

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.

<b>Address</b>	609 Zinnia Drive, Clarksville, TN 37042	<b>Order ID</b>	8690511	<b>Property ID</b>	34091471
<b>Inspection Date</b>	04/10/2023	<b>Date of Report</b>	04/10/2023		
<b>Loan Number</b>	53025	<b>APN</b>	054A D 01800 000		
<b>Borrower Name</b>	Breckenridge Property Fund 2016 LLC	<b>County</b>	Montgomery		

<b>Tracking IDs</b>					
<b>Order Tracking ID</b>	04.10.23 BPO Request	<b>Tracking ID 1</b>	04.10.23 BPO Request		
<b>Tracking ID 2</b>	--	<b>Tracking ID 3</b>	--		

General Conditions		Condition Comments
<b>Owner</b>	CONREX ML PORTFOLIO 201901 OPERATIN	Subject property doesn't appear to need any repairs, is in average condition with the other homes in the neighborhood.
<b>R. E. Taxes</b>	\$1,272	
<b>Assessed Value</b>	\$30,450	
<b>Zoning Classification</b>	Residential R-1	
<b>Property Type</b>	SFR	
<b>Occupancy</b>	Occupied	
<b>Ownership Type</b>	Fee Simple	
<b>Property Condition</b>	Average	
<b>Estimated Exterior Repair Cost</b>	\$0	
<b>Estimated Interior Repair Cost</b>	\$0	
<b>Total Estimated Repair</b>	\$0	
<b>HOA</b>	No	
<b>Visible From Street</b>	Visible	
<b>Road Type</b>	Public	

Neighborhood & Market Data		Neighborhood Comments
<b>Location Type</b>	Suburban	The market in Clarksville is very healthy, homes have been selling in hours to days, in the right neighborhood. They are appreciating nicely and at a steady pace. This neighborhood is a suburban subdivision surrounded by other homes like it.
<b>Local Economy</b>	Improving	
<b>Sales Prices in this Neighborhood</b>	Low: \$157940 High: \$298760	
<b>Market for this type of property</b>	Decreased 2 % in the past 6 months.	
<b>Normal Marketing Days</b>	<90	

## Current Listings

	Subject	Listing 1	Listing 2	Listing 3 *
Street Address	609 Zinnia Drive	439 High Point Rd	5049 Collinwood Dr	518 Jewel Dr
City, State	Clarksville, TN	Clarksville, TN	Clarksville, TN	Clarksville, TN
Zip Code	37042	37042	37042	37042
Datasource	MLS	MLS	MLS	MLS
Miles to Subj.	--	0.58 <sup>1</sup>	0.94 <sup>1</sup>	0.53 <sup>1</sup>
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$200,000	\$170,000	\$210,000
List Price \$	--	\$170,000	\$170,000	\$199,000
Original List Date		12/09/2022	03/01/2023	09/29/2022
DOM · Cumulative DOM	-- · --	78 · 122	40 · 40	193 · 193
Age (# of years)	58	59	58	45
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	1 Story ranch	1 Story ranch	1 Story ranch
# Units	1	1	1	1
Living Sq. Feet	1,536	1,236	1,092	1,196
Bdrm · Bths · ½ Bths	3 · 1 · 1	3 · 1	3 · 1	3 · 1
Total Room #	8	6	6	6
Garage (Style/Stalls)	Attached 2 Car(s)	Carport 1 Car	Attached 1 Car	None
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	0.66 acres	0.37 acres	0.35 acres	0.29 acres
Other	--	--	--	--

\* Listing 3 is the most comparable listing to the subject.

<sup>1</sup> Comp's "Miles to Subject" was calculated by the system.

<sup>2</sup> Comp's "Miles to Subject" provided by Real Estate Professional.

<sup>3</sup> Subject \$/ft based upon as-is sale price.

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

**Listing 1** Need a new home or house project for 2023? Check this home out! Call Agent for more information. Tenant occupied, please do not disturb.

**Listing 2** All Brick Home located in an established neighborhood on a leveled lot. Open floor, engineered flooring in living room and kitchen Modern appliances. Great investment property. Home is beings sold AS-IS. This home do not have an HVAC system. This property may qualify for Seller Financing (Vendee)

**Listing 3** Price reduction! One level renovated brick ranch on nice level lot! Great investment opportunity! Tenant Occupied on month-to-month lease please do not disturb occupants! Home will be shown during inspection period after offer has been accepted.

