

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	2415 Woodthrus Drive, Chattanooga, TN 37421	Order ID	7541575	Property ID	30930036
Inspection Date	08/27/2021	Date of Report	08/31/2021		
Loan Number	45949	APN	1500 A 042		
Borrower Name	Breckenridge Property Fund 2016 LLC	County	Hamilton		

Tracking IDs

Order Tracking ID	0827BPO	Tracking ID 1	0827BPO
Tracking ID 2	--	Tracking ID 3	--

General Conditions

Owner	Muckle Frederick Jackie	Condition Comments	
R. E. Taxes	\$1,151		closed sale on 8/26. mls comments: Diamond in the rough. Large family home needs updates. repairs include roof and exterior paint
Assessed Value	\$165,200		
Zoning Classification	res		
Property Type	SFR		
Occupancy	Vacant		
Secure?	Yes		
(appears vacant. no cars. no personal property. closed sale on 8/26/2021)			
Ownership Type	Fee Simple		
Property Condition	Average		
Estimated Exterior Repair Cost	\$10,000		
Estimated Interior Repair Cost	\$0		
Total Estimated Repair	\$10,000		
HOA	No		
Visible From Street	Visible		
Road Type	Private		

Neighborhood & Market Data

Location Type	Suburban	Neighborhood Comments	
Local Economy	Stable		various ages styles and lot sizes of homes in area.
Sales Prices in this Neighborhood	Low: \$158,550 High: \$289,000		
Market for this type of property	Increased 1 % in the past 6 months.		
Normal Marketing Days	<30		

Current Listings

	Subject	Listing 1 *	Listing 2	Listing 3
Street Address	2415 Woodthrush Drive	4062 E Freedom Cir	2929 Old Britain Cir	4015 Izlar Dr
City, State	Chattanooga, TN	Ooltewah, TN	Chattanooga, TN	Ooltewah, TN
Zip Code	37421	37363	37421	37363
Datasource	MLS	MLS	MLS	MLS
Miles to Subj.	--	0.61 ¹	1.96 ¹	0.64 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$179,000	\$275,000	\$279,900
List Price \$	--	\$179,000	\$265,000	\$289,900
Original List Date		08/14/2021	07/21/2021	07/14/2021
DOM · Cumulative DOM	-- · --	9 · 17	35 · 41	2 · 48
Age (# of years)	35	49	49	49
Condition	Average	Good	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	Split split	Split split	Split split	Split split
# Units	1	1	1	1
Living Sq. Feet	1,481	1,008	1,352	1,426
Bdrm · Bths · ½ Bths	3 · 2	4 · 1 · 1	4 · 3	3 · 2 · 1
Total Room #	7	10	11	7
Garage (Style/Stalls)	Attached 2 Car(s)	Attached 1 Car	Attached 2 Car(s)	Attached 2 Car(s)
Basement (Yes/No)	Yes	Yes	Yes	Yes
Basement (% Fin)	100%	100%	100%	100%
Basement Sq. Ft.	274	487	676	400
Pool/Spa	--	--	--	Pool - Yes Spa - Yes
Lot Size	.46 acres	.26 acres	.50 acres	.56 acres
Other	0	0	0	0

* 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.

Current Listings - Cont.

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

- Listing 1** ALL appliances included including All Kitchen appliances washer and dryer and stand alone freezer. This home features 4 bedrooms, 2 living areas, newer balcony deck, newer fence gates one for drive through one for walk through, Newer septic, newer AC, Newer roof, New garage door, new front and back doors.
- Listing 2** All brick 4 bedroom, 3 full bathroom with county taxes with 1/2 acre yard. Ideal home for the family member needing bathroom and bedroom on lower level. The den features a wet bar near a sliding door leading out to a patio and spacious back yard.
- Listing 3** With low county taxes and numerous updates, this one won't last long. New HVAC in '18, new roof in '12, new windows in '16, and new field lines in '19, and new siding in '12. The fenced backyard surrounded by tall trees and shrubs offers plenty of privacy to enjoy your above ground pool (new liner in '20) and hot tub.

