

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>	420 General George Patton Road, Nashville, TENNESSEE 37221	<b>Order ID</b>	8935523	<b>Property ID</b>	34622351
<b>Inspection Date</b>	09/21/2023	<b>Date of Report</b>	09/22/2023		
<b>Loan Number</b>	55202	<b>APN</b>	142090F42000CO		
<b>Borrower Name</b>	Breckenridge Property Fund 2016 LLC	<b>County</b>	Davidson		
<b>Tracking IDs</b>					
<b>Order Tracking ID</b>	09.20.23 BPO Request	<b>Tracking ID 1</b>	09.20.23 BPO Request		
<b>Tracking ID 2</b>	--	<b>Tracking ID 3</b>	--		

## General Conditions

<b>Owner</b>	PEGGY DUKE	<b>Condition Comments</b>	
<b>R. E. Taxes</b>	\$2,035	PROPERTY'S EXTERIOR APPEARS TO BE IN AVERAGE TO GOOD CONDITION FOR THE NEIGHBORHOOD. NO NEEDED REPAIRS WERE OBSERVED DURING A DRIVE BY. PER CURRENT MLS LISTING, SOLD 9/19/23: Great investment opportunity in River Plantation! This condo has so much potential and is ready for its new owner! 218 sq ft loft! Some mechanicals are new! New roof installed August 2023! Home has been professionally measured! Being sold AS-IS. FEMA map shows this property is not in a flood zone.	
<b>Assessed Value</b>	\$69,650		
<b>Zoning Classification</b>	Residential R15		
<b>Property Type</b>	Condo		
<b>Occupancy</b>	Vacant		
<b>Secure?</b>	Yes		
(HAS SECURE FRONT STORM DOOR; PORCH LIGHT ON; NEIGHBORS NEARBY AT POOL. )			
<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>	River Plantation Sec 6/David Floyd Assoc		
	KIM RAYMER, 615-297-2824		
<b>Association Fees</b>	\$255 / Month (Pool,Landscaping,Insurance,Tennis,Other: common areas, trash)		
<b>Visible From Street</b>	Visible		
<b>Road Type</b>	Public		

## Neighborhood & Market Data

<b>Location Type</b>	Suburban	<b>Neighborhood Comments</b>	
<b>Local Economy</b>	Stable	THE NEIGHBORHOOD IS RIVER PLANTATION, A PLANNED CONDO DEVELOPMENT. AN ESTABLISHED BUILDER STARTED THE NEIGHBORHOOD IN THE 1970'S AND HAS CONTINUED TO DEVELOP MORE AND MORE UNITS OVER THE YEARS. RIVER PLANTATION'S APPROX 1,500 UNITS ARE DIVIDED INTO SECTIONS (AT LEAST 11; SUBJECT PROPERTY IS IN SECTION 6). EACH SECTION HAS ITS OWN HOA, POOL, AND CLUBHOUSE.THE HOA'S MAY HAVE DIFFERENT FEES AND RULES, DEPENDING UPON THEIR BOARD, AGE OF THE UNITS, ETC. PARTS OF RIVER PLANTATION WERE SEVERELY DAMAGED IN THE 2010 MAJOR NASHVILLE, TN FLOOD. MOST	
<b>Sales Prices in this Neighborhood</b>	Low: \$316,800 High: \$435,000		
<b>Market for this type of property</b>	Decreased 5 % in the past 6 months.		
<b>Normal Marketing Days</b>	<30		

## Neighborhood Comments

THE NEIGHBORHOOD IS RIVER PLANTATION, A PLANNED CONDO DEVELOPMENT. AN ESTABLISHED BUILDER STARTED THE NEIGHBORHOOD IN THE 1970'S AND HAS CONTINUED TO DEVELOP MORE AND MORE UNITS OVER THE YEARS. RIVER PLANTATION'S APPROX 1,500 UNITS ARE DIVIDED INTO SECTIONS (AT LEAST 11; SUBJECT PROPERTY IS IN SECTION 6). EACH SECTION HAS ITS OWN HOA, POOL, AND CLUBHOUSE. THE HOA'S MAY HAVE DIFFERENT FEES AND RULES, DEPENDING UPON THEIR BOARD, AGE OF THE UNITS, ETC. PARTS OF RIVER PLANTATION WERE SEVERELY DAMAGED IN THE 2010 MAJOR NASHVILLE, TN FLOOD. MOST FLOODED UNITS WERE RENOVATED (MAINLY THE FIRST FLOORS), AND REPORTEDLY THE ASSOCIATIONS OVERSAW THE DRYING OUT AND MOLD REMEDIATION SO THAT ALL ADJOINING UNITS WOULD BE PROTECTED, EVEN IF THEY DIDN'T FLOOