

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	4592 Chester Harris Road, Woodlawn, TENNESSEE 37191	Order ID	8787231	Property ID	34277782
Inspection Date	06/17/2023	Date of Report	06/17/2023		
Loan Number	54048	APN	093 06815 000		
Borrower Name	Breckenridge Property Fund 2016 LLC	County	Montgomery		

Tracking IDs					
Order Tracking ID	06.15.23 BPO Request	Tracking ID 1	06.15.23 BPO Request		
Tracking ID 2	--	Tracking ID 3	--		

General Conditions

Owner	HORN,BRAD W & JOY A	Condition Comments	
R. E. Taxes	\$1,246	This house is in average condition. I didn't see any exterior repairs needed to be done. I had to go outside of a 1 mile radius to get comparables as this is a very rural area.	
Assessed Value	\$41,675		
Zoning Classification	Residential AG		
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	Rural	Neighborhood Comments	
Local Economy	Stable	This home is in a rural area. There is space between neighboring properties because there is more acreage per property. The homes around this home are in similar condition to the subject. This home is on a busy, 50 mph street with other homes lining the street around it.	
Sales Prices in this Neighborhood	Low: \$265,000 High: \$345,000		
Market for this type of property	Increased 1 % in the past 6 months.		
Normal Marketing Days	<90		

Current Listings

	Subject	Listing 1 *	Listing 2	Listing 3
Street Address	4592 Chester Harris Road	2341 Chester Harris Rd	4515 Chester Harris Rd	1450 Haynes Rd.
City, State	Woodlawn, TENNESSEE	Woodlawn, TN	Woodlawn, TN	Woodlawn, TN
Zip Code	37191	37191	37191	37191
Datasource	Public Records	MLS	MLS	MLS
Miles to Subj.	--	0.86 ¹	0.17 ¹	1.24 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$350,000	\$375,000	\$389,900
List Price \$	--	\$335,000	\$375,000	\$389,000
Original List Date		04/28/2023	01/18/2023	06/17/2023
DOM · Cumulative DOM	-- · --	50 · 50	100 · 150	0 · 0
Age (# of years)	33	31	3	11
Condition	Average	Average	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	2 Stories Cape Cod	2 Stories 2 stry	2 Stories 2 stry	2 Stories cape cod
# Units	1	1	1	1
Living Sq. Feet	1,778	1,833	1,951	2,080
Bdrm · Bths · ½ Bths	3 · 2	4 · 2	3 · 2 · 1	3 · 2 · 1
Total Room #	6	5	5	5
Garage (Style/Stalls)	Attached 2 Car(s)	Attached 1 Car	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	1.60 acres	1.50 acres	2.49 acres	2.26 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** Beautiful country home nestled on 1.5 acres! Stunning vaulted ceilings lift up your spirits as you enter this wonderful home. Cooking and entertaining will be a breeze with the spacious stainless & granite kitchen, formal and family dining rooms, as well as a covered outdoor patio. Enjoy easy living with the master bedroom on the main floor, jetted tub private bathroom, double vanity, and walk in closet! Walk out the master onto your deck and enjoy the peaceful views. Lots of natural light floods the open space of your new 4 bedroom 2 bathroom home. Even comes with a stacking washer & dryer.
- Listing 2** 1% closing cost credit available with use of our preferred lender. This home is perfect for those who love the peace and tranquility of a wooded setting yet still enjoy the convenience of being close to all the amenities of city life. The open floor plan makes for great entertaining space and the covered deck is perfect for outdoor living. The fireplace adds a cozy touch to the living room and the bonus room/theater room is a great space for movie nights or extra living space. The 3 bedrooms and 2.5 baths provide plenty of room for a family or guests. The pantry adds extra storage space for your kitchen essentials.
- Listing 3** his home is nestled on just over 2 acres with many mature trees. This home has updated LVP flooring, an office/den area, large bonus area over garage, private balcony off the primary suite, and two HVAC units.

Recent Sales

	Subject	Sold 1	Sold 2 *	Sold 3
Street Address	4592 Chester Harris Road	2425 Chester Harris Rd	4688 Chester Harris Rd	2554 Toler Ct
City, State	Woodlawn, TENNESSEE	Woodlawn, TN	Woodlawn, TN	Woodlawn, TN
Zip Code	37191	37191	37191	37191
Datasource	Public Records	MLS	MLS	MLS
Miles to Subj.	--	0.94 ¹	0.32 ¹	1.27 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$349,900	\$300,000	\$264,900
List Price \$	--	\$349,900	\$300,000	\$264,900
Sale Price \$	--	\$345,000	\$300,000	\$265,000
Type of Financing	--	Fha	Fha	Va
Date of Sale	--	03/17/2023	08/26/2022	08/15/2022
DOM · Cumulative DOM	-- · --	57 · 57	64 · 64	1 · 45
Age (# of years)	33	32	31	23
Condition	Average	Good	Average	Good
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	2 Stories Cape Cod	1 Story ranch	1 Story ranch
# Units	1	1	1	1
Living Sq. Feet	1,778	1,592	1,917	1,560
Bdrm · Bths · ½ Bths	3 · 2	3 · 2 · 1	3 · 3	3 · 2
Total Room #	6	7	8	5
Garage (Style/Stalls)	Attached 2 Car(s)	Detached 3 Car(s)	Attached 1 Car	Attached 2 Car(s)
Basement (Yes/No)	No	No	No	Yes
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.		--	--	1,500
Pool/Spa	--	--	--	Pool - Yes
Lot Size	1.60 acres	2.01 acres	1.59 acres	1.54 acres
Other	--	--	--	--
Net Adjustment	--	-\$41,570	-\$4,370	-\$1,470
Adjusted Price	--	\$303,430	\$295,630	\$263,530

