

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>	3406 Pembroke Road, Clarksville, TN 37042	<b>Order ID</b>	7289648	<b>Property ID</b>	30140772
<b>Inspection Date</b>	05/13/2021	<b>Date of Report</b>	05/13/2021		
<b>Loan Number</b>	44751	<b>APN</b>	006G H 00400 000		
<b>Borrower Name</b>	Breckenridge Property Fund 2016 LLC	<b>County</b>	Montgomery		

<b>Tracking IDs</b>					
<b>Order Tracking ID</b>	0511BPO	<b>Tracking ID 1</b>	0511BPO		
<b>Tracking ID 2</b>	--	<b>Tracking ID 3</b>	--		

### General Conditions

<b>Owner</b>	ALLEN B SNIDER	<b>Condition Comments</b>	
<b>R. E. Taxes</b>	\$1,125	This home is in average condition externally for the neighborhood. It does not appear to be in any need of repairs.	
<b>Assessed Value</b>	\$112,000		
<b>Zoning Classification</b>	Residential R-2		
<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>	Improving	Clarksville is experiencing an explosion of population. The homes have appreciated 20-30% over the past 6 months depending on the neighborhood. This neighborhood is one that has seen a high level of appreciation.	
<b>Sales Prices in this Neighborhood</b>	Low: \$149,500 High: \$180,000		
<b>Market for this type of property</b>	Increased 20 % in the past 6 months.		
<b>Normal Marketing Days</b>	<30		

### Current Listings

	Subject	Listing 1 *	Listing 2	Listing 3
<b>Street Address</b>	3406 Pembroke Road	3391 Chaney Lane	579 Oak Mont	3416 Oak Lawn 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>	--	0.36 <sup>1</sup>	0.28 <sup>1</sup>	0.14 <sup>1</sup>
<b>Property Type</b>	SFR	SFR	SFR	SFR
<b>Original List Price \$</b>	\$	\$162,000	\$154,900	\$192,900
<b>List Price \$</b>	--	\$162,000	\$154,900	\$192,900
<b>Original List Date</b>		04/04/2021	04/22/2021	04/23/2021
<b>DOM · Cumulative DOM</b>	-- · --	1 · 39	2 · 21	8 · 20
<b>Age (# of years)</b>	32	35	29	28
<b>Condition</b>	Average	Average	Good	Good
<b>Sales Type</b>	--	Fair Market Value	Fair Market Value	Fair Market Value
<b>Location</b>	Adverse ; Busy Road	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
<b>View</b>	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
<b>Style/Design</b>	1 Story ranch	1 Story RANCH	1 Story ranch	1 Story ranch
<b># Units</b>	1	1	1	1
<b>Living Sq. Feet</b>	1,191	1,206	1,087	1,216
<b>Bdrm · Bths · ½ Bths</b>	3 · 2	3 · 1 · 1	3 · 2	3 · 2
<b>Total Room #</b>	5	5	5	8
<b>Garage (Style/Stalls)</b>	None	None	None	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>	0.25 acres	0.27 acres	0.23 acres	0.24 acres
<b>Other</b>	--	--	--	--

\* 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.

## Current Listings - Cont.

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

- Listing 1** uNDER CONTRACT IN ONE DAY,comp has 1/2 bath less than sub +2500, comp is 15 sq ft larger than sub -450, comp is .02 acres larger than sub +60, comp is 3 yrs older than sub +300, sub is on a busy road -5,000 total adjustments= -\$7590. total adj price = \$159,410.
- Listing 2** Under contract in 2 days, comp is .02 smaller than sub +60, comp is 104 sq ft smaller than sub +3,120, comp was recently updated -15,000, comp is 3 yrs younger than sub -300. sub is on a busy road -5,000 Total adj =-17,120. total adj price= \$137,780.
- Listing 3** Under contract in 8 days, comp is .01 acres smaller than sub +30, comp has 3 more rooms than sub -15,000, comp is 25 sq ft larger than sub -750, comp is 4 yrs younger than sub -400. comp was recently updated -15,000, sub is on a busy road -5,000 total adjustments = -36,120. Total adj price = \$156,780.

