

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>	215 Al Oerter Drive, Clarksville, TN 37042	<b>Order ID</b>	7222561	<b>Property ID</b>	29928280
<b>Inspection Date</b>	04/09/2021	<b>Date of Report</b>	04/12/2021		
<b>Loan Number</b>	44349	<b>APN</b>	055G A 00800 000		
<b>Borrower Name</b>	Breckenridge Property Fund 2016 LLC	<b>County</b>	Montgomery		

<b>Tracking IDs</b>					
<b>Order Tracking ID</b>	0408BPO	<b>Tracking ID 1</b>	0408BPO		
<b>Tracking ID 2</b>	--	<b>Tracking ID 3</b>	--		

## General Conditions

<b>Owner</b>	SHIRLEY H ELLIOTT	<b>Condition Comments</b>	
<b>R. E. Taxes</b>	\$949	This property is in average condition with the rest of the neighborhood. It doesn't appear to need any external repairs.	
<b>Assessed Value</b>	\$94,500		
<b>Zoning Classification</b>	Residential R-2D		
<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>	\$0		
<b>Estimated Interior Repair Cost</b>	\$0		
<b>Total Estimated Repair</b>	\$0		
<b>HOA</b>	No		
<b>Visible From Street</b>	Visible		
<b>Road Type</b>	Public		

## Neighborhood & Market Data

<b>Location Type</b>	Suburban	<b>Neighborhood Comments</b>	
<b>Local Economy</b>	Stable	The market in Clarksville became extremely hot. We went from booming to exploding. People are placing outrageous cash offers on all price levels of properties here. Most have a lot of cash from the big cities, like NYC and LA, Portland, Seattle, etc. They are placing cash offers way above ask price without even coming to see the homes. It has really shaken our market and causing the homes to appreciate at outrageous amounts. Appraisal gaps of 10-50,000 cash are also being placed on conventional loans. This home will have no problem selling high in this market place. It went crazy ...	
<b>Sales Prices in this Neighborhood</b>	Low: \$133,000 High: \$160,000		
<b>Market for this type of property</b>	Increased 10 % in the past 6 months.		
<b>Normal Marketing Days</b>	<30		

## Neighborhood Comments

The market in Clarksville became extremely hot. We went from booming to exploding. People are placing outrageous cash offers on all price levels of properties here. Most have a lot of cash from the big cities, like NYC and LA, Portland, Seattle, etc. They are placing cash offers way above ask price without even coming to see the homes. It has really shaken our market and causing the homes to appreciate at outrageous amounts. Appraisal gaps of 10-50,000 cash are also being placed on conventional loans. This home will have no problem selling high in this market place. It went crazy here in March. I tried to pick the most recent comps as this market took a huge enormous step up in March. The homes are just closing now. I tried to find the most similar sold comps that are pretty recent because as all of the above ask sales prices close throughout April it will bounce every property in Clarksville by thousands of dollars. It was very hard to find listings within a mile, one was right at the mile marker. It is double the size, but there is no other good comps to pick.

### Current Listings

	Subject	Listing 1 *	Listing 2	Listing 3
Street Address	215 Al Oerter Drive	321 Southern Drive	486 Oak St	710 Overton 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.	--	0.98 <sup>1</sup>	0.55 <sup>1</sup>	0.68 <sup>1</sup>
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$140,000	\$199,900	\$215,000
List Price \$	--	\$140,000	\$175,000	\$215,000
Original List Date		03/12/2021	02/01/2021	03/28/2021
DOM · Cumulative DOM	-- · --	2 · 31	19 · 70	13 · 15
Age (# of years)	32	34	57	38
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	1 Story Ranch/Rambler	1 Story ranch	1 Story ranch	1 Story ranch
# Units	1	1	1	1
Living Sq. Feet	1,000	1,198	2,006	1,782
Bdrm · Bths · ½ Bths	3 · 2	3 · 2	3 · 2	3 · 2 · 1
Total Room #	5	5	7	5
Garage (Style/Stalls)	None	Carport 1 Car	None	None
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	0.24 acres	0.29 acres	0.81 acres	0.22 acres
Other	--	--	--	--

\* 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** comp is .05 acres larger than sub -\$250, comp has 1 car carport -\$1500, comp has 198 sq ft larger than sub -7,920, comp is 2 yrs older than sub. -\$200. Total adj = -9870 Total adj price = \$130,130

**Listing 2** comp is .52 acres larger than sub -2,600, comp has 2 more rooms than sub, -10,000 comp is 1006 sq ft larger than sub -50,300, comp is 25 yrs older than sub +5000 total adj -\$57,900= \$117,100

**Listing 3** This home was recently updated -\$25,000, comp is .02 acres smaller than sub +100, comp has one 1/2 ba less than sub +2500, comp is 6 yrs older than sub -600, comp is 782 sq ft larger than sub- 39,900 total adj = -62,900 total adj price = \$152,100