Recent Sales

	Subject	Sold 1 *	Sold 2	Sold 3
Street Address	2415 Woodthrush Drive	2948 E Freedom Circle	9035 Oak Haven Dr	9347 Charbar Cir
City, State	Chattanooga, TN	Chattanooga, TN	Chattanooga, TN	Chattanooga, TN
Zip Code	37421	37421	37421	37421
Datasource	MLS	MLS	MLS	MLS
Miles to Subj.	--	0.33 ¹	0.33 ¹	1.87 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$158,550	\$195,000	\$234,900
List Price \$	--	\$158,550	\$195,000	\$234,900
Sale Price \$	--	\$158,550	\$195,000	\$250,000
Type of Financing	--	Fha	Conv	Cobv
Date of Sale	--	06/01/2021	06/10/2021	03/19/2021
DOM · Cumulative DOM	-- · --	1 · 89	1 · 52	1 · 29
Age (# of years)	35	47	34	44
Condition	Average	Average	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	Split split	1 Story 1 story	1 Story 1 story	1 Story 1 story
# Units	1	1	1	1
Living Sq. Feet	1,481	1,393	1,608	1,394
Bdrm · Bths · ½ Bths	3 · 2	3 · 1 · 1	3 · 2	4 · 2 · 1
Total Room #	7	7	6	9
Garage (Style/Stalls)	Attached 2 Car(s)	Attached 1 Car	Attached 2 Car(s)	Attached 2 Car(s)
Basement (Yes/No)	Yes	Yes	No	Yes
Basement (% Fin)	100%	100%	0%	100%
Basement Sq. Ft.	274	300	--	636
Pool/Spa	--	--	--	--
Lot Size	.46 acres	.26 acres	.39 acres	.63 acres
Other	0	seller pd 5550 in cc cost	0	0
Net Adjustment	--	-\$16,350	-\$35,600	-\$42,100
Adjusted Price	--	\$142,200	\$159,400	\$207,900

* 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 Pre-Sale. 3 bedroom 1.5 bath. partial finished basement. garage

Sold 2 Completely level, fenced lot with the most impeccably maintained one level home. Spacious family room and living room filled with an abundance of natural light. Kitchen offers bay window for the most inviting eating area with formal dining for those special occasions or when entertaining larger groups. Family room and kitchen open to expansive decking with built-in seating overlooking private, deep, level, fenced back. Large master with full bath strategically placed on rear of home for optimum peacefulness on this quiet street in the very desirable county community of Oak Shadows. Two guest bedrooms and main level two car garage make life easy. Beautifully maintained and loved both inside and out.

Sold 3 move-in ready rancher over a finished basement is perfect as a starter home in a well established neighborhood. Fresh neutral paint throughout entire house, remodeled bathrooms with granite counters, laminate wood flooring throughout main level living areas, bright and airy kitchen with stainless refrigerator included and HUGE living room with vaulted ceiling and access to a partially covered deck are a few of the features on the upper level. Downstairs in the daylight basement, a second large family room gives ample play space for the kids or home theatre. A 4th bedroom/home office, half bath, laundry room and large storage closet complete this level. More...A covered patio leads to a fenced back yard and swing set that remains with the house

Subject Sales & Listing History

Current Listing Status	Not Currently Listed			Listing History Comments			
Listing Agency/Firm				listed 8/6/2021. sold 8/26/2021			
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
08/06/2021	\$139,000	--	--	Sold	08/26/2021	\$139,000	MLS

Marketing Strategy

	As Is Price	Repaired Price
Suggested List Price	\$159,900	\$169,900
Sales Price	\$143,000	\$153,000
30 Day Price	\$135,000	--
Comments Regarding Pricing Strategy		
subject just closed on 8/26. sold price 139,000. mls shows subject needs repair and updating. previous mls shows basement. subject appear to have a basement. current mls shows no basement. assumed fair condition. extremely limited similar condition comps. wider than normal variances due to limited similar comps. valued to sell in average time on market.		

