

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	1500 Richmond Place, Clarksville, TENNESSEE 37040	Order ID	8758891	Property ID	34219078
Inspection Date	05/27/2023	Date of Report	05/28/2023		
Loan Number	53760	APN	091 09100 000		
Borrower Name	Breckenridge Property Fund 2016 LLC	County	Montgomery		

Tracking IDs

Order Tracking ID	05.26.23 BPO Request	Tracking ID 1	05.26.23 BPO Request
Tracking ID 2	--	Tracking ID 3	--

General Conditions

Owner	JAMIE MITCHELL	Condition Comments I could not verify the condition of this home due to the private road access. I do not trespass onto private property.
R. E. Taxes	\$1,809	
Assessed Value	\$60,500	
Zoning Classification	Residential R-1	
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	Private	

Neighborhood & Market Data

Location Type	Suburban	Neighborhood Comments 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
Local Economy	Improving	
Sales Prices in this Neighborhood	Low: \$133001 High: \$495000	
Market for this type of property	Increased 6 % in the past 6 months.	
Normal Marketing Days	<180	

Current Listings

	Subject	Listing 1 *	Listing 2	Listing 3
Street Address	1500 Richmond Place	2029 Dinsmore Rd	1872 River Rd	1304 Breeze Ln
City, State	Clarksville, TENNESSEE	Clarksville, TN	Clarksville, TN	Clarksville, TN
Zip Code	37040	37040	37040	37040
Datasource	Public Records	MLS	MLS	MLS
Miles to Subj.	--	0.92 ¹	0.88 ¹	0.56 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$250,000	\$254,900	\$245,000
List Price \$	--	\$250,000	\$250,000	\$245,000
Original List Date		05/19/2023	04/12/2023	04/12/2023
DOM · Cumulative DOM	-- · --	9 · 9	46 · 46	46 · 46
Age (# of years)	32	40	56	52
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 Cape Cod	1 Story ranch	1 Story ranch	1 Story ranch
# Units	1	1	1	1
Living Sq. Feet	1,572	1,647	1,500	1,568
Bdrm · Bths · ½ Bths	3 · 1	3 · 2	3 · 2	3 · 2 · 1
Total Room #	7	7	7	7
Garage (Style/Stalls)	None	Attached 1 Car	Attached 1 Car	Attached 1 Car
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	7.30 acres	0.49 acres	0.55 acres	0.48 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** Welcome home! Country living close to town with no city taxes. Brick home on large lot with no back yard neighbors. Covered front porch to greet your guests. Freshly painted kitchen cabinets. Fenced back yard and lots of wild life to enjoy.
- Listing 2** Large den with walk in closet and full bath would also make a great primary suite. Freshly painted, new floors, updated kitchen, new granite countertops, and fenced backyard. Extra tile bath added per codes, oversized laundry room, big den with two walk-in closets for storage. This lovely brick home has a concrete carport, central heat, and air, new dishwasher. Half acre lot too.
- Listing 3** This beautifully maintained home boast a beautifully finished basement, freshly updated kitchen, and a great corner lot location! The perfect place for cookouts through the summer on the covered back porch or enjoying your peace on the new deck.

