

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	927 Sable Drive, Clarksville, TN 37042	Order ID	8078387	Property ID	32434090
Inspection Date	03/27/2022	Date of Report	03/27/2022		
Loan Number	48980	APN	068C B 01500 000		
Borrower Name	Breckenridge Property Fund 2016 LLC	County	Montgomery		

Tracking IDs					
Order Tracking ID	03.25.22 BPO	Tracking ID 1	03.25.22 BPO		
Tracking ID 2	--	Tracking ID 3	--		

General Conditions

Owner	CHRISTOPHER RUSSO	Condition Comments	
R. E. Taxes	\$1,420	This is an all brick home that is in good condition excepting for the roof. There are many areas missing shingles. It most likely needs replacing.	
Assessed Value	\$47,500		
Zoning Classification	Residential R-1		
Property Type	SFR		
Occupancy	Occupied		
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	Public		

Neighborhood & Market Data

Location Type	Suburban	Neighborhood Comments	
Local Economy	Stable	This subject is in a suburban subdivision. It is surrounded by homes similar to it. There were no listings or under contract listings available within a mile. I had to run a radius of 2 miles to get some. There is new construction going on not far from the subject also.	
Sales Prices in this Neighborhood	Low: \$305,000 High: \$345,000		
Market for this type of property	Increased 10 % in the past 6 months.		
Normal Marketing Days	<30		

Current Listings

	Subject	Listing 1 *	Listing 2	Listing 3
Street Address	927 Sable Drive	498 Kristie Mitchell	800 Rushing Dr	348 Clintwood Dr
City, State	Clarksville, TN	Clarksville, TN	Clarksville, TN	Clarksville, TN
Zip Code	37042	37042	37042	37042
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	1.09 ¹	1.81 ¹	1.91 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$325,900	\$374,000	\$340,000
List Price \$	--	\$315,500	\$359,000	\$350,000
Original List Date		03/01/2022	02/11/2022	01/03/2022
DOM · Cumulative DOM	-- · --	15 · 26	19 · 44	19 · 83
Age (# of years)	34	16	3	25
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	2 Stories Contemporary	1 Story ranch	2 Stories 2 stry	2 Stories 2 stry
# Units	1	1	1	1
Living Sq. Feet	2,420	2,258	2,720	2,119
Bdrm · Bths · ½ Bths	3 · 2 · 1	4 · 3	5 · 3	3 · 2
Total Room #	8	5	10	8
Garage (Style/Stalls)	Carport 2 Car(s)	Attached 2 Car(s)	Attached 3 Car(s)	Attached 2 Car(s)
Basement (Yes/No)	Yes	No	Yes	No
Basement (% Fin)	25%	0%	0%	0%
Basement Sq. Ft.	600	--	961	--
Pool/Spa	--	--	--	--
Lot Size	0.50 acres	0.46 acres	0.27 acres	1.52 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** Beautiful home in highly sought after Southern Heritage subdivision. This home features an extra tall and wide carport that will hold most boats, campers or RV's. No HOA. Relax and unwind after a long day in the fantastic soaking tub in the primary bathroom with a separate shower. Enjoy your favorite beverage on the large deck with an extra concrete pad for your grill or outdoor furniture. Play ground to convey. Sellers offering \$2500 paint allowance. Paint allowance -2500, .04 acres +200, bed/ba -25,000, 162 sq ft +4,860, 18 yrs -1800, basement +10,000, 2 car att gar -20,000 room +5,000, roof -10,000 Total adjustments =-39,240 Total price = \$276,260.
- Listing 2** Gorgeous Home w/5 Beds/3 Baths + HUGE BONUS RM! Spacious GREAT Room w/High Ceilings, Fireplace & Engineered Hardwood Floors! Eat-in Kitchen w/GRANITE Counters & Bar-Top, TILE Backsplash & S/S Appliances! Huge Primary Bedroom, w/DBL VANITIES, TILE Shower, SEPARATE SOAKING TUB, HUGE Walk-in Closet! Community PARKS! Lighted Streets! Sidewalks! LOW COUNTY TAXES! Close to Post!! Basement has Oversized Rec Room, plus two bedrooms, a large laundry room, and much ...more Finished basement -10,000, .23 acres +1,150, 3 car gar -10,000, 300 sq ft -9,000, 31 yrs -3100, 1/2 ba -10,000, 2 bedrooms -10,000, condition -20,000, 31 yrs -3100, roof total adjustments = -84,050 total price = \$274,950.
- Listing 3** Beautiful 1.52 acre wooded piece of the country, Open living room that flows into the kitchen and dining room. Lots of updates like new paint, flooring, fixtures and new water heater and more. The covered patio out back is the perfect place to sit and relax. The house is on a Cul de Sac with a circle driveway with a 2 car garage and extra parking. Septic permit issued for 3 bedrooms but home has 2 additional rooms that could be bedrooms (5 total). 1.02 acreage -5,100, att 2 car gar -10,000, 1/2 ba +10,000, 301 sq ft +9,030, condition -25,000, 9 yrs -900 total, cul de sac -5,000, roof -10,000 adjustments = -36,970 Total price =313,030.

