

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	1322 Meredith Way, Clarksville, TN 37042	Order ID	7222561	Property ID	29928284
Inspection Date	04/09/2021	Date of Report	04/12/2021		
Loan Number	44335	APN	017G E 01100 000		
Borrower Name	Breckenridge Property Fund 2016 LLC	County	Montgomery		

Tracking IDs

Order Tracking ID	0408BPO	Tracking ID 1	0408BPO
Tracking ID 2	--	Tracking ID 3	--

General Conditions

Owner	AMBER KARRER	Condition Comments	
R. E. Taxes	\$1,346	Maintained exterior of subject property minimal depreciation. Quality of construction is considered average; the subject property meets or exceeds functional utility of competing properties.	
Assessed Value	\$33,475		
Zoning Classification	Residential R-2		
Property Type	SFR		
Occupancy	Vacant		
Secure?	Yes		
	(Combo box on the front door)		
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	Majority of properties receive multiple offers, some with waived contingencies. Average properties are selling for around list price and close in around 35 days or less. Highly desired properties can sell for about 2% above list price and go pending in around 5 days or less.	
Sales Prices in this Neighborhood	Low: \$135,000 High: \$280,000		
Market for this type of property	Increased 2 % in the past 6 months.		
Normal Marketing Days	<30		

Current Listings

	Subject	Listing 1 *	Listing 2	Listing 3
Street Address	1322 Meredith Way	1212 Marla Dr	1321 Meredith Way	1241 Crystal Dr
City, State	Clarksville, TN	Clarksville, TN	Clarksville, TN	Clarksville, TN
Zip Code	37042	37042	37042	37042
Datasource	MLS	MLS	MLS	MLS
Miles to Subj.	--	0.19 ¹	0.04 ¹	0.13 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$174,900	\$175,000	\$180,000
List Price \$	--	\$174,900	\$175,000	\$180,000
Original List Date		03/16/2021	03/21/2021	01/26/2021
DOM · Cumulative DOM	-- · --	25 · 27	20 · 22	74 · 76
Age (# of years)	21	25	20	25
Condition	Average	Good	Good	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	1 Story Ranch/Rambler	1 Story Ranch/Rambler	1 Story Ranch/Rambler	1 Story Ranch/Rambler
# Units	1	1	1	1
Living Sq. Feet	1,107	1,100	1,139	1,338
Bdrm · Bths · ½ Bths	3 · 2	3 · 2	3 · 2	3 · 2
Total Room #	5	5	2	5
Garage (Style/Stalls)	Attached 1 Car	Attached 2 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	0.30 acres	0.21 acres	0.32 acres	0.67 acres
Other	--	--	--	--

* Listing 1 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 1 holds the greatest weight due to proximity and alike build/floor plan established by market knowledge. Within reasonable range of similar sqft, age, style, appeal etc.

Listing 2 Comp 2 is superior due to recent renovations such as new carpet, updated fixtures, paint, appliances and 2 car garage.

Listing 3 Comp 3 is superior due to recent renovations such as updated flooring, updated fixtures, paint, appliances and 2 car garage.

Recent Sales

	Subject	Sold 1	Sold 2 *	Sold 3
Street Address	1322 Meredith Way	3866 Marla Cir	3707 Lavender Cir	1334 Meredith Way
City, State	Clarksville, TN	Clarksville, TN	Clarksville, TN	Clarksville, TN
Zip Code	37042	37042	37042	37042
Datasource	MLS	MLS	MLS	MLS
Miles to Subj.	--	0.26 ¹	0.29 ¹	0.11 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$135,000	\$155,000	\$170,000
List Price \$	--	\$135,000	\$155,000	\$170,000
Sale Price \$	--	\$135,000	\$155,000	\$172,500
Type of Financing	--	Fha	Conventional	Va
Date of Sale	--	01/13/2021	03/22/2021	12/02/2020
DOM · Cumulative DOM	-- · --	115 · 115	48 · 48	35 · 35
Age (# of years)	21	20	22	19
Condition	Average	Fair	Average	Excellent
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/Rambler	1 Story Ranch/Rambler	1 Story Ranch/Rambler	1 Story Ranch/Rambler
# Units	1	1	1	1
Living Sq. Feet	1,107	1,080	1,084	1,115
Bdrm · Bths · ½ Bths	3 · 2	3 · 2	3 · 2	3 · 2
Total Room #	5	5	5	5
Garage (Style/Stalls)	Attached 1 Car	Attached 1 Car	Attached 1 Car	Attached 2 Car(s)
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	0.30 acres	0.29 acres	1.07 acres	0.47 acres
Other	--	--	--	--
Net Adjustment	--	\$0	\$0	\$0
Adjusted Price	--	\$135,000	\$155,000	\$172,500

* 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 Comp 1 is inferior due to size and lack of noted updates as well as date of sale.

Sold 2 Comp 2 is due to the most recent sales and with support of comp 3 all comps are within range with age, style, appeal etc.

Sold 3 Comp 2 holds the greatest weight due to proximity and alike build/floor plan established by market knowledge. Within reasonable range of similar sqft, age, style, appeal etc. Comp 3 is superior due to 2 car garage.

Subject Sales & Listing History

Current Listing Status	Not Currently Listed		Listing History Comments				
Listing Agency/Firm			Investor sell, listed and sold same day CASH.				
Listing Agent Name							
Listing Agent Phone							
# of Removed Listings in Previous 12 Months	0						
# of Sales in Previous 12 Months	1						
Original List Date	Original List Price	Final List Date	Final List Price	Result	Result Date	Result Price	Source
03/30/2021	\$168,900	04/07/2021	\$170,000	Sold	04/07/2021	\$170,000	MLS

Marketing Strategy

	As Is Price	Repaired Price
Suggested List Price	\$165,500	\$165,500
Sales Price	\$172,500	\$172,500
30 Day Price	\$172,500	--
Comments Regarding Pricing Strategy		
With the increase in market trends, subject property from the exterior seems to be well maintained and current comparable would allow for higher sales price of the asset		

Clear Capital Quality Assurance Comments Addendum

Reviewer's Notes Broker's conclusion reflects a market price for the subject. Comps are within a reasonable distance, relatively current, and accurately reflect the subject's defining characteristics. Thus, the price conclusion appears to be adequately supported. Due to a lack of more similar comps available, these search parameters were expanded in order to provide comps from the subject's competitive market area that reflect current market conditions