* 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** Move to the country on 2 acres featuring a huge 40x30 ft detached 3 bay work shop with new lighting and shelves in 2020. Plus there is a bonus 347 Sq ft attached den for a total of 1939 sq ft. In 2021 there was a new roof installed as well as the crawlspace was encapsulated and all new laminate flooring in most of the home and half bath fully remodeled. Master suite on the main floor can fit large furniture. Two bedrooms upstairs and a bonus/rec room for exercising, movie night, library, or maybe an extra bedroom. No HOA and only county taxes. condition -35,000, .41 acres -2,050, sq ft +5,580, 1/2 ba -10,000, age -100. adjustments -41,570.
- Sold 2** Private and gorgeous country setting with no city taxes on over 1.5 acres! All bedrooms are located on the main level with a full finished basement including an additional multi-functional room that could be used as a 4th bedroom along with its own full bath. Out back is a spacious screened in deck which overlooks nothing except lush foliage and an additional deck in the backyard ready for a pool as well as a storage shed! Concrete drive with turn around area for extra parking and easy exiting. Garage +10,000, rooms -10,000, 139 sq ft -4,170, 2 yrs -200, total adjustments = -4,370. total price = \$295,630.
- Sold 3** Nothing else like this home on the market! The scenic drive to this home is movie worthy! Three bedrooms and two full bathrooms on a full unfinished basement garage. The unfinished basement is the garage of your dreams with plenty of room for all those outdoor toys! Poplar wood siding home, with a huge covered porch sits on 1.54 acres - located on a quiet rural cul-de-sac. Home features; rustic laminate flooring throughout, wood-burning fireplace, extra large primary bedroom, and custom closets. Beautiful views from the front and back deck! Above ground pool conveys as-is. Newer HVAC. Sq ft +6,540, pool -2,000, room +5,000, age -1000, condition -10,000.

Subject Sales & Listing History

Current Listing Status	Not Currently Listed			Listing History Comments			
Listing Agency/Firm				The subject is not listed for sale currently, nor has it been in the recent past.			
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	\$299,900	\$299,900
Sales Price	\$295,500	\$295,500
30 Day Price	\$290,000	--
Comments Regarding Pricing Strategy		
<p>Sold comp 2 is the best comparable to use for this property. The listing comps are all quite a bit higher than the sold comps. It is always best to price off of sold comparables as we don't know what the listing comparables will close for. This area has gone past the \$300,000 threshold with the listings. Listing 1 is still active, Listing 2 is under contract and listing 3 is coming soon. It is not available for showings currently. Listing 2 is only 3 years old and could be why it went under contract so quickly. Pricing this property at \$299,900 will most likely move it quickly. If not dropping it down 9,900 at 30 days should do it.</p>		

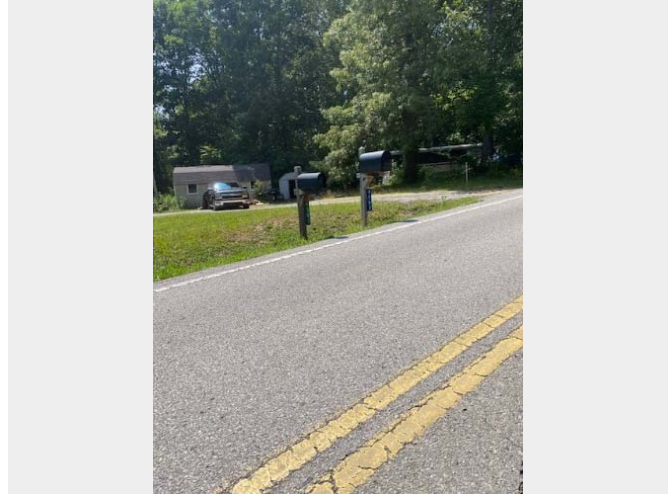
Clear Capital Quality Assurance Comments Addendum

Reviewer's The broker's as-is conclusion reflects the market for the subject. Comps are within a reasonable distance, relatively current, and accurately reflect
Notes 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 2341 Chester Harris Rd
Woodlawn, TN 37191