## Recent Sales

	Subject	Sold 1 *	Sold 2	Sold 3
Street Address	609 Zinnia Drive	601 Zinnia Dr	506 Linda Ln	567 Donna Dr
City, State	Clarksville, TN	Clarksville, TN	Clarksville, TN	Clarksville, TN
Zip Code	37042	37042	37042	37042
Datasource	MLS	Public Records	Public Records	MLS
Miles to Subj.	--	0.10 <sup>1</sup>	0.38 <sup>1</sup>	0.36 <sup>1</sup>
Property Type	SFR	Condo	SFR	SFR
Original List Price \$	--	\$150,000	\$148,450	\$199,900
List Price \$	--	\$150,000	\$148,450	\$199,900
Sale Price \$	--	\$150,000	\$148,450	\$176,000
Type of Financing	--	Unknown	Unknown	Va
Date of Sale	--	12/09/2022	04/21/2022	01/03/2023
DOM · Cumulative DOM	-- · --	0 · 0	0 · 0	43 · 43
Age (# of years)	58	58	36	35
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	1 Story ranch	1 Story ranch	1 Story ranch
# Units	1	1	1	1
Living Sq. Feet	1,536	1,187	1,625	1,118
Bdrm · Bths · ½ Bths	3 · 1 · 1	3 · 1	4 · 2	3 · 1
Total Room #	8	8	7	6
Garage (Style/Stalls)	Attached 2 Car(s)	Attached 2 Car(s)	Attached 1 Car	None
Basement (Yes/No)	No	Yes	No	No
Basement (% Fin)	0%	99%	0%	0%
Basement Sq. Ft.		527	--	--
Pool/Spa	--	--	--	--
Lot Size	0.66 acres	0.54 acres	0.38 acres	0.34 acres
Other	--	--	--	--
Net Adjustment	--	+\$3,150	-\$1,950	+\$33,220
Adjusted Price	--	\$153,150	\$146,500	\$209,220

\* Sold 1 is the most comparable sale to the subject.

<sup>1</sup> Comp's "Miles to Subject" was calculated by the system.

<sup>2</sup> Comp's "Miles to Subject" provided by Real Estate Professional.

<sup>3</sup> 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** NEW HVAC! NEW ROOF! NEW GUTTERS! ONE YEAR HOME WARRANTY! Check Out This Adorable, All Brick Ranch Home with Basement Bonus & Fenced Yard - Over 1/2 Acres Corner Lot - Close to Gate 10 - Open Kitchen with Counter Bar and Dining Room - Kitchen Appliances Convey - Finished Basement with Wood Burning Stove - Oversized 2 Car Garage GLA +10470, baths +2500, basement -10000, lot size +180
- Sold 2** Great home move-in ready! 4 bedroom 2 bath with lots of storage on 2nd floor. Kitchen with double oven & built-in wine rack. 2 bedrooms down, 2 up. Living room with beautiful fireplace. Great country porch for those summer evenings. Age -2200, GLA - 2670, beds/baths -7500, rooms +5000, garage +5000, lot size +420
- Sold 3** All brick home on a nice level lot and minutes to the base and walking trails. This home is spotless clean. Carpet and flooring is in excellent condition. Newer HVAC & Roof. Electrical Meter replaced last week. All kitchen appliances remain. Homeowner leaving RING doorbell and ADT security system. Home inspections welcome but selling As Is. Age -2300, GLA +12540, baths +2500, rooms +10000, garage +10000, lot size +480

## Subject Sales & Listing History

<b>Current Listing Status</b>	Not Currently Listed		<b>Listing History Comments</b>				
<b>Listing Agency/Firm</b>			Subject was listed and sold once in the past 12 months.				
<b>Listing Agent Name</b>							
<b>Listing Agent Phone</b>							
<b># of Removed Listings in Previous 12 Months</b>	0						
<b># of Sales in Previous 12 Months</b>	1						
<b>Original List Date</b>	<b>Original List Price</b>	<b>Final List Date</b>	<b>Final List Price</b>	<b>Result</b>	<b>Result Date</b>	<b>Result Price</b>	<b>Source</b>
03/21/2023	\$145,000	03/27/2023	\$145,000	Sold	04/06/2023	\$158,000	MLS

## Marketing Strategy

	<b>As Is Price</b>	<b>Repaired Price</b>
<b>Suggested List Price</b>	\$153,150	\$153,150
<b>Sales Price</b>	\$153,150	\$153,150
<b>30 Day Price</b>	\$148,150	--
<b>Comments Regarding Pricing Strategy</b>		
This neighborhood is appreciating. The listings are listed higher than the sold homes. The reason I am pricing it at this is the subject is the most similar to sold comp #1. Its adjusted price is \$153,150. This is a solid listing price to sell this home.		