Subject Photos



Front



Address Verification



Side



Side



Street



Other

Listing Photos

L1 1212 Marla Dr
Clarksville, TN 37042



Front

L2 1321 Meredith Way
Clarksville, TN 37042



Front

L3 1241 Crystal Dr
Clarksville, TN 37042



Front

Sales Photos

S1 3866 Marla Cir
Clarksville, TN 37042



Front

S2 3707 Lavender Cir
Clarksville, TN 37042



Front

S3 1334 Meredith Way
Clarksville, TN 37042



Front

ClearMaps Addendum

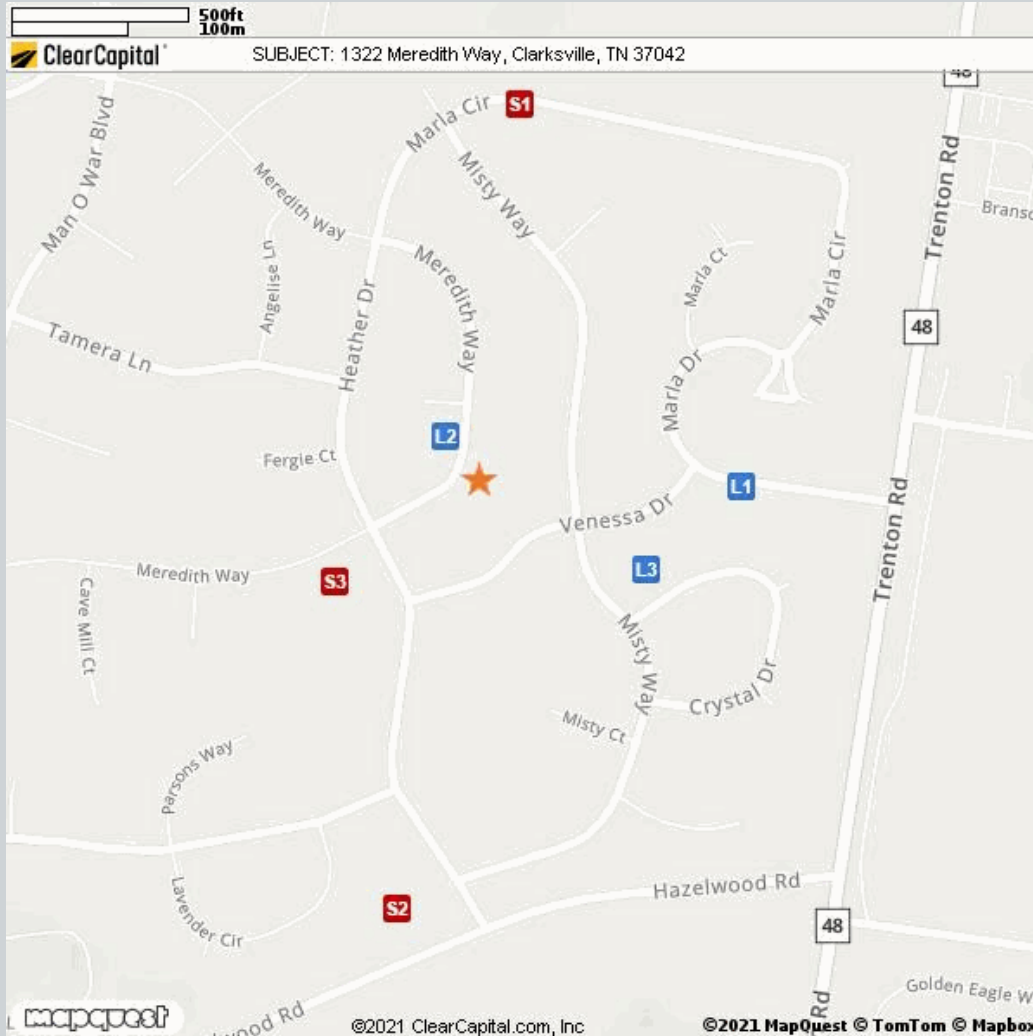
Address ★ 1322 Meredith Way, Clarksville, TN 37042

Loan Number 44335

Suggested List \$165,500

Suggested Repaired \$165,500

Sale \$172,500



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	1322 Meredith Way, Clarksville, TN 37042	--	Parcel Match
L1 Listing 1	1212 Marla Dr, Clarksville, TN 37042	0.19 Miles ¹	Parcel Match
L2 Listing 2	1321 Meredith Way, Clarksville, TN 37042	0.04 Miles ¹	Parcel Match
L3 Listing 3	1241 Crystal Dr, Clarksville, TN 37042	0.13 Miles ¹	Parcel Match
S1 Sold 1	3866 Marla Cir, Clarksville, TN 37042	0.26 Miles ¹	Parcel Match
S2 Sold 2	3707 Lavender Cir, Clarksville, TN 37042	0.29 Miles ¹	Parcel Match
S3 Sold 3	1334 Meredith Way, Clarksville, TN 37042	0.11 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	Krysti Montes De Oca	Company/Brokerage	REMAX NorthStar
License No	324687	Address	125 Goodlett Drive Clarksville TN 37042
License Expiration	04/15/2022	License State	TN
Phone	9073225552	Email	Krysti.Realtor@gmail.com
Broker Distance to Subject	5.89 miles	Date Signed	04/12/2021

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.