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



Other

Listing Photos

L1 4062 E Freedom Cir
Ooltewah, TN 37363



Front

L2 2929 Old Britain Cir
Chattanooga, TN 37421



Front

L3 4015 Izlar Dr
Ooltewah, TN 37363



Front

Sales Photos

S1 2948 E Freedom Circle
Chattanooga, TN 37421



Front

S2 9035 Oak Haven Dr
Chattanooga, TN 37421



Front

S3 9347 Charbar Cir
Chattanooga, TN 37421



Front

ClearMaps Addendum

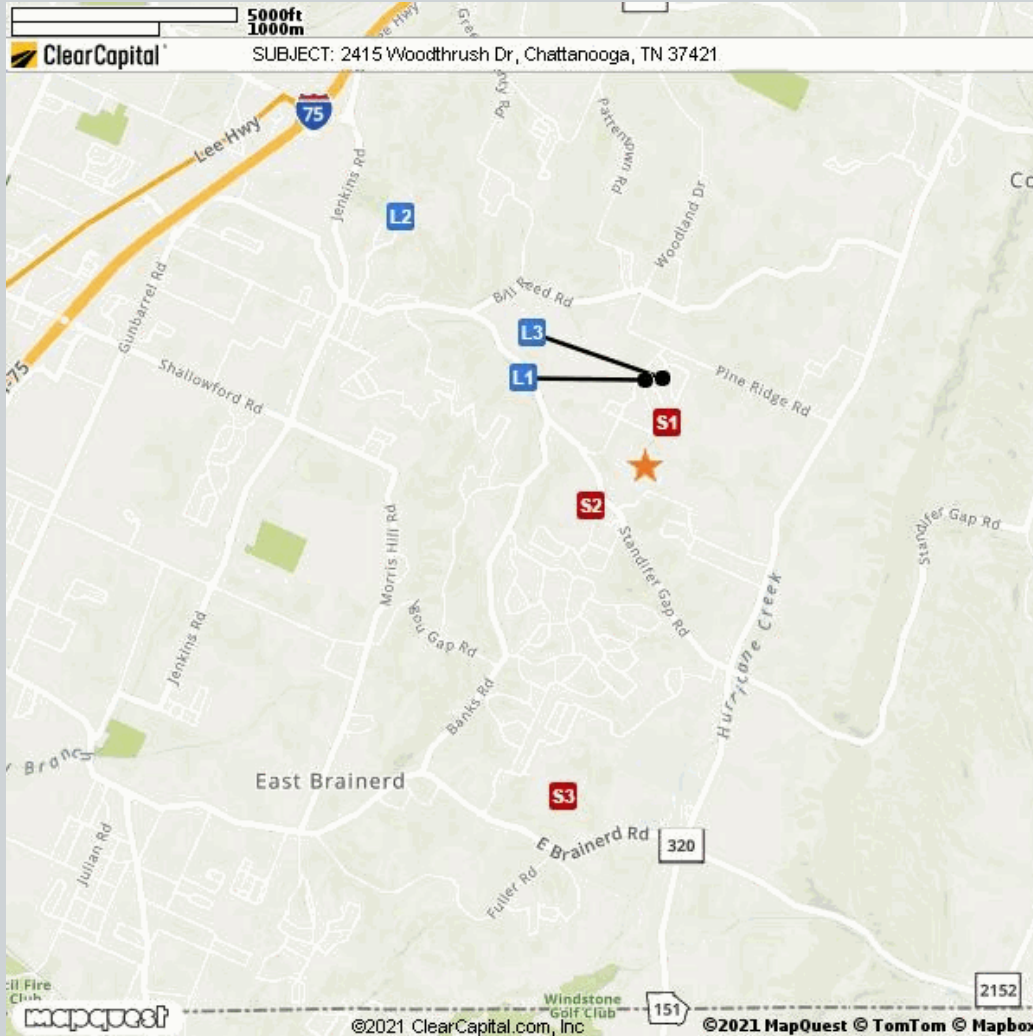
Address ★ 2415 Woodthrus Drive, Chattanooga, TN 37421

Loan Number 45949

Suggested List \$159,900

Suggested Repaired \$169,900

Sale \$143,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	2415 Woodthrus Drive, Chattanooga, TN 37421	--	Parcel Match
L1 Listing 1	4062 E Freedom Cir, Ooltewah, TN 37363	0.61 Miles ¹	Parcel Match
L2 Listing 2	2929 Old Britain Cir, Chattanooga, TN 37421	1.96 Miles ¹	Parcel Match
L3 Listing 3	4015 Izlar Dr, Ooltewah, TN 37363	0.64 Miles ¹	Parcel Match
S1 Sold 1	2948 E Freedom Circle, Chattanooga, TN 37421	0.33 Miles ¹	Parcel Match
S2 Sold 2	9035 Oak Haven Dr, Chattanooga, TN 37421	0.33 Miles ¹	Parcel Match
S3 Sold 3	9347 Charbar Cir, Chattanooga, TN 37421	1.87 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	Brad Epperson	Company/Brokerage	Bentwood Property Group
License No	282669	Address	8052 Standifer Gap Rd Chattanooga TN 37421
License Expiration	11/15/2022	License State	TN
Phone	4234213323	Email	epperson.brad@gmail.com
Broker Distance to Subject	1.28 miles	Date Signed	08/30/2021

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.