## 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



Street

## Listing Photos

**L1** 439 High Point Rd  
Clarksville, TN 37042



Front

**L2** 5049 Collinwood Dr  
Clarksville, TN 37042



Front

**L3** 518 Jewel Dr  
Clarksville, TN 37042



Front



## Sales Photos

**S1** 601 Zinnia Dr  
Clarksville, TN 37042



Front

**S2** 506 Linda Ln  
Clarksville, TN 37042



Front

**S3** 567 Donna Dr  
Clarksville, TN 37042



Front



## ClearMaps Addendum

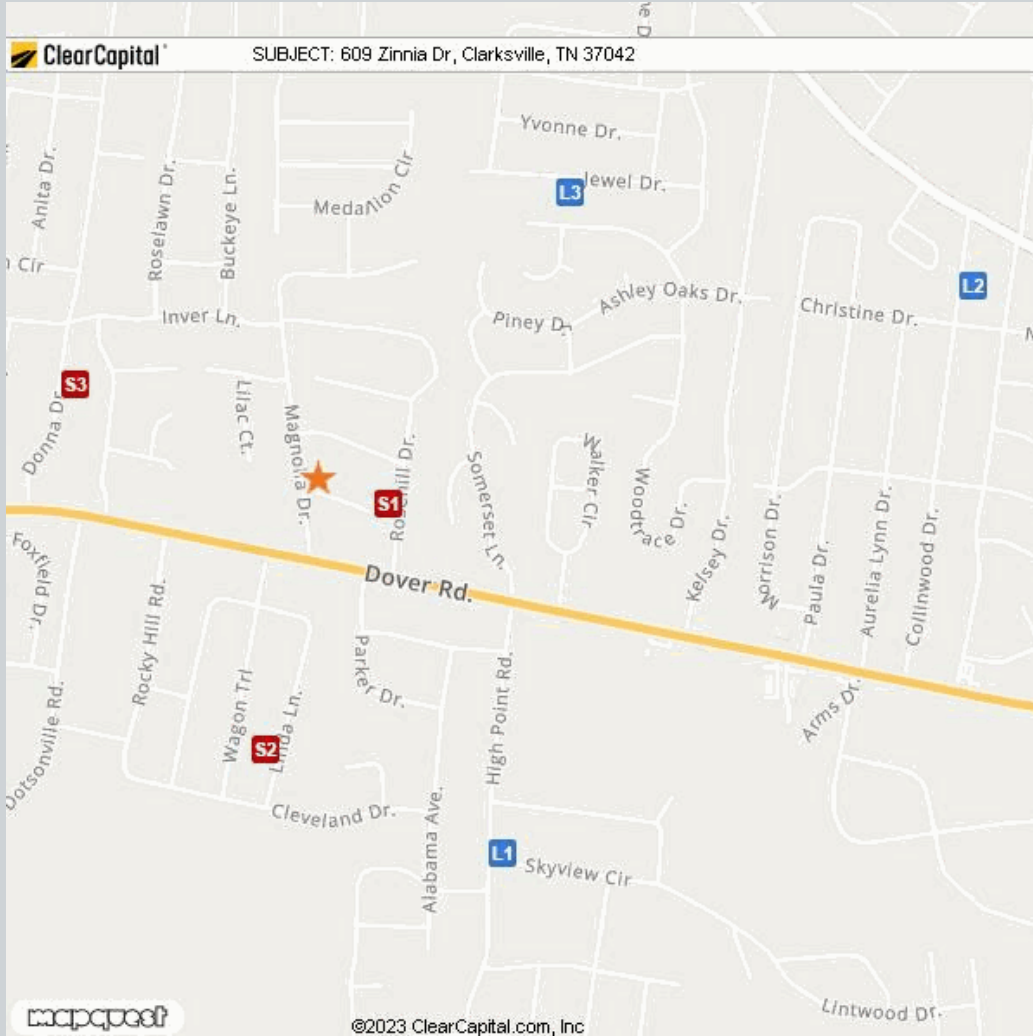
**Address** ★ 609 Zinnia Drive, Clarksville, TN 37042

**Loan Number** 53025

**Suggested List** \$153,150

**Suggested Repaired** \$153,150

**Sale** \$153,150



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	609 Zinnia Drive, Clarksville, TN 37042	--	Parcel Match
L1 Listing 1	439 High Point Rd, Clarksville, TN 37042	0.58 Miles <sup>1</sup>	Parcel Match
L2 Listing 2	5049 Collinwood Dr, Clarksville, TN 37042	0.94 Miles <sup>1</sup>	Parcel Match
L3 Listing 3	518 Jewel Dr, Clarksville, TN 37042	0.53 Miles <sup>1</sup>	Parcel Match
S1 Sold 1	601 Zinnia Dr, Clarksville, TN 37042	0.10 Miles <sup>1</sup>	Parcel Match
S2 Sold 2	506 Linda Ln, Clarksville, TN 37042	0.38 Miles <sup>1</sup>	Parcel Match
S3 Sold 3	567 Donna Dr, Clarksville, TN 37042	0.36 Miles <sup>1</sup>	Parcel Match

<sup>1</sup> The Comparable "Distance from Subject" value has been calculated by the Clear Capital system.

<sup>2</sup> 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.

## Report Instructions - cont.

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.

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

<b>Broker Name</b>	James Grekousis	<b>Company/Brokerage</b>	LPT Realty
<b>License No</b>	354673	<b>Address</b>	131 Blackman St Clarksville TN 37040
<b>License Expiration</b>	02/25/2024	<b>License State</b>	TN
<b>Phone</b>	9312034128	<b>Email</b>	jamesgreko@gmail.com
<b>Broker Distance to Subject</b>	4.34 miles	<b>Date Signed</b>	04/10/2023

*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.**