

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	5515 Country Drive Unit 50, Nashville, TENNESSEE 37211	Order ID	8444660	Property ID	33346305
Inspection Date	09/27/2022	Date of Report	09/27/2022		
Loan Number	46881	APN	162050C05000C0		
Borrower Name	Champery Real Estate 2015 LLC	County	Davidson		

Tracking IDs					
Order Tracking ID	09.26.22 BPO	Tracking ID 1	09.26.22 BPO		
Tracking ID 2	--	Tracking ID 3	--		

General Conditions		
Owner	CHAMPERY REAL ESTATE 2015 LLC	Condition Comments PROPERTY'S EXTERIOR APPEARS TO BE IN AVERAGE TO GOOD CONDITION FOR THE NEIGHBORHOOD. NO NEEDED REPAIRS WERE OBSERVED DURING A DRIVE BY. TAX CARD HAS BEEN UPLOADED TO DOC SECTION OF REPORT. PROPERTY IS CURRENTLY AN ACTIVE LISTING IN MLS, AND IS PRESUMED TO BE IN GOOD INTERIOR CONDITION AS MLS DESCRIPTION STATES, "Move in ready townhome living in Nipper's Corner! Renovated end unit with a stylish white on white kitchen has a tile backsplash, sleek fixtures and brand new Frigidaire appliances."
R. E. Taxes	\$1,248	
Assessed Value	\$37,950	
Zoning Classification	Residential RM9	
Property Type	Condo	
Occupancy	Occupied	
Ownership Type	Fee Simple	
Property Condition	Good	
Estimated Exterior Repair Cost		
Estimated Interior Repair Cost		
Total Estimated Repair		
HOA	HICKORY VALLEY/COUNTRY WAY HOA/METROPOLITAN PROP MGT 615-915-3204	
Association Fees	\$300 / Month (Pool,Landscaping,Insurance,Other: EXT MAINTENANCE,TRASH,WATER)	
Visible From Street	Visible	
Road Type	Public	

Neighborhood & Market Data		
Location Type	Suburban	Neighborhood Comments NEIGHBORHOOD IS HICKORY VALLEY CONDOS, WITH APPROX 271 CONDOS. OF THE 271, APPROX 206 APPEAR TO BE OWNER OCCUPIED, AND 65 NON- OWNER OCCUPIED. PER MLS COMMENTS, DEVELOPMENT IS NOT ELIGIBLE FOR FHA/VA FINANCING. DEVELOPMENT IS WITHIN 4.9 MILES OF ALL ZONED SCHOOLS. MOST TYPES OF COMMERCIAL SERVICES, INCLUDING HOSPITAL, ARE WITHIN 1-5 MILES IN SEVERAL DIRECTIONS.
Local Economy	Stable	
Sales Prices in this Neighborhood	Low: \$125760 High: \$304500	
Market for this type of property	Decreased 3 % in the past 6 months.	
Normal Marketing Days	<30	

Current Listings

	Subject	Listing 1 *	Listing 2	Listing 3
Street Address	5515 Country Drive Unit 50	2003 Pinecrest Dr	510 Shadow Glen Dr	5600 Country Dr Apt 313
City, State	Nashville, TENNESSEE	Nashville, TN	Nashville, TN	Nashville, TN
Zip Code	37211	37211	37211	37211
Datasource	MLS	MLS	MLS	MLS
Miles to Subj.	--	0.27 ¹	1.03 ¹	0.19 ¹
Property Type	Condo	Condo	Condo	Condo
Original List Price \$	\$	\$315,000	\$317,000	\$289,900
List Price \$	--	\$305,000	\$310,000	\$289,900
Original List Date		08/03/2022	08/23/2022	09/10/2022
DOM · Cumulative DOM	-- · --	47 · 55	25 · 35	9 · 17
Age (# of years)	45	7	17	48
Condition	Good	Good	Good	Good
Sales Type	--	Fair Market Value	Fair Market Value	Fair Market Value
Condo Floor Number	2	2	2	2
Location	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
View	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
Style/Design	2 Stories TOWNHOME	2 Stories TOWNHOME	2 Stories TOWNHOME	2 Stories TOWNHOME
# Units	1	1	1	1
Living Sq. Feet	1,044	1,188	1,216	1,518
Bdrm · Bths · ½ Bths	2 · 1 · 1	2 · 2 · 1	2 · 2 · 1	3 · 2 · 2
Total Room #	4	4	4	5
Garage (Style/Stalls)	None	None	None	None
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	Pool - Yes
Lot Size	0 acres	0 acres	0 acres	0 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.

Current Listings - Cont.

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

- Listing 1** PER MLS, ---Centrally located townhome in Nashville . 2 Bedrooms 2.5 Bathrooms, Open floorplan on 1st floor ,Eat in Kitchen with Bar top , 9ft ceilings one first floor. Two Primary bedrooms up stairs with own bathrooms, walk in closets. Granite countertops, Stainless appliances . Great investment as a rental.
- Listing 2** PER MLS, ---Cute as a button and ready for a new buyer! This townhouse offers an open floor plan for entertaining friends and family, Spacious kitchen with bar area and pantry, rear patio and powder bath. Upstairs features two bedrooms with en suite baths. The Primary Suite is in the rear for quiet and privacy. This one has been well maintained and it shows. All appliances remain. Come see it!
- Listing 3** PER MLS, ---Rare opportunity to own this superbly located 3 bedroom/ 2 and a half bath Townhouse! 1500 plus square feet! Private patio. HVAC 1 yr old. New living area flooring. Owners suite with bathroom and shower. Wood burning fireplace. Cute kitchen! Community pool. Whole house water filter. Close and convenient to EVERYTHING. Great home for any individual/family, or as an investment opportunity.

Recent Sales

	Subject	Sold 1	Sold 2	Sold 3 *
Street Address	5515 Country Drive Unit 50	5515 Country Dr Apt 30	5515 Country Dr Apt 38	5515 Country Dr Apt 57
City, State	Nashville, TENNESSEE	Nashville, TN	Nashville, TN	Nashville, TN
Zip Code	37211	37211	37211	37211
Datasource	MLS	MLS	MLS	MLS
Miles to Subj.	--	0.05 ¹	0.08 ¹	0.00 ¹
Property Type	Condo	Condo	Condo	Condo
Original List Price \$	--	\$229,900	\$229,900	\$225,000
List Price \$	--	\$260,000	\$229,900	\$225,000
Sale Price \$	--	\$260,000	\$214,000	\$235,000
Type of Financing	--	Cash	Conventional	Conventional
Date of Sale	--	03/29/2022	06/14/2022	09/22/2022
DOM · Cumulative DOM	-- · --	10 · 20	40 · 42	57 · 58
Age (# of years)	45	45	45	45
Condition	Good	Good	Average	Good
Sales Type	--	Fair Market Value	Fair Market Value	Fair Market Value
Condo Floor Number	2	2	2	2
Location	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
View	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
Style/Design	2 Stories TOWNHOME	2 Stories TOWNHOME	2 Stories TOWNHOME	2 Stories TOWNHOME
# Units	1	1	1	1
Living Sq. Feet	1,044	1,044	1,044	1,050
Bdrm · Bths · ½ Bths	2 · 1 · 1	2 · 1 · 1	2 · 1 · 1	2 · 1 · 1
Total Room #	4	4	4	4
Garage (Style/Stalls)	None	None	None	None
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	Pool - Yes	Pool - Yes	Pool - Yes
Lot Size	0 acres	0 acres	0 acres	0 acres
Other	--	--	--	--
Net Adjustment	--	\$0	+\$10,000	\$0
Adjusted Price	--	\$260,000	\$224,000	\$235,000

* Sold 3 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** ADJ, \$0. PER MLS, ---Starter home or an investment - THIS IS YOUR OPPORTUNITY!! Great location that is close to shopping, I-24, I-65 and so much more. The community has Tennis Court, a Club House and a swimming pool right in the back of this unit, HOA covers ground maintenance, Insurance, water, sewer and trash bill. The rooms are bigger than average and both on the second level. You can refresh the paint with your favorite colors and this unit will be ready for you to enjoy! Washer, dryer and fridge stays, so you don't have to buy them. (MLS PHOTOS APPEAR TO SHOW INTERIOR IN AVERAGE TO GOOD CONDITION FOR THE NEIGHBORHOOD).
- Sold 2** ADJ, +\$10,000, CONDITION. PER MLS, ---Great starter home or an investment. THIS IS YOUR OPPORTUNITY!! Great location, close to Brentwood I-65 and I-24. This established community has a Tennis Court, Club House and swimming pool right behind the unit. The rooms are bigger than average and both are on the second level. This condo is a designers paradise. Washer and Dryer connections, fridge and range stays. (MLS PHOTOS APPEAR TO SHOW INTERIOR IN AVERAGE CONDITION, WITH KITCHEN FIXTURES APPEARING TO BE ORIGINAL).
- Sold 3** ADJ, \$0. PER MLS, ---This end unit is very private and secluded, and a short tree-lined walk to the pool and clubhouse! This end unit in the last building on the street makes this condo one-in-a-million. Surrounded by trees and grassy meadows, this home offers space to roam. More importantly, this home has two assigned parking spots. One spot is at the end of a row, and the other is a stand-alone parking spot with grass and curbing on three sides. Move right in and be the first to enjoy the new paint, tile flooring, and fresh carpet. (MLS PHOTOS APPEAR TO SHOW INTERIOR IN GOOD CONDITION FOR THE NEIGHBORHOOD).