### Recent Sales

	Subject	Sold 1 *	Sold 2	Sold 3
<b>Street Address</b>	215 Al Oerter Drive	206 Mark Spitz Drive	788 Pollard	725 Cayce Dr
<b>City, State</b>	Clarksville, TN	Clarksville, TN	Clarksville, TN	Clarksville, TN
<b>Zip Code</b>	37042	37042	37042	37042
<b>Datasource</b>	MLS	MLS	MLS	MLS
<b>Miles to Subj.</b>	--	0.12 <sup>1</sup>	1.02 <sup>1</sup>	0.83 <sup>1</sup>
<b>Property Type</b>	SFR	SFR	SFR	SFR
<b>Original List Price \$</b>	--	\$129,900	\$155,000	\$133,000
<b>List Price \$</b>	--	\$129,900	\$160,000	\$133,000
<b>Sale Price \$</b>	--	\$139,500	\$160,000	\$133,000
<b>Type of Financing</b>	--	Cash	Conv	Cash
<b>Date of Sale</b>	--	03/02/2021	03/31/2021	03/08/2021
<b>DOM · Cumulative DOM</b>	-- · --	1 · 11	2 · 32	0 · 3
<b>Age (# of years)</b>	32	31	41	33
<b>Condition</b>	Average	Average	Average	Average
<b>Sales Type</b>	--	Fair Market Value	Fair Market Value	Fair Market Value
<b>Location</b>	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
<b>View</b>	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
<b>Style/Design</b>	1 Story Ranch/Rambler	1.5 Stories cape cod	1 Story ranch	1 Story ranch
<b># Units</b>	1	1	1	1
<b>Living Sq. Feet</b>	1,000	1,335	1,092	1,303
<b>Bdrm · Bths · ½ Bths</b>	3 · 2	3 · 2	3 · 2	3 · 1 · 1
<b>Total Room #</b>	5	5	5	5
<b>Garage (Style/Stalls)</b>	None	None	Attached 1 Car	None
<b>Basement (Yes/No)</b>	No	No	No	No
<b>Basement (% Fin)</b>	0%	0%	0%	0%
<b>Basement Sq. Ft.</b>	--	--	--	--
<b>Pool/Spa</b>	--	--	--	--
<b>Lot Size</b>	0.24 acres	0.22 acres	0.32 acres	0.30 acres
<b>Other</b>	--	--	--	--
<b>Net Adjustment</b>	--	-\$15,650	-\$28,400	-\$12,850
<b>Adjusted Price</b>	--	\$123,850	\$131,600	\$120,150

\* Sold 1 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** comp is .02 acres smaller than sub +1,000, comp is 335 sq ft larger than sub -16,750, comp is 1 yr younger -100

**Sold 2** Has large workshop with space for 4 cars -20,000, comp is .08 acres larger than sub -400, comp has att 1 car gar -2500, comp is 92 sq ft larger than sub -4,600 comp is 9 yrs older than sub +900 .

**Sold 3** comp is .06 acres larger than sub -300, comp is 1/2 ba smaller than sub +2500, comp is 303 sq ft larger than sub -15,150, comp is one yr older than sub. +100

## Subject Sales & Listing History

<b>Current Listing Status</b>	Not Currently Listed			<b>Listing History Comments</b>			
<b>Listing Agency/Firm</b>				This property is not currently listed for sale, nor has it been in the recent past. This home was sold for \$98,000 in 2018 to it's current owner.			
<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>	0						
<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>

## Marketing Strategy

	<b>As Is Price</b>	<b>Repaired Price</b>
<b>Suggested List Price</b>	\$130,000	\$130,000
<b>Sales Price</b>	\$130,000	\$130,000
<b>30 Day Price</b>	\$130,000	--
<b>Comments Regarding Pricing Strategy</b>		
<p>Listing 1 is the most similar list comp. it's adjusted price is \$130,130. The most similar sold comp is sold comp 1 which it's adjusted price is \$123,850. Listing it at \$130,000 will most likely send this into a bid war in this current April market. Nothing is staying on past one day. They are opening the homes for viewings for one or two days and accepting highest and best offers when they close the showings. They are basically being sold in silent auctions. This market exploded. Most homes are selling for list price or higher in Clarksville. Pricing off list prices is a wise idea. This home will sell fast.</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