Recent Sales

	Subject	Sold 1	Sold 2	Sold 3 *
Street Address	1500 Richmond Place	1960 Dinsmore Rd	1388 Richmond Pl	684 Dean Rd
City, State	Clarksville, TENNESSEE	Clarksville, TN	Clarksville, TN	Clarksville, TN
Zip Code	37040	37040	37040	37040
Datasource	Public Records	MLS	Public Records	MLS
Miles to Subj.	--	0.74 ¹	0.25 ¹	0.87 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$225,000	\$267,500	\$279,900
List Price \$	--	\$225,000	\$267,500	\$279,900
Sale Price \$	--	\$230,000	\$267,500	\$270,000
Type of Financing	--	Other	Unknown	Conventional
Date of Sale	--	10/05/2022	07/28/2022	01/12/2023
DOM · Cumulative DOM	-- · --	82 · 82	0 · 0	55 · 55
Age (# of years)	32	40	43	47
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 Cape Cod	1 Story ranch	1 Story ranch	1 Story ranch
# Units	1	1	1	1
Living Sq. Feet	1,572	1,161	1,000	1,849
Bdrm · Bths · ½ Bths	3 · 1	4 · 1 · 1	3 · 1	3 · 2 · 1
Total Room #	7	7	6	8
Garage (Style/Stalls)	None	Attached 1 Car	None	Attached 1 Car
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	7.30 acres	0.64 acres	0.76 acres	0.52 acres
Other	--	--	--	--
Net Adjustment	--	+\$10,620	+\$33,070	-\$14,140
Adjusted Price	--	\$240,620	\$300,570	\$255,860

* 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.

Reasons for Adjustments Why the comparable sale is superior or inferior to the subject.

Sold 1 Age +800, GLA +12,330, beds/baths -7500, garage -5000, lot size +9990

Sold 2 Age +1100, GLA +17160, rooms +5000, lot size +9810

Sold 3 Age +1500, GLA -8310, baths -7500, rooms -5000, garage -5000, lot size +10170

Subject Sales & Listing History

Current Listing Status	Not Currently Listed			Listing History Comments			
Listing Agency/Firm				Subject has not been listed or sold in the past 12 months.			
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	\$255,860	\$255,860
Sales Price	\$255,860	\$255,860
30 Day Price	\$250,860	--
Comments Regarding Pricing Strategy		
I would recommend a list price of \$255,860 based off sold comp #3. If it does not sell in the next 30 days, then I would recommend a price adjustment to \$250,860.		

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.
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Subject Photos