Subject Sales & Listing History

Current Listing Status	Currently Listed	Listing History Comments					
Listing Agency/Firm	Compass Tennessee,LLC	PROPERTY IS CURRENTLY AN ACTIVE LISTING IN MLS. PER TAX CARD, PROPERTY LAST SOLD 7/14/17 FOR \$122,000.					
Listing Agent Name	Autumn Faughn						
Listing Agent Phone	615-475-5616						
# 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
09/01/2022	\$235,000	--	--	--	--	--	MLS

Marketing Strategy

	As Is Price	Repaired Price
Suggested List Price	\$240,000	\$240,000
Sales Price	\$236,500	\$236,500
30 Day Price	\$218,000	--
Comments Regarding Pricing Strategy		
SUGGESTED PRICING LEANS MOST HEAVILY UPON PRICING OF SOLD COMPS ALL OF WHICH ARE IN THE SAME DEVELOPMENT AS SUBJECT PROPERTY, AND HAVE IDENTICAL BEDROOM/BATH COUNTS, AND ACCEPTABLE GLA RANGES.		

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.

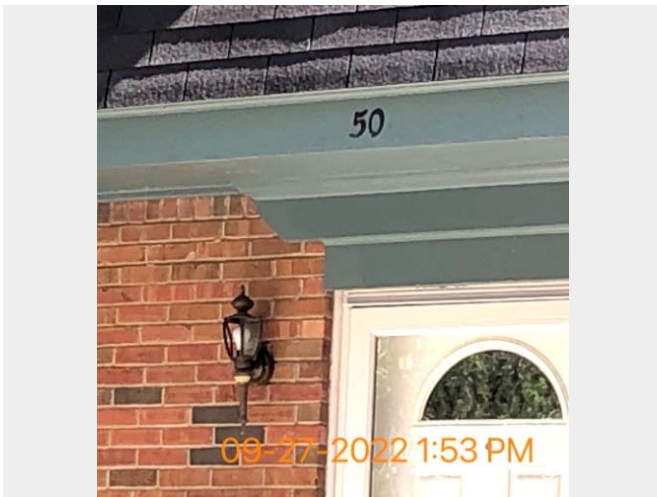
Subject Photos



Front



Address Verification



Address Verification



Side



Street



Street

Subject Photos



Other

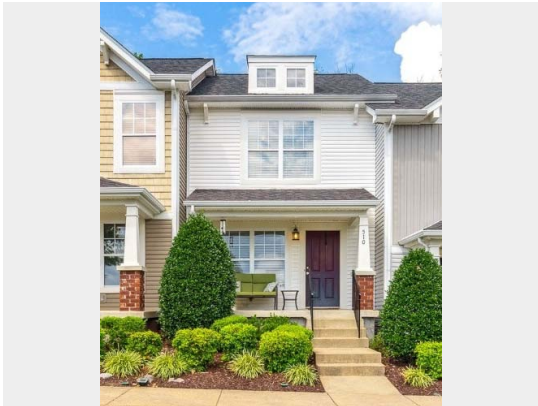
Listing Photos

L1 2003 PINECREST DR
Nashville, TN 37211



Front

L2 510 Shadow Glen Dr
Nashville, TN 37211



Front

L3 5600 COUNTRY DR APT 313
Nashville, TN 37211



Front

Sales Photos

S1 5515 COUNTRY DR APT 30
Nashville, TN 37211



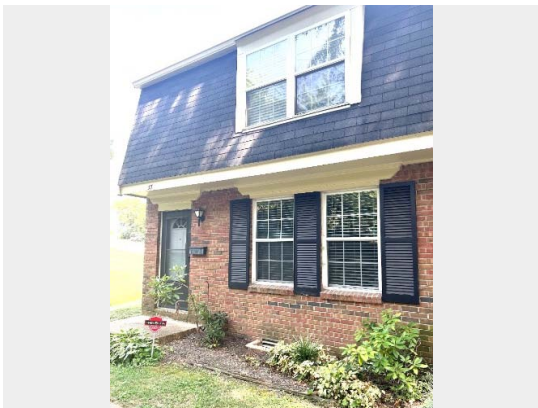
