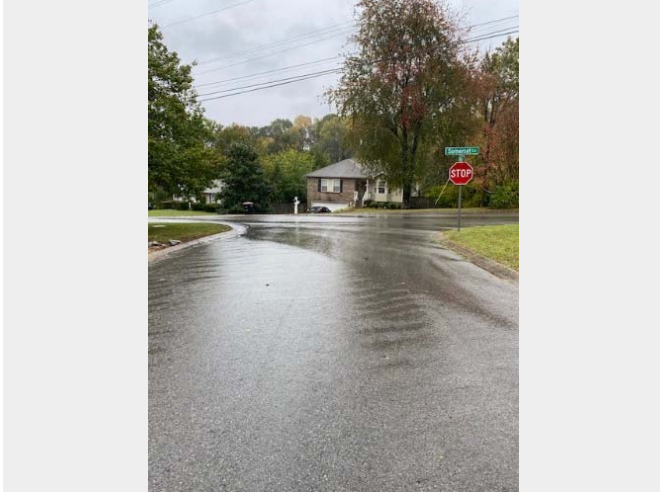


Street



Street

Subject Photos



Street



Street

Listing Photos

L1 311 Kelsey
Clarksville, TN 37042



Front

L2 346 Lafayette Point
Clarksville, TN 37042



Front

L3 137 Monarch Lane
Clarksville, TN 37042



Front

Sales Photos

S1 584 Colby Cove
Clarksville, TN 37042



Front

S2 586 Somerset
Clarksville, TN 37042



Front

S3 576 Cabot Cove
Clarksville, TN 37042



Front

ClearMaps Addendum

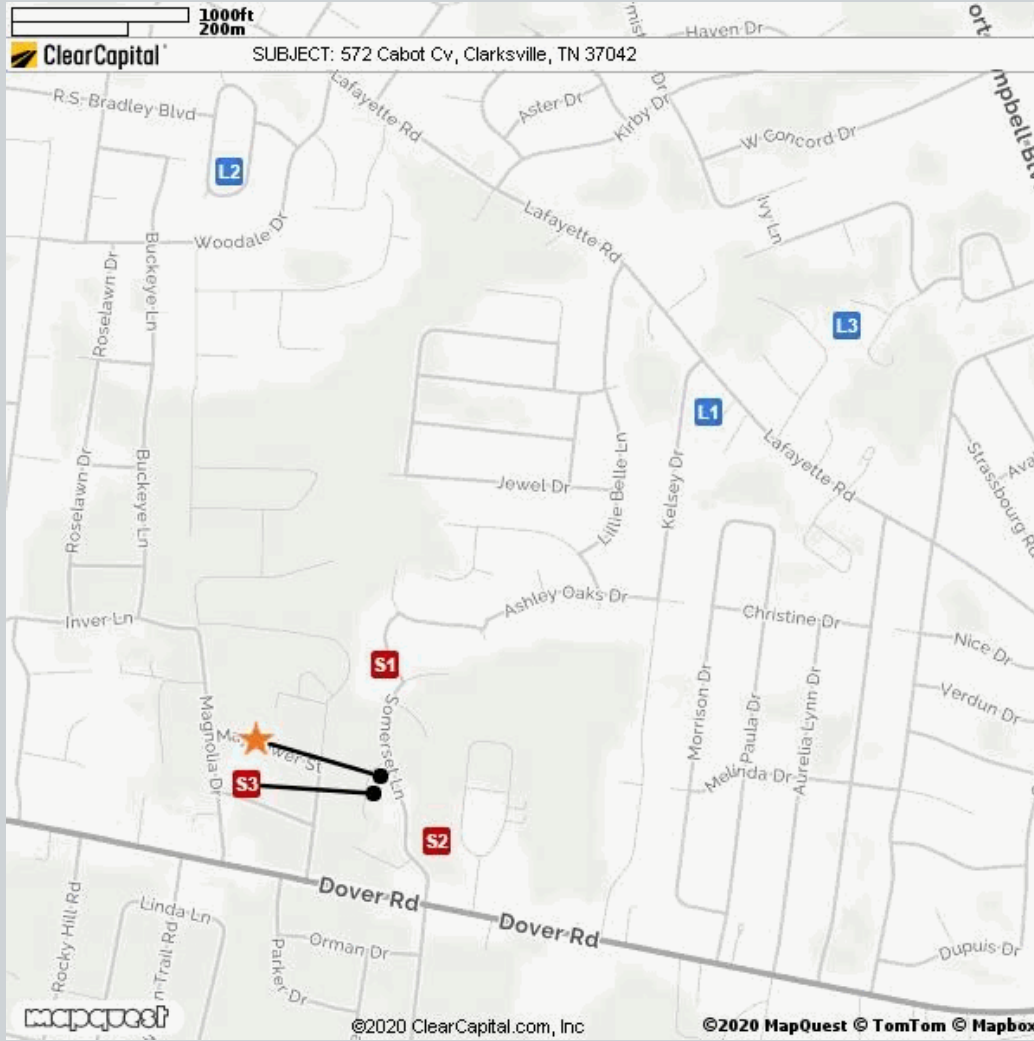
Address ★ 572 Cabot Cove, Clarksville, TN 37042

Loan Number 42220

Suggested List \$135,460

Suggested Repaired \$135,460

Sale \$135,460



Comparable

Address

Miles to Subject

Mapping Accuracy

Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	572 Cabot Cove, Clarksville, TN 37042	--	Parcel Match
L1 Listing 1	311 Kelsey, Clarksville, TN 37042	0.65 Miles ¹	Parcel Match
L2 Listing 2	346 Lafayette Point, Clarksville, TN 37042	0.84 Miles ¹	Parcel Match
L3 Listing 3	137 Monarch Lane, Clarksville, TN 37042	0.87 Miles ¹	Parcel Match
S1 Sold 1	584 Colby Cove, Clarksville, TN 37042	0.13 Miles ¹	Parcel Match
S2 Sold 2	586 Somerset, Clarksville, TN 37042	0.12 Miles ¹	Parcel Match
S3 Sold 3	576 Cabot Cove, Clarksville, TN 37042	0.02 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.

*** Please Note: This is a RUSH assignment. Do not accept if you cannot meet the current due date and time. Please reference the set terms and contact Clear Capital at 530.582.5011 if you require any changes. Thanks! ***

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

Report Instructions - cont.

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.

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	Huneycutt Realtors
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	5.71 miles	Date Signed	10/19/2020

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.