Recent Sales

	Subject	Sold 1 *	Sold 2	Sold 3
Street Address	927 Sable Drive	933 Sable Dr	770 York Rd	380 Martin Rd
City, State	Clarksville, TN	Clarksville, TN	Clarksville, TN	Clarksville, TN
Zip Code	37042	37042	37042	37042
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.02 ¹	0.98 ¹	1.61 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$349,000	\$325,000	\$329,000
List Price \$	--	\$310,000	\$325,000	\$329,000
Sale Price \$	--	\$305,000	\$325,000	\$345,000
Type of Financing	--	Fha	Cash	Conv
Date of Sale	--	12/29/2021	05/28/2021	01/14/2022
DOM · Cumulative DOM	-- · --	56 · 111	0 · 11	3 · 78
Age (# of years)	34	35	33	30
Condition	Average	Average	Average	Average
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	2 Stories Contemporary	2 Stories 2 stry	2 Stories 2 stry	2 Stories 2 stry
# Units	1	1	1	1
Living Sq. Feet	2,420	2,160	2,327	2,228
Bdrm · Bths · ½ Bths	3 · 2 · 1	3 · 2 · 1	3 · 2 · 1	3 · 2
Total Room #	8	7	5	7
Garage (Style/Stalls)	Carport 2 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)	Attached 1 Car
Basement (Yes/No)	Yes	No	No	No
Basement (% Fin)	25%	0%	0%	0%
Basement Sq. Ft.	600	--	--	--
Pool/Spa	--	--	--	--
Lot Size	0.50 acres	.50 acres	2.0 acres	1.58 acres
Other	--	--	--	--
Net Adjustment	--	+\$2,900	-\$19,810	+\$9,200
Adjusted Price	--	\$307,900	\$305,190	\$354,200

* 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** All Brick beautifully kept move in Ready LVT Flooring, Country living minutes away from gate 10. Fenced in back yard 2 Car garage and detached storage garage. basement +10,000, att gar -10,000, room +5,000, 260 sq ft +7,800, 1 yr +100, roof -10,000 total adjustments: +2,900 total price= \$317,900.
- Sold 2** Remarks: Nice All Brick Home with 3 Bedrooms and 2.5 Baths. comp has 2 car carport and 2 car att gar -20,000, 1.5 acres -7,500, att 2 car gar -10,000, 3 rooms +15,000, 93 sq ft +2,790, 1 yr -100, basement +10,000, roof -10,000 total adj=-19,810
- Sold 3** Stunning home w/many wonderful features - Floor to ceiling bookshelves in the lvg room w/cozy fireplace & soaring ceiling! Eat in kit w/tons of cabinet space & formal dng rm w/so much natural light! All this downstairs, along w/2 beds & full bath. Upstairs, you'll find the master bedroom w/show stopping bathroom you need to see to believe & private deck off the master that runs the full length of the home. Huge bonus upstairs, too! Hot tub sold as- is. Unknown if operational. Private Remarks: All info deemed accurate. Buyer/buyer's agent to verify all pertinent information. 1.08 acres -5,400, 1 room +5,000, 1/2 ba +10,000, basement +10,000, 4 yrs -400, roof -10,000 total adj = +9,200

Subject Sales & Listing History

Current Listing Status	Not Currently Listed			Listing History Comments			
Listing Agency/Firm				This home is not currently listed, nor has it been in the recent past.			
Listing Agent Name							
Listing Agent Phone							
# 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

Marketing Strategy

	As Is Price	Repaired Price
Suggested List Price	\$307,900	\$317,900
Sales Price	\$307,900	\$317,900
30 Day Price	\$290,000	--
Comments Regarding Pricing Strategy		
<p>The two comps closest in vicinity to the subject are listing comp 1 and sold comp 1. They also are the most similar. We will use the sold comp to price off of as we know what it sold for. The sold comp adjusted prices are higher than the listing adjusted prices. We will come down quite a bit for the 30 day price if it has not sold. This will bring it closer to the adjusted list price with a little appreciation added in. The market in Clarksville is very healthy. It is a seller's market. The homes are going under contract in hours to days and selling around list price or higher usually. This strategy should work for this property.</p>		