Front

S2 5515 COUNTRY DR APT 38
Nashville, TN 37211



Front

S3 5515 COUNTRY DR APT 57
Nashville, TN 37211



Front

ClearMaps Addendum

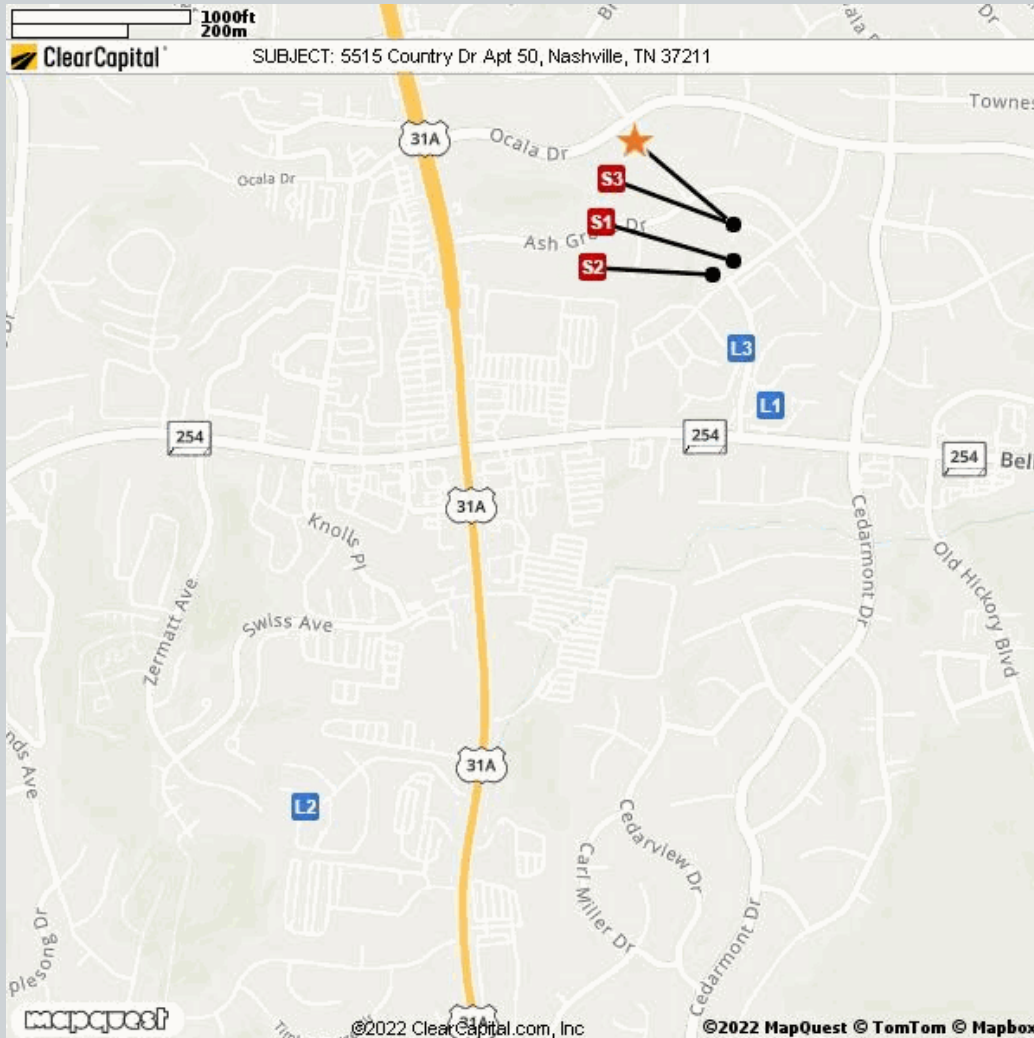
Address ★ 5515 Country Drive Unit 50, Nashville, TENNESSEE 37211

Loan Number 46881

Suggested List \$240,000

Suggested Repaired \$240,000

Sale \$236,500



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	5515 Country Drive Unit 50, Nashville, Tennessee 37211	--	Parcel Match
L1 Listing 1	2003 Pinecrest Dr, Nashville, TN 37211	0.27 Miles ¹	Parcel Match
L2 Listing 2	510 Shadow Glen Dr, Nashville, TN 37211	1.03 Miles ¹	Parcel Match
L3 Listing 3	5600 Country Dr Apt 313, Nashville, TN 37211	0.19 Miles ¹	Parcel Match
S1 Sold 1	5515 Country Dr Apt 30, Nashville, TN 37211	0.05 Miles ¹	Parcel Match
S2 Sold 2	5515 Country Dr Apt 38, Nashville, TN 37211	0.08 Miles ¹	Parcel Match
S3 Sold 3	5515 Country Dr Apt 57, Nashville, TN 37211	0.00 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	Sarah Rummage	Company/Brokerage	Benchmark Realty, LLC
License No	00221117	Address	2500 - 21ST AVENUE SOUTH NASHVILLE TN 37212
License Expiration	08/22/2024	License State	TN
Phone	6155165233	Email	sarahrummage@comcast.net
Broker Distance to Subject	7.57 miles	Date Signed	09/27/2022

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.