Street



## Listing Photos

**L1** 321 Southern Drive  
Clarksville, TN 37042



Front

**L2** 486 Oak St  
Clarksville, TN 37042



Front

**L3** 710 Overton Dr  
Clarksville, TN 37042



Front

## Sales Photos

**S1** 206 Mark Spitz Drive  
Clarksville, TN 37042



Front

**S2** 788 Pollard  
Clarksville, TN 37042



Front

**S3** 725 Cayce Dr  
Clarksville, TN 37042



Front

### ClearMaps Addendum

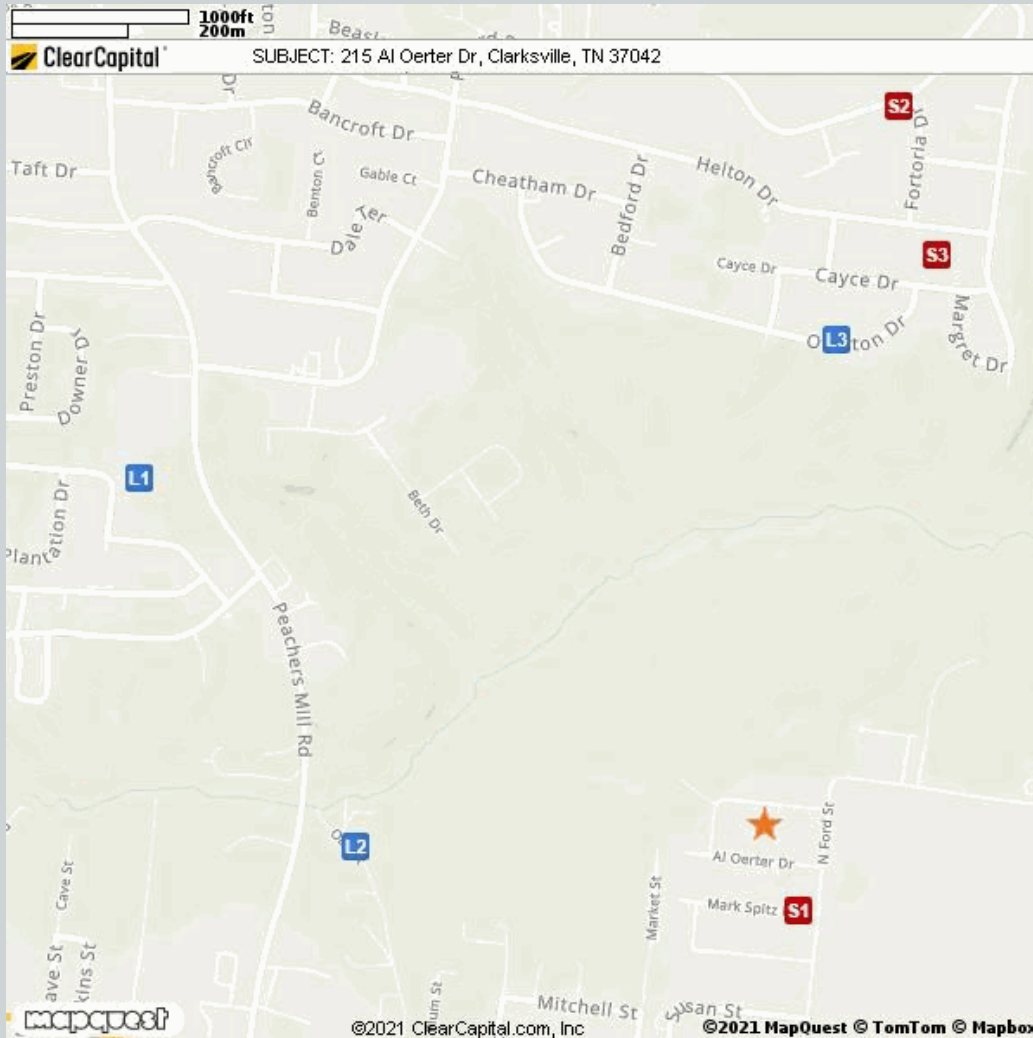
**Address** ★ 215 Al Oerter Drive, Clarksville, TN 37042

**Loan Number** 44349

**Suggested List** \$130,000

**Suggested Repaired** \$130,000

**Sale** \$130,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	215 Al Oerter Drive, Clarksville, TN 37042	--	Parcel Match
L1 Listing 1	321 Southern Drive, Clarksville, TN 37042	0.98 Miles <sup>1</sup>	Parcel Match
L2 Listing 2	486 Oak St, Clarksville, TN 37042	0.55 Miles <sup>1</sup>	Parcel Match
L3 Listing 3	710 Overton Dr, Clarksville, TN 37042	0.68 Miles <sup>1</sup>	Parcel Match
S1 Sold 1	206 Mark Spitz Drive, Clarksville, TN 37042	0.12 Miles <sup>1</sup>	Parcel Match
S2 Sold 2	788 Pollard, Clarksville, TN 37042	1.02 Miles <sup>1</sup>	Parcel Match
S3 Sold 3	725 Cayce Dr, Clarksville, TN 37042	0.83 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>	Laura Grekousis	<b>Company/Brokerage</b>	Huneycutt Realtors
<b>License No</b>	349983	<b>Address</b>	3412 Oak Lawn Dr Clarksville TN 37042
<b>License Expiration</b>	03/11/2023	<b>License State</b>	TN
<b>Phone</b>	9312417112	<b>Email</b>	soldagainbylaurie@gmail.com
<b>Broker Distance to Subject</b>	6.28 miles	<b>Date Signed</b>	04/10/2021

*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:**

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