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



Side



Side



Street



Street

Subject Photos



Other



Other

Listing Photos

L1 498 Kristie Mitchell
Clarksville, TN 37042



Front

L2 800 Rushing Dr
Clarksville, TN 37042



Front

L3 348 Clintwood Dr
Clarksville, TN 37042



Front

Sales Photos

S1 933 Sable Dr
Clarksville, TN 37042



Front

S2 770 York Rd
Clarksville, TN 37042



Front

S3 380 Martin Rd
Clarksville, TN 37042



Front

ClearMaps Addendum

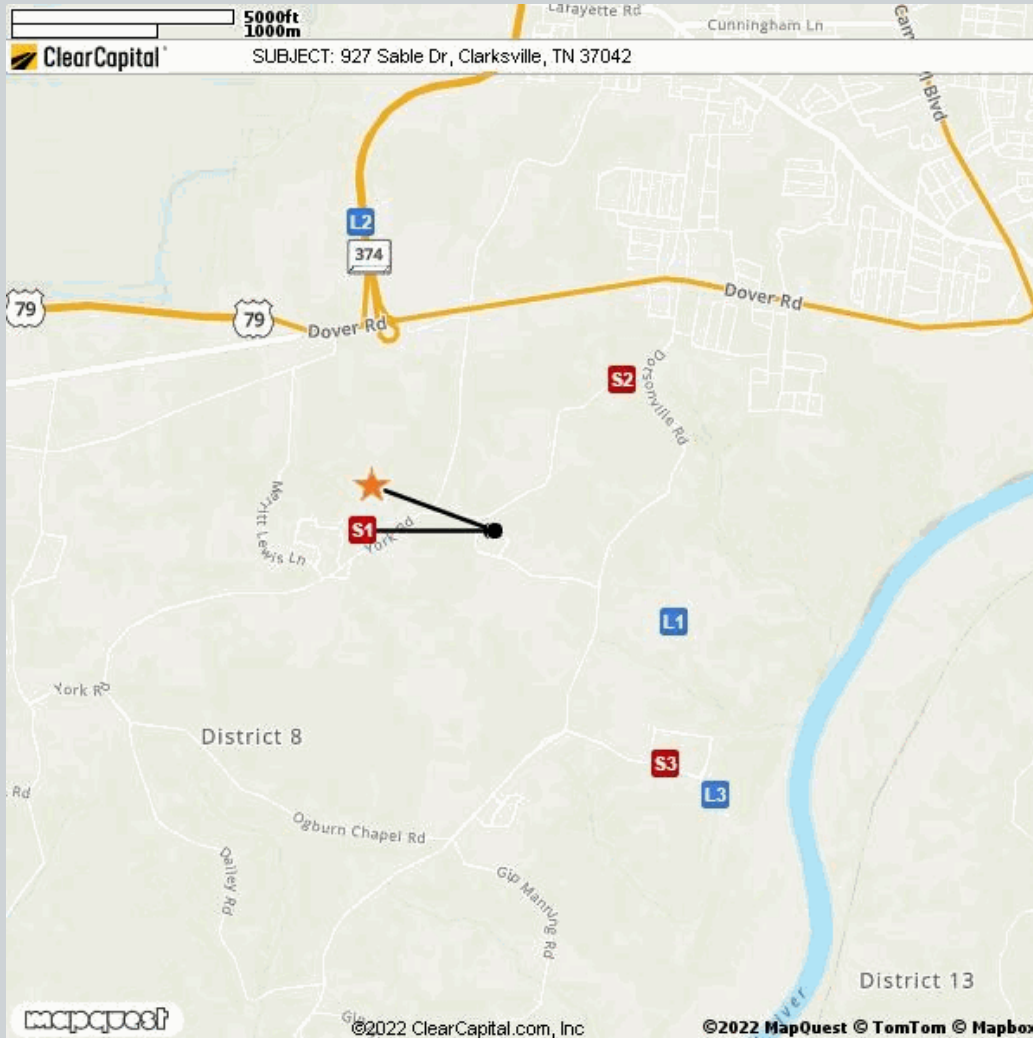
Address ★ 927 Sable Drive, Clarksville, TN 37042

Loan Number 48980

Suggested List \$307,900

Suggested Repaired \$317,900

Sale \$307,900



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	927 Sable Drive, Clarksville, TN 37042	--	Parcel Match
L1 Listing 1	498 Kristie Mitchell, Clarksville, TN 37042	1.09 Miles ¹	Parcel Match
L2 Listing 2	800 Rushing Dr, Clarksville, TN 37042	1.81 Miles ¹	Parcel Match
L3 Listing 3	348 Clintwood Dr, Clarksville, TN 37042	1.91 Miles ¹	Parcel Match
S1 Sold 1	933 Sable Dr, Clarksville, TN 37042	0.02 Miles ¹	Parcel Match
S2 Sold 2	770 York Rd, Clarksville, TN 37042	0.98 Miles ¹	Parcel Match
S3 Sold 3	380 Martin Rd, Clarksville, TN 37042	1.61 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	Laura Grekousis	Company/Brokerage	Veterans Realty Services
License No	349983	Address	3412 Oak Lawn Dr Clarksville TN 37042
License Expiration	03/11/2023	License State	TN
Phone	9312417112	Email	soldagainbylaurie@gmail.com
Broker Distance to Subject	7.35 miles	Date Signed	03/27/2022

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.