

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	451 Carter Road, Clarksville, TN 37042	Order ID	8785073	Property ID	34273425
Inspection Date	06/14/2023	Date of Report	06/14/2023		
Loan Number	54038	APN	042H F 00800 000		
Borrower Name	Breckenridge Property Fund 2016 LLC	County	Montgomery		

Tracking IDs

Order Tracking ID	06.14.23 BPO Request	Tracking ID 1	06.14.23 BPO Request
Tracking ID 2	--	Tracking ID 3	--

General Conditions

Owner	DAVIS PRECIOUS	Condition Comments Subject property doesn't appear to need any repairs, is in average condition with the other homes in the neighborhood.
R. E. Taxes	\$1,584	
Assessed Value	\$35,900	
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

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	Stable	
Sales Prices in this Neighborhood	Low: \$197600 High: \$284500	
Market for this type of property	Remained Stable for the past 6 months.	
Normal Marketing Days	<30	

Current Listings

	Subject	Listing 1	Listing 2 *	Listing 3
Street Address	451 Carter Road	606 Farmington Bnd	504 Dale Terrace Ct	186 Pine Mountain 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.	--	0.40 ¹	0.55 ¹	0.78 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$265,000	\$279,000	\$259,900
List Price \$	--	\$265,000	\$279,000	\$259,900
Original List Date		05/10/2023	05/24/2023	04/24/2023
DOM · Cumulative DOM	-- · --	35 · 35	21 · 21	51 · 51
Age (# of years)	26	39	44	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	1 Story Ranch	1 Story ranch	1 Story ranch	2 Stories sfr
# Units	1	1	1	1
Living Sq. Feet	1,603	1,782	1,827	1,410
Bdrm · Bths · ½ Bths	3 · 2	3 · 1 · 1	4 · 1	3 · 2
Total Room #	7	8	8	7
Garage (Style/Stalls)	None	Detached 2 Car(s)	Attached 2 Car(s)	None
Basement (Yes/No)	Yes	No	No	No
Basement (% Fin)	50%	0%	0%	0%
Basement Sq. Ft.	405	--	--	--
Pool/Spa	--	--	--	--
Lot Size	0.71 acres	0.42 acres	0.48 acres	0.31 acres
Other	--	--	--	--

* 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.

Current Listings - Cont.

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

- Listing 1** Nice Ranch styled brick home that includes a full basement, 700 Sq Ft Deck, Two- Car Detached Garage/Workshop with Heat and Air unit. New carpet, and gutters to be installed. Water heater was installed August 2022. HVAC serviced April 2023.
- Listing 2** Welcome to this cozy and beautifully updated BRICK home, on a mature lot, in an established neighborhood on the cul-de-sac. Boasting 4 bedrooms and a finished basement, there is plenty of space to spread out. Speaking of spreading out, you will fall in love with the HUGE back deck and concrete patio- perfect for entertaining or just relaxing. Details like white washed wood pallet walls and rich kitchen cabinets make this home feel fresh and inviting. Come check out this charmer before it's gone!
- Listing 3** UPDATE- We have replaced carpets, added a privacy fence for backyard AND added a storage shed!!! Freshly renovated, all brick home in a convenient neighborhood close to everything, this home will not be on the market long. Enjoy your big corner lot, back porch for entertaining, updated kitchen and cozy fireplace!10 minutes to Fort Campbell Army Base-10 minutes to Austin Peay University-2 story Cape Cod style has TONS of room!-Stainless steel appliances-close to great schools down the street-Fireplace-Spacious kitchen and dining room-Walk in pantry-Dedicated laundry room. Schedule you're showing today!!!

Recent Sales

	Subject	Sold 1 *	Sold 2	Sold 3
Street Address	451 Carter Road	987 Roedeer Dr	1015 Foxmoor Dr	955 Roedeer 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.	--	0.20 ¹	0.39 ¹	0.09 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$295,000	\$265,000	\$293,000
List Price \$	--	\$280,000	\$265,000	\$295,000
Sale Price \$	--	\$273,000	\$264,000	\$295,000
Type of Financing	--	Va	Fha	Va
Date of Sale	--	03/16/2023	05/15/2023	04/14/2023
DOM · Cumulative DOM	-- · --	145 · 145	40 · 40	78 · 78
Age (# of years)	26	23	38	23
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	2 Stories sfr	2 Stories sfr	3 Stories sfr
# Units	1	1	1	1
Living Sq. Feet	1,603	1,632	1,697	1,770
Bdrm · Bths · ½ Bths	3 · 2	3 · 2 · 1	3 · 2 · 1	3 · 2
Total Room #	7	7	7	7
Garage (Style/Stalls)	None	Attached 1 Car	None	Attached 1 Car
Basement (Yes/No)	Yes	No	No	No
Basement (% Fin)	50%	0%	0%	0%
Basement Sq. Ft.	405	--	--	--
Pool/Spa	--	--	--	--
Lot Size	0.71 acres	0.22 acres	0.45 acres	0.30 acres
Other	--	--	--	--
Net Adjustment	--	\$0	\$0	\$0
Adjusted Price	--	\$273,000	\$264,000	\$295,000

* 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** MOVE-IN READY! Home is conveniently located near Kenwood Schools and Greenway. You will LOVE the beaming Hardwood floors on the Main Level, Spacious Kitchen with Stone Countertops, and SS appliances. 2nd level Primary Suite offer Lg Walk-in closet, with custom shelving, attached Full Bath. Rec room in basement is perfect for playtime or entertaining. Fenced in Backyard offers privacy. And Plenty of Parking! Seller reserves the right to accept offer @ anytime, Req. 2 bus days to respond to all offers. Wknd Offers reviewed next Bus Day.
- Sold 2** This charming single-family home sits on a corner lot and has something for everyone! On the interior, you'll enjoy new luxury vinyl plank flooring (herringbone pattern) in the primary bedroom with 3 closets!! Double vanity in the primary bath, a tub/shower combo. Ceiling fans, central air and heat, plus a wood-burning fireplace. The kitchen is equipped with stainless steel appliances and a gas stove for added convenience. Split bedroom plan upstairs with open loft area in the middle - perfect for game room, library, play room, etc. Recent updates include new HVAC (2021) and new water heater (2022). On the exterior, this traditional-style home has an enclosed back deck for all year enjoyment, a fenced-in back and a shed for extra storage. Huge yard - backs up to tree line. NO HOA!
- Sold 3** This Cape Cod style home features finished rooms in the basement, perfect for a mancave, teen room, or hobby space. The backyard is large and has a privacy fence, storage shed, and a huge deck for outdoor entertaining. The greatroom boasts an open staircase and cathedral ceiling, and the main floor master bedroom has a walk-in closet. The main floor has all tile, laminate flooring, recently replaced appliances, ceiling fans and fresh paint! This home has been very well taken care of. Don't miss out on this one.

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	\$273,000	\$273,000
Sales Price	\$273,000	\$273,000
30 Day Price	\$268,000	--
Comments Regarding Pricing Strategy		
I would recommend a list price of \$273,000 based off sold comp #1. If it does not sell in the next 30 days, then I would recommend a price adjustment to \$268,000.		

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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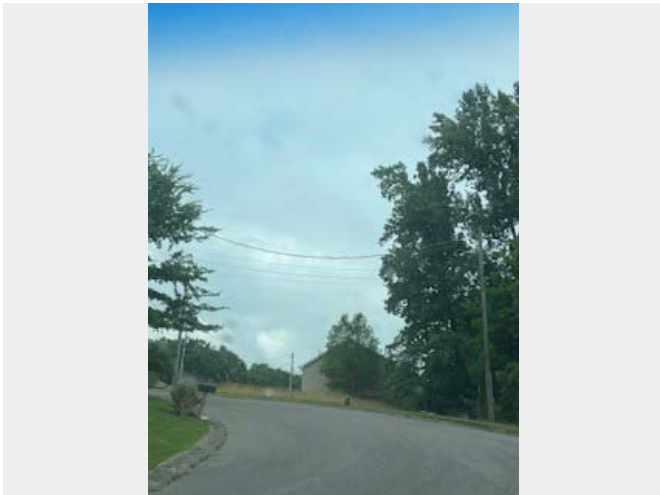
Subject Photos



Front



Address Verification



Street



Street

Listing Photos

L1 606 Farmington Bnd
Clarksville, TN 37042



Front

L2 504 Dale Terrace Ct
Clarksville, TN 37042



Front

L3 186 Pine Mountain Rd
Clarksville, TN 37042



Front

Sales Photos

S1 987 Roedeer Dr
Clarksville, TN 37042



Front

S2 1015 Foxmoor Dr
Clarksville, TN 37042



Front

S3 955 Roedeer Dr
Clarksville, TN 37042



Front

ClearMaps Addendum

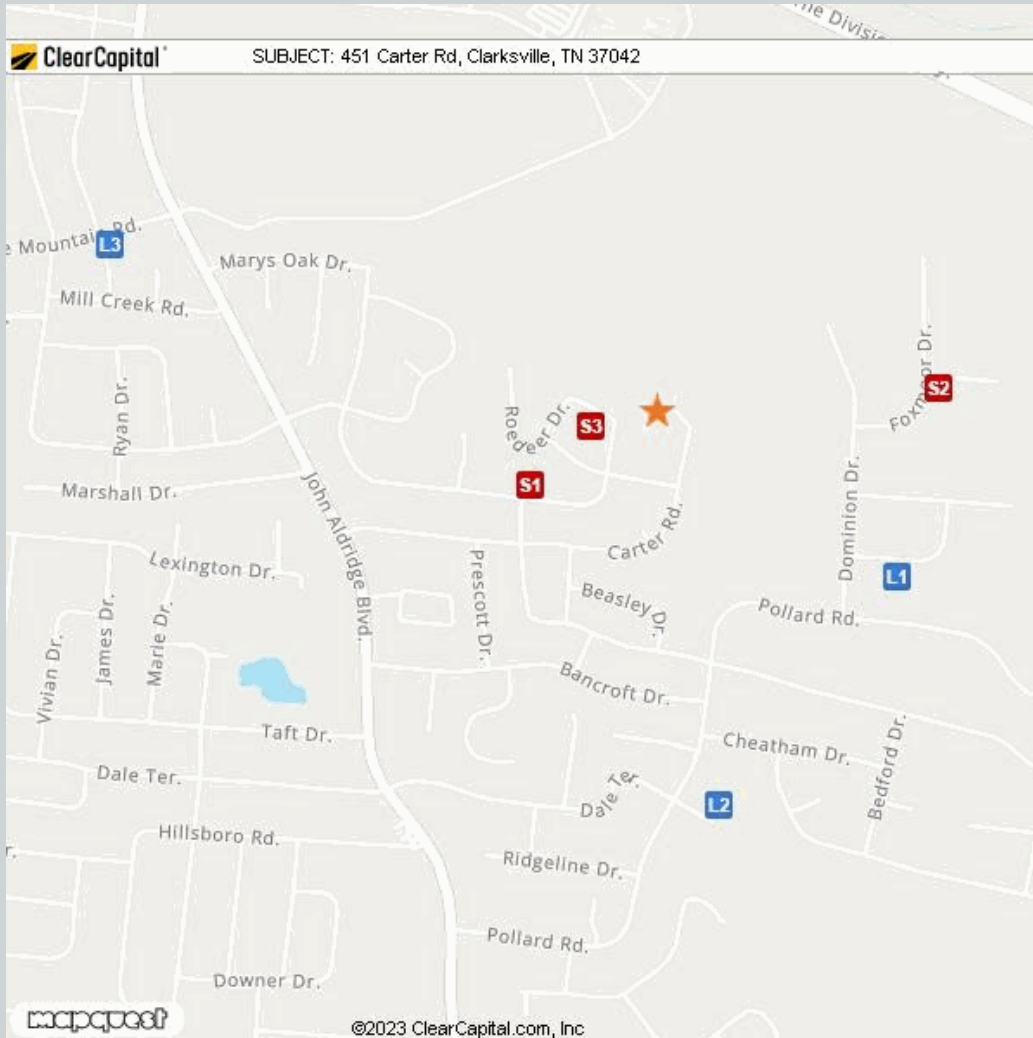
Address ★ 451 Carter Road, Clarksville, TN 37042

Loan Number 54038

Suggested List \$273,000

Suggested Repaired \$273,000

Sale \$273,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	451 Carter Road, Clarksville, TN 37042	--	Parcel Match
L1 Listing 1	606 Farmington Bnd, Clarksville, TN 37042	0.40 Miles ¹	Parcel Match
L2 Listing 2	504 Dale Terrace Ct, Clarksville, TN 37042	0.55 Miles ¹	Parcel Match
L3 Listing 3	186 Pine Mountain Rd, Clarksville, TN 37042	0.78 Miles ¹	Parcel Match
S1 Sold 1	987 Roedeer Dr, Clarksville, TN 37042	0.20 Miles ¹	Parcel Match
S2 Sold 2	1015 Foxmoor Dr, Clarksville, TN 37042	0.39 Miles ¹	Parcel Match
S3 Sold 3	955 Roedeer Dr, Clarksville, TN 37042	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.

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

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	3.96 miles	Date Signed	06/14/2023

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.