

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	724 Princeton Circle, Clarksville, TN 37042	Order ID	8581537	Property ID	33816126
Inspection Date	01/16/2023	Date of Report	01/19/2023		
Loan Number	52204	APN	006N C 02200 000		
Borrower Name	BRECKENRIDGE PROPERTY FUND 2016 LLC	County	Montgomery		

Tracking IDs					
Order Tracking ID	01.13.22 BPO	Tracking ID 1	01.13.22 BPO		
Tracking ID 2	--	Tracking ID 3	--		

General Conditions

		Condition Comments
Owner	ERIK A LIGHTNER	This subject does not look like it needs any repairs from the exterior.
R. E. Taxes	\$1,154	
Assessed Value	\$26,100	
Zoning Classification	Residential R-2	
Property Type	SFR	
Occupancy	Occupied	
Ownership Type	Fee Simple	
Property Condition	Average	
Estimated Exterior Repair Cost	\$0	
Estimated Interior Repair Cost	\$0	
Total Estimated Repair	\$0	
HOA	No	
Visible From Street	Visible	
Road Type	Public	

Neighborhood & Market Data

		Neighborhood Comments
Location Type	Suburban	This is a subdivision in a suburban location. The homes around the subject were built with similar size, style and age.
Local Economy	Stable	
Sales Prices in this Neighborhood	Low: \$215,000 High: \$238,000	
Market for this type of property	Remained Stable for the past 6 months.	
Normal Marketing Days	<90	

Current Listings

	Subject	Listing 1 *	Listing 2	Listing 3
Street Address	724 Princeton Circle	767 Princeton Cir	3250 N Senseney Cir	928 Tiny Town Rd
City, State	Clarksville, TN	Clarksville, TN	Clarksville, TN	Clarksville, TN
Zip Code	37042	37042	37042	37042
Datasource	Public Records	MLS	MLS	MLS
Miles to Subj.	--	0.11 ¹	0.89 ¹	0.14 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$216,000	\$260,000	\$225,000
List Price \$	--	\$216,000	\$258,000	\$225,000
Original List Date		11/16/2022	12/17/2022	12/21/2022
DOM · Cumulative DOM	-- · --	3 · 64	28 · 33	24 · 29
Age (# of years)	29	29	23	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	1 Story Ranch/Rambler	1 Story ranch	1 Story ranch	1 Story ranch
# Units	1	1	1	1
Living Sq. Feet	1,100	1,122	1,200	1,050
Bdrm · Bths · ½ Bths	3 · 2	3 · 2	3 · 2	3 · 2
Total Room #	5	6	6	5
Garage (Style/Stalls)	None	None	Attached 2 Car(s)	None
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	0.23 acres	0.29 acres	0.21 acres	0.24 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.

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

Listing 1 Wonderful well maintained home. Being sold as is. Has a few upgrades. Close to Post and shopping. Adjustments: 22 SQ FT +\$550, room -5,000, acres -360 = -4,090 Total adjusted price = \$211,910.

Listing 2 Seller Offering \$5,000 towards closing costs/rate buy down! Updated 3 bedroom, 2 bathroom ranch within 10 minutes from Ft. Campbell and walking distance to the elementary school. New carpet in the bedrooms, new kitchen counter tops and so much more! Fenced-in backyard with a fire pit and mature trees!

Listing 3 This well-kept ranch has 3 bedrooms, 2 bathrooms and hardwood throughout the home. A nice deck and huge stamped concrete porch for back yard hosting with 2 Sheds. A hedgerow blocks off view of Tiny Town Rd for a bit of privacy. Minutes from Fort Campbell.

Recent Sales

	Subject	Sold 1 *	Sold 2	Sold 3
Street Address	724 Princeton Circle	741 Princeton Cir	772 Princeton Cir	3394 Endsworth Dr
City, State	Clarksville, TN	Clarksville, TN	Clarksville, TN	Clarksville, TN
Zip Code	37042	37042	37042	37042
Datasource	Public Records	MLS	MLS	MLS
Miles to Subj.	--	0.07 ¹	0.06 ¹	0.55 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$230,000	\$215,000	\$239,995
List Price \$	--	\$230,000	\$215,000	\$238,000
Sale Price \$	--	\$215,900	\$215,000	\$238,000
Type of Financing	--	Va	Va	Fha
Date of Sale	--	10/24/2022	11/22/2022	12/15/2022
DOM · Cumulative DOM	-- · --	31 · 31	32 · 32	63 · 63
Age (# of years)	29	29	29	19
Condition	Average	Good	Good	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	1 Story Ranch/Rambler	1 Story ranch	1 Story RANCH	1 Story RANCH
# Units	1	1	1	1
Living Sq. Feet	1,100	1,111	1,080	1,129
Bdrm · Bths · ½ Bths	3 · 2	3 · 2	3 · 2	3 · 2
Total Room #	5	5	5	5
Garage (Style/Stalls)	None	None	None	Attached 2 Car(s)
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	0.23 acres	0.22 acres	0.29 acres	0.61 acres
Other	--	--	--	--
Net Adjustment	--	-\$15,275	-\$14,860	-\$25,595
Adjusted Price	--	\$200,625	\$200,140	\$212,405