### Recent Sales

	Subject	Sold 1 *	Sold 2	Sold 3
<b>Street Address</b>	3406 Pembroke Road	3430 Oak Lawn Dr	3428 Oak Lawn Dr	3415 Minor Drive
<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>	--	0.21 <sup>1</sup>	0.20 <sup>1</sup>	0.28 <sup>1</sup>
<b>Property Type</b>	SFR	SFR	SFR	SFR
<b>Original List Price \$</b>	--	\$177,500	\$172,900	\$149,500
<b>List Price \$</b>	--	\$177,500	\$172,900	\$149,500
<b>Sale Price \$</b>	--	\$180,000	\$172,000	\$149,500
<b>Type of Financing</b>	--	Va	Va	Cash
<b>Date of Sale</b>	--	05/07/2021	01/29/2021	12/30/2020
<b>DOM · Cumulative DOM</b>	-- · --	4 · 27	9 · 56	1 · 15
<b>Age (# of years)</b>	32	29	18	32
<b>Condition</b>	Average	Good	Good	Average
<b>Sales Type</b>	--	Fair Market Value	Fair Market Value	Fair Market Value
<b>Location</b>	Adverse ; Busy Road	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
<b>View</b>	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
<b>Style/Design</b>	1 Story ranch	1 Story ranch	1 Story ranch	1 Story ranch
<b># Units</b>	1	1	1	1
<b>Living Sq. Feet</b>	1,191	1,188	1,062	1,203
<b>Bdrm · Bths · ½ Bths</b>	3 · 2	3 · 2	3 · 2	3 · 2
<b>Total Room #</b>	5	7	5	7
<b>Garage (Style/Stalls)</b>	None	None	Attached 1 Car	Attached 1 Car
<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>	0.25 acres	0.24 acres	0.24 acres	0.28 acres
<b>Other</b>	--	--	--	--
<b>Net Adjustment</b>	--	-\$20,180	-\$21,100	-\$20,450
<b>Adjusted Price</b>	--	\$159,820	\$150,900	\$129,050

\* 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 has 2 more rooms than sub -10,000, comp has 3 less sq ft than sub +90, sub is on a busy road -10,000, comp is .01 acres less +30, comp is 3 yrs older than sub -300. = -20,180.
- Sold 2** comp is .01 acres smaller than sub +30, comp has att gar -5,000, sub is on a busy street -5,000, comp is 129 sq ft smaller than sub +3,870, comp was recently remodeled -15,000.
- Sold 3** comp is .03 acres larger than sub -90, comp has one car gar -5,000, comp is 12 sq ft larger than sub -360, comp is 2 rooms larger than sub -10,000, comp is on a busy road -5,000. total adj = -\$20,450.

## Subject Sales & Listing History

**Current Listing Status** Not Currently Listed

**Listing Agency/Firm**

**Listing Agent Name**

**Listing Agent Phone**

**# of Removed Listings in Previous 12 Months** 0

**# of Sales in Previous 12 Months** 1

### Listing History Comments

This subject recently sold for \$155,000 on 5/10/2021. It was on the market for 0 days. It was a cash deal.

Original List Date	Original List Price	Final List Date	Final List Price	Result	Result Date	Result Price	Source
05/04/2021	\$155,000	--	--	Sold	05/10/2021	\$155,000	MLS

## Marketing Strategy

	As Is Price	Repaired Price
<b>Suggested List Price</b>	\$159,820	\$159,820
<b>Sales Price</b>	\$159,820	\$159,820
<b>30 Day Price</b>	\$159,820	--

### Comments Regarding Pricing Strategy

Listing 1 is the most similar active comp to the subject. It's adjusted price is \$159,410. The most similar sold comp is sold 3. It's adjusted price is \$159,820. If the interior is in average condition, \$159,820 is what I would price it at to sell it in today's market. The market here is very healthy. Homes are appreciating and selling rapidly.

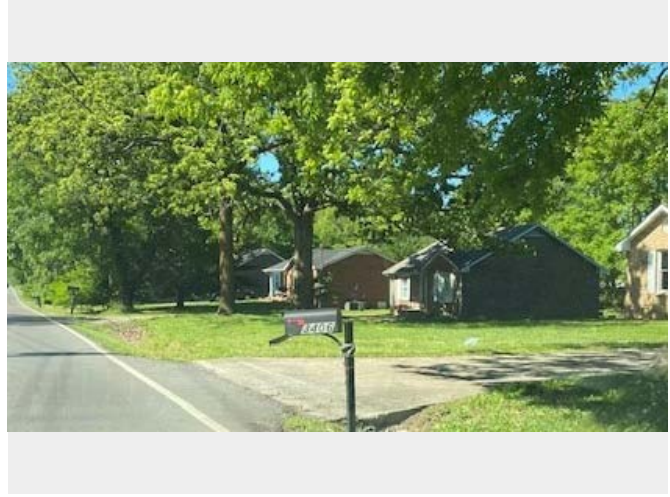
## Clear Capital Quality Assurance Comments Addendum