Front

L2 4515 Chester Harris Rd
Woodlawn, TN 37191



Front

L3 1450 Haynes Rd.
Woodlawn, TN 37191



Front

Sales Photos

S1 2425 Chester Harris Rd
Woodlawn, TN 37191



Front

S2 4688 Chester Harris Rd
Woodlawn, TN 37191



Front

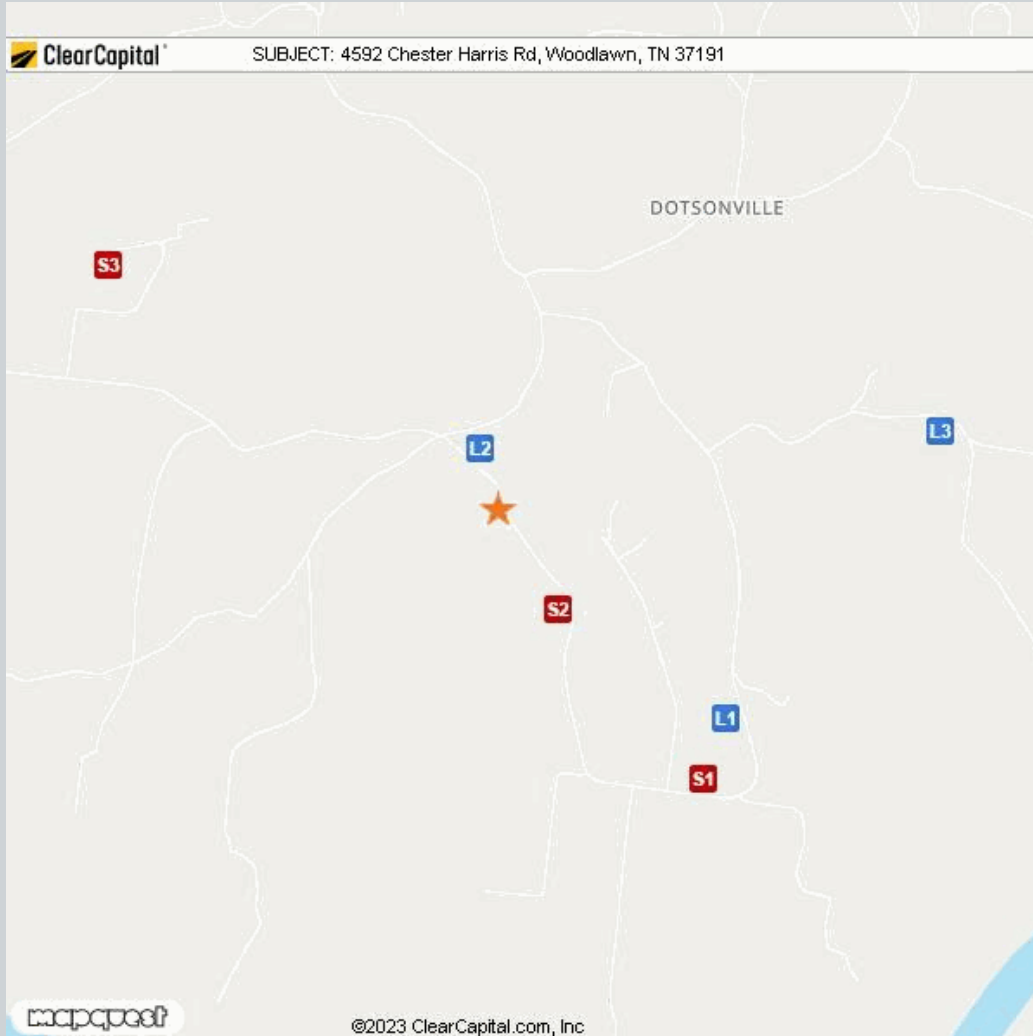
S3 2554 Toler Ct
Woodlawn, TN 37191



Front

ClearMaps Addendum

Address ★ 4592 Chester Harris Road, Woodlawn, TENNESSEE 37191
Loan Number 54048 **Suggested List** \$299,900 **Suggested Repaired** \$299,900 **Sale** \$295,500



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	4592 Chester Harris Road, Woodlawn, Tennessee 37191	--	Parcel Match
L1 Listing 1	2341 Chester Harris Rd, Woodlawn, TN 37191	0.86 Miles ¹	Parcel Match
L2 Listing 2	4515 Chester Harris Rd, Woodlawn, TN 37191	0.17 Miles ¹	Parcel Match
L3 Listing 3	1450 Haynes Rd., Woodlawn, TN 37191	1.24 Miles ¹	Parcel Match
S1 Sold 1	2425 Chester Harris Rd, Woodlawn, TN 37191	0.94 Miles ¹	Parcel Match
S2 Sold 2	4688 Chester Harris Rd, Woodlawn, TN 37191	0.32 Miles ¹	Parcel Match
S3 Sold 3	2554 Toler Ct, Woodlawn, TN 37191	1.27 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	03/11/2025	License State	TN
Phone	9312417112	Email	soldagainbylaurie@gmail.com
Broker Distance to Subject	12.03 miles	Date Signed	06/17/2023

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.