* 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** This darling three bedroom, two bathroom home has been wonderfully updated, and is ready for new owners. It features new flooring, new paint, updated kitchen and baths with stone countertops, and new fixtures throughout. It has a split floor plan, open living room, and fenced backyard. Conveniently located off of Tiny Town, close to post, shopping, and the highway, this cute home is a must-see! Condition -15,000, 11 sq ft -275. adjustments = -15,275.
- Sold 2** Don't miss out on this adorable 3 bedroom 2 bath home close to EVERYTHING! This is the one you have been waiting for! With a new roof, flooring, and fresh paint, it is truly move in ready! Love to cook? The kitchen has granite countertops, plenty of cabinet space and a window over the sink! Wanting to entertain... the back deck is the perfect place and has been newly painted to ensure your enjoyment for years to come! This one will move quick so don't delay schedule your appointment TODAY! Condition -15,000, acreage -360, sq ft +500. Total adjustments = -14,860.
- Sold 3** 5k Cosmetic Allowance to Buyer - Brick Front, Hardwood Entry and Living Room, Wood Burning Fireplace, Deck Overlooking Large Back Yard and Large Galley Kitchen. More Photos To Come. Cosmetic allowance -5,000, garage -20,000, sq ft +725, acreage -1,320. total adjustments -25,595.

Subject Sales & Listing History

Current Listing Status	Not Currently Listed			Listing History Comments			
Listing Agency/Firm				This house last sold in 2018 for \$105,000. It is not currently listed on the market for sale.			
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	\$200,500	\$200,500
Sales Price	\$200,500	\$200,500
30 Day Price	\$199,900	--
Comments Regarding Pricing Strategy		
<p>The two most similar comparables are sold comp 1 and listing comp 1. It is always best to price off of sold comps as we don't know what the listing will sell for. We don't know the interior condition of the subject. We are assuming there are no upgrades. I took off \$15,000 because sold comp 1 was recently remodeled. So was sold comp 2 which sold for the same price as sold comp 1. Both these comparables are down the street from the subject and are the best to use. Sold 3 is in a different subdivision.</p>		

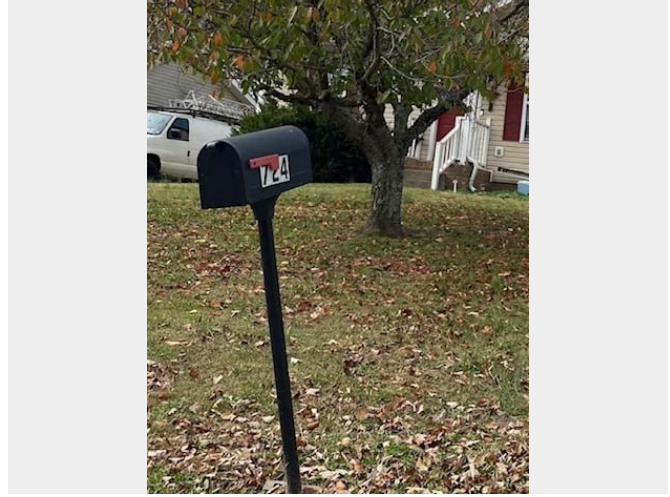
Clear Capital Quality Assurance Comments Addendum

Reviewer's Notes **Dispute Resolution (1/19/2023)** The BPO has been corrected/additional commentary added to address the dispute requested.