Front



Front



Address Verification



Street

Listing Photos

L1 2029 Dinsmore Rd
Clarksville, TN 37040



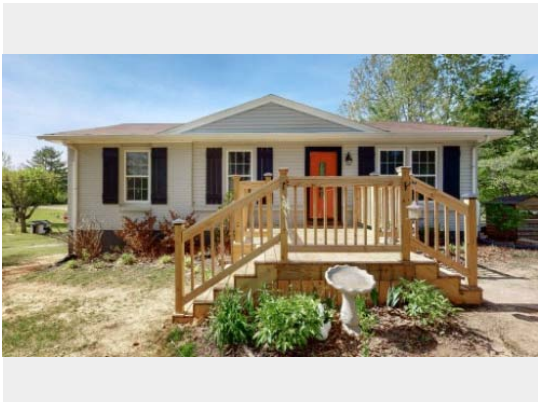
Front

L2 1872 River Rd
Clarksville, TN 37040



Front

L3 1304 Breeze Ln
Clarksville, TN 37040



Front

Sales Photos

S1 1960 Dinsmore Rd
Clarksville, TN 37040



Front

S2 1388 Richmond Pl
Clarksville, TN 37040



Front

S3 684 Dean Rd
Clarksville, TN 37040



Front

ClearMaps Addendum

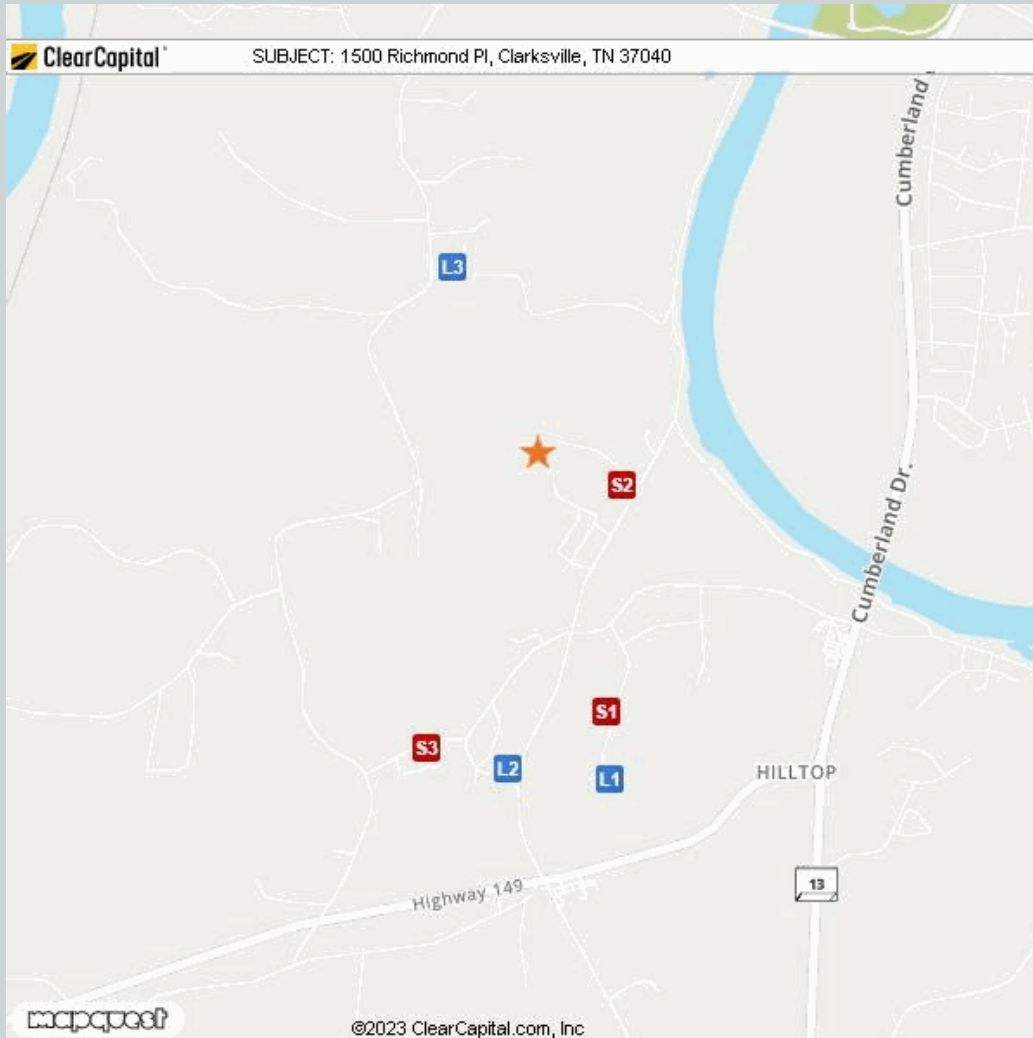
Address ★ 1500 Richmond Place, Clarksville, TENNESSEE 37040

Loan Number 53760

Suggested List \$255,860

Suggested Repaired \$255,860

Sale \$255,860



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	1500 Richmond Place, Clarksville, Tennessee 37040	--	Parcel Match
L1 Listing 1	2029 Dinsmore Rd, Clarksville, TN 37040	0.92 Miles ¹	Parcel Match
L2 Listing 2	1872 River Rd, Clarksville, TN 37040	0.88 Miles ¹	Parcel Match
L3 Listing 3	1304 Breeze Ln, Clarksville, TN 37040	0.56 Miles ¹	Parcel Match
S1 Sold 1	1960 Dinsmore Rd, Clarksville, TN 37040	0.74 Miles ¹	Parcel Match
S2 Sold 2	1388 Richmond Pl, Clarksville, TN 37040	0.25 Miles ¹	Parcel Match
S3 Sold 3	684 Dean Rd, Clarksville, TN 37040	0.87 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	James Grekousis	Company/Brokerage	LPT Realty
License No	354673	Address	131 Blackman St Clarksville TN 37040
License Expiration	02/25/2024	License State	TN
Phone	9312034128	Email	jamesgreko@gmail.com
Broker Distance to Subject	2.92 miles	Date Signed	05/28/2023

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.