

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	144 Ivy Hill Lane, Goodlettsville, TN 37072	Order ID	8678135	Property ID	34062016
Inspection Date	04/01/2023	Date of Report	04/01/2023		
Loan Number	52699	APN	033-03-0B-111.00-CO		
Borrower Name	Breckenridge Property Fund 2016 LLC	County	Davidson		

Tracking IDs

Order Tracking ID	03.30.23 BPO Request	Tracking ID 1	03.30.23 BPO Request
Tracking ID 2	--	Tracking ID 3	--

General Conditions

Owner	Brooks Benjamin F Bobbie J	Condition Comments Based on exterior observation, subject property is in Average condition. No immediate repair or modernization required.
R. E. Taxes	\$2,602	
Assessed Value	\$71,425	
Zoning Classification	Residential	
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

Location Type	Suburban	Neighborhood Comments The subject is located in a suburban neighborhood with stable property values and a balanced supply Vs demand of homes. The economy and employment conditions are stable.
Local Economy	Stable	
Sales Prices in this Neighborhood	Low: \$272,000 High: \$475,800	
Market for this type of property	Remained Stable for the past 6 months.	
Normal Marketing Days	<180	

Current Listings

	Subject	Listing 1	Listing 2 *	Listing 3
Street Address	144 Ivy Hill Lane	745 Heritage Dr	504 Amquiwood Ct	501 Hanover Ct
City, State	Goodlettsville, TN	Madison, TN	Madison, TN	Goodlettsville, TN
Zip Code	37072	37115	37115	37072
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	2.00 ¹	1.96 ¹	2.40 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$397,565	\$364,500	\$389,900
List Price \$	--	\$397,565	\$329,900	\$389,900
Original List Date		12/08/2022	01/05/2023	02/25/2023
DOM · Cumulative DOM	-- · --	112 · 114	84 · 86	33 · 35
Age (# of years)	16	38	35	32
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 Colonial	2 Stories Colonial	1 Story Ranch	2 Stories Colonial
# Units	1	1	1	1
Living Sq. Feet	2,468	2,149	1,738	2,041
Bdrm · Bths · ½ Bths	4 · 2 · 1	3 · 2 · 1	3 · 2	3 · 2 · 1
Total Room #	7	6	6	6
Garage (Style/Stalls)	Attached 2 Car(s)	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	0.150 acres	0.33 acres	0.24 acres	0.18 acres
Other	None	None	None	None

* Listing 2 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 Adjustments:;Bed:4000,Bath:0,HBath:0,GLA:\$6380,Age:\$550,Garage:\$4000,Lot:\$-360,Total Adjustment:\$14570,Net Adjustment Value:\$412135 Comparable 1 is a similar home on superior lot size. It has inferior bedroom and similar bathroom count. It appears inferior to the subject in age.

Listing 2 Adjustments:;Bed:4000,Bath:0,HBath:1000,GLA:\$14600,Age:\$475,Garage:\$4000,Lot:\$-180,Total Adjustment:\$23895,Net Adjustment Value:\$353795 Property is similar to the subject in condition, similar in features type and location. Inferior in age.

Listing 3 Adjustments:;Bed:4000,Bath:0,HBath:0,GLA:\$8540,Age:\$400,Total Adjustment:\$12940,Net Adjustment Value:\$402840 The property inferior to the subject in square footage. Lot size makes it similar by comparison. No adjustments necessary for bath count.

Recent Sales

	Subject	Sold 1	Sold 2 *	Sold 3
Street Address	144 Ivy Hill Lane	206 Nathan Dr	410 Highland Heights Dr	167 Ivy Hill Ln
City, State	Goodlettsville, TN	Goodlettsville, TN	Goodlettsville, TN	Goodlettsville, TN
Zip Code	37072	37072	37072	37072
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.65 ¹	0.62 ¹	0.09 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$372,500	\$339,000	\$349,900
List Price \$	--	\$372,500	\$339,000	\$349,900
Sale Price \$	--	\$396,500	\$340,001	\$349,900
Type of Financing	--	Conventional	Conventional	Conventional
Date of Sale	--	04/21/2022	06/30/2022	02/16/2023
DOM · Cumulative DOM	-- · --	49 · 49	67 · 67	56 · 56
Age (# of years)	16	27	50	16
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 Colonial	2 Stories Colonial	2 Stories Colonial	2 Stories Colonial
# Units	1	1	1	1
Living Sq. Feet	2,468	1,911	2,530	1,893
Bdrm · Bths · ½ Bths	4 · 2 · 1	3 · 2 · 1	3 · 2 · 1	3 · 2
Total Room #	7	6	6	6
Garage (Style/Stalls)	Attached 2 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	0.150 acres	0.18 acres	0.96 acres	0.16 acres
Other	None	None	None	None
Net Adjustment	--	+\$15,415	+\$1,990	+\$16,500
Adjusted Price	--	\$411,915	\$341,991	\$366,400