Subject Photos



Front



Address Verification



Street



Street

Listing Photos

L1 767 Princeton Cir
Clarksville, TN 37042



Front

L2 3250 N Senseney Cir
Clarksville, TN 37042



Front

L3 928 Tiny Town Rd
Clarksville, TN 37042



Front

Sales Photos

S1 741 Princeton Cir
Clarksville, TN 37042



Front

S2 772 Princeton Cir
Clarksville, TN 37042



Front

S3 3394 Endsworth Dr
Clarksville, TN 37042



Front

ClearMaps Addendum

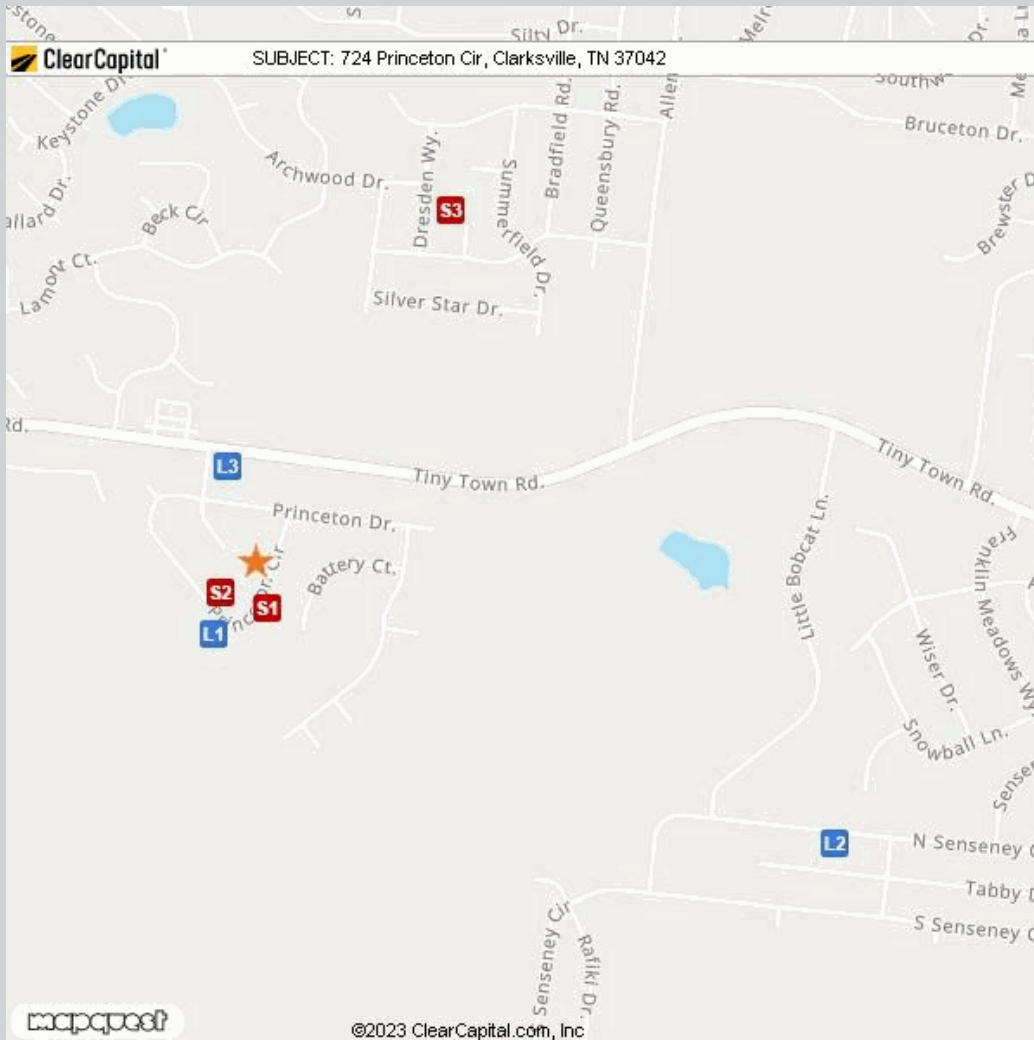
Address ★ 724 Princeton Circle, Clarksville, TN 37042

Loan Number 52204

Suggested List \$200,500

Suggested Repaired \$200,500

Sale \$200,500



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	724 Princeton Circle, Clarksville, TN 37042	--	Parcel Match
L1 Listing 1	767 Princeton Cir, Clarksville, TN 37042	0.11 Miles ¹	Parcel Match
L2 Listing 2	3250 N Senseney Cir, Clarksville, TN 37042	0.89 Miles ¹	Parcel Match
L3 Listing 3	928 Tiny Town Rd, Clarksville, TN 37042	0.14 Miles ¹	Parcel Match
S1 Sold 1	741 Princeton Cir, Clarksville, TN 37042	0.07 Miles ¹	Parcel Match
S2 Sold 2	772 Princeton Cir, Clarksville, TN 37042	0.06 Miles ¹	Parcel Match
S3 Sold 3	3394 Endsworth Dr, Clarksville, TN 37042	0.55 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	1.27 miles	Date Signed	01/16/2023

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.