**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** 3391 Chaney LANE  
Clarksville, TN 37042



Front

**L2** 579 Oak Mont  
Clarksville, TN 37042



Front

**L3** 3416 Oak Lawn Dr  
Clarksville, TN 37042



Front

## Sales Photos

**S1** 3430 Oak Lawn Dr  
Clarksville, TN 37042



Front

**S2** 3428 Oak Lawn Dr  
Clarksville, TN 37042



Front

**S3** 3415 Minor Drive  
Clarksville, TN 37042



Front

### ClearMaps Addendum

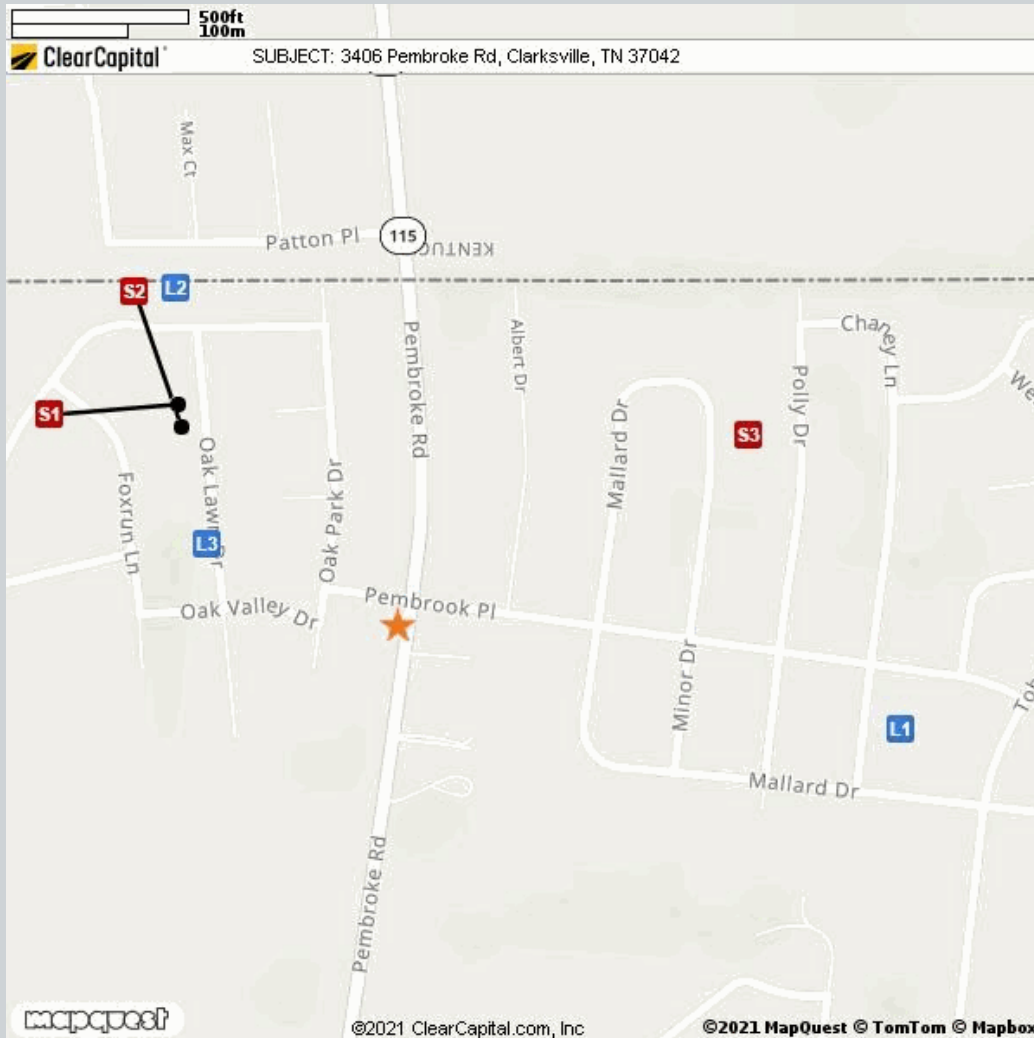
**Address** ★ 3406 Pembroke Road, Clarksville, TN 37042

**Loan Number** 44751

**Suggested List** \$159,820

**Suggested Repaired** \$159,820

**Sale** \$159,820



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	3406 Pembroke Road, Clarksville, TN 37042	--	Parcel Match
L1 Listing 1	3391 Chaney Lane, Clarksville, TN 37042	0.36 Miles <sup>1</sup>	Parcel Match
L2 Listing 2	579 Oak Mont, Clarksville, TN 37042	0.28 Miles <sup>1</sup>	Parcel Match
L3 Listing 3	3416 Oak Lawn Dr, Clarksville, TN 37042	0.14 Miles <sup>1</sup>	Parcel Match
S1 Sold 1	3430 Oak Lawn Dr, Clarksville, TN 37042	0.21 Miles <sup>1</sup>	Parcel Match
S2 Sold 2	3428 Oak Lawn Dr, Clarksville, TN 37042	0.20 Miles <sup>1</sup>	Parcel Match
S3 Sold 3	3415 Minor Drive, Clarksville, TN 37042	0.28 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>	0.12 miles	<b>Date Signed</b>	05/13/2021

*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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