* Sold 2 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** Adjustments:,Bed:4000,Bath:0,HBath:0,GLA:\$11140,Age:\$275,Total Adjustment:15415,Net Adjustment Value:\$411915 Single family tract home similar to subject in feature age type and location. Similar in view. Owner occupied. Standard type sale, similar in lot size.
- Sold 2** Adjustments:,Bed:4000,Bath:0,HBath:0,GLA:\$-1240,Age:\$850,Lot:\$-1620,Total Adjustment:1990,Net Adjustment Value:\$341991 A similar model home located in the immediate competing market. It shares values defining qualities with the subject in regards to age, style, locational qualities, and amenities. Condition makes it similar by comparison.
- Sold 3** Adjustments:,Bed:4000,Bath:0,HBath:1000,GLA:\$11500,Total Adjustment:16500,Net Adjustment Value:\$366400 Property inferior to the subject in bedroom count and similar in condition. Owner occupied. Standard type sale.

Subject Sales & Listing History

Current Listing Status	Not Currently Listed		Listing History Comments				
Listing Agency/Firm			The subject is recently sold.				
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
02/28/2023	\$342,000	--	--	Sold	03/27/2023	\$342,000	MLS

Marketing Strategy

	As Is Price	Repaired Price
Suggested List Price	\$350,000	\$350,000
Sales Price	\$342,000	\$342,000
30 Day Price	\$341,991	--
Comments Regarding Pricing Strategy		
<p>The subject property is a Colonial, having 2468sq.ft. and built in the year 2007. Subject is well maintained in an Average condition. The most weight was given to the comps that were most similar to the subject when all features were considered. I have elected to increase the time span of closed sales past the favorable 12-month window to find comparable that required the fewest net adjustment. Comparable condition conformed with available pics and mls. Search distance extended up to 3 miles for getting similar active comparable which better bracketing the proper price range. Unable to bracket age and GLA within +/-20%, therefore age limit exceeded up to +/-30% and GLA limit extended up to +/-25%. Subject has unique bed count within poroximate area, therefore bed count also exceeded for comparable, since other attributes were most similar to that of subject. At the time of sale the sold comparable 1 and 2 properties may have had multiple offers or a concession was given and not noted. The BPO report must take these sales into consideration in terms of comparable selection. The subject is located near to major roads, water bodies, educational center, non residential property and reasonably near to highway. Any of the subject location characteristics will not affect the subject's marketable value negatively. Garage count is conformed with available pics and MLS. Bed count exceeded for a comparable, since other attributes were similar to that of subject's features. In delivering final valuation, CS2 and LC2 are taken as the best comparable, since they are similar with subject's GLA, condition and view. Subject details were taken from tax records.</p>		

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

Listing Photos

L1 745 Heritage Dr
Madison, TN 37115



Front

L2 504 Amquiwood Ct
Madison, TN 37115



Front

L3 501 Hanover Ct
Goodlettsville, TN 37072



Front

Sales Photos

S1 206 Nathan Dr
Goodlettsville, TN 37072



Front

S2 410 Highland Heights Dr
Goodlettsville, TN 37072



Front

S3 167 Ivy Hill Ln
Goodlettsville, TN 37072



Front

ClearMaps Addendum

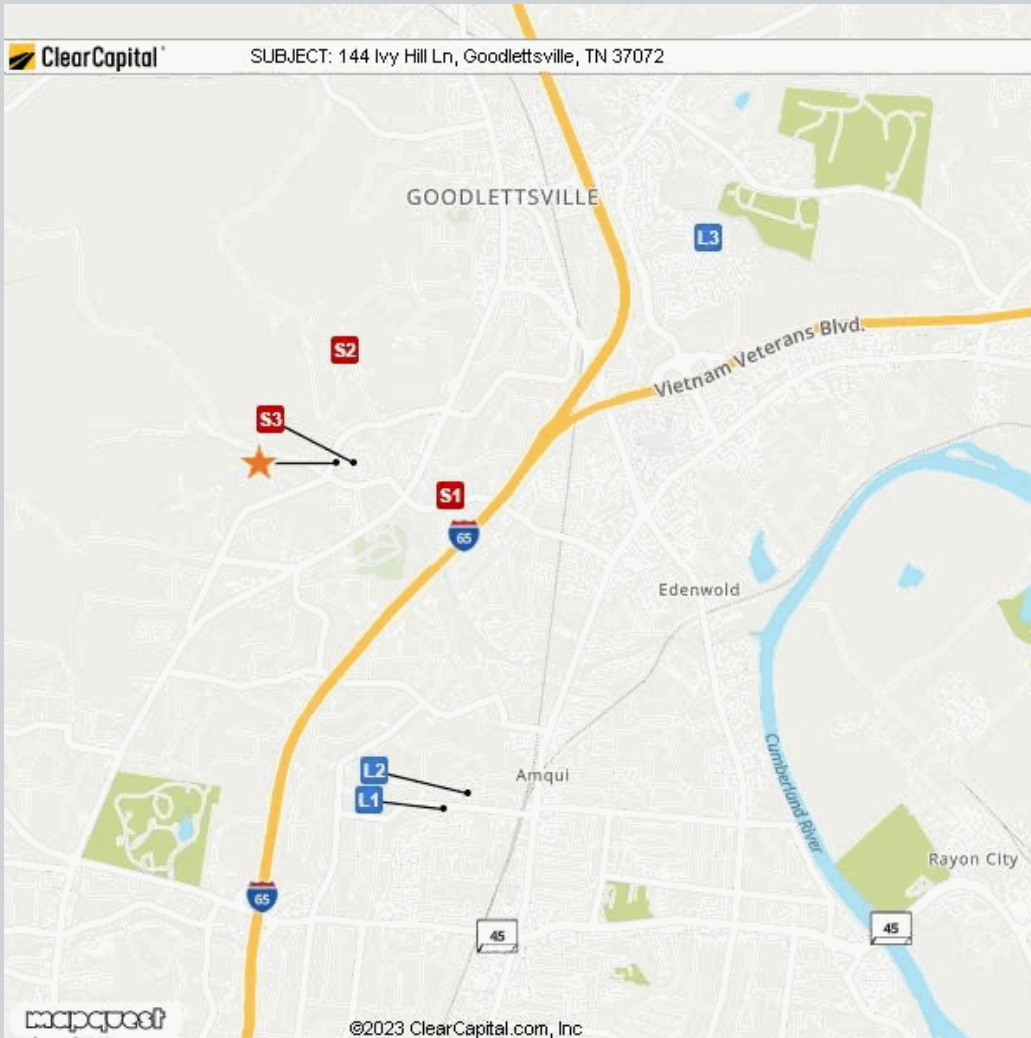
Address ★ 144 Ivy Hill Lane, Goodlettsville, TN 37072

Loan Number 52699

Suggested List \$350,000

Suggested Repaired \$350,000

Sale \$342,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	144 Ivy Hill Lane, Goodlettsville, TN 37072	--	Parcel Match
L1 Listing 1	745 Heritage Dr, Madison, TN 37115	2.00 Miles ¹	Parcel Match
L2 Listing 2	504 Amquiwood Ct, Madison, TN 37115	1.96 Miles ¹	Parcel Match
L3 Listing 3	501 Hanover Ct, Goodlettsville, TN 37072	2.40 Miles ¹	Parcel Match
S1 Sold 1	206 Nathan Dr, Goodlettsville, TN 37072	0.65 Miles ¹	Parcel Match
S2 Sold 2	410 Highland Heights Dr, Goodlettsville, TN 37072	0.62 Miles ¹	Parcel Match
S3 Sold 3	167 Ivy Hill Ln, Goodlettsville, TN 37072	0.09 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.

*** Please Note: This is a RUSH assignment. Do not accept if you cannot meet the current due date and time. Please reference the set terms and contact Clear Capital at 530.582.5011 if you require any changes. Thanks! ***

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

Report Instructions - cont.

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.

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	Chris Crook	Company/Brokerage	Bang Realty-Tennessee Inc
License No	335162	Address	1831 12th Ave S Suite 221 Nashville TN 37203
License Expiration	02/07/2024	License State	TN
Phone	6152455246	Email	nashbpo@bangrealty.com
Broker Distance to Subject	11.96 miles	Date Signed	04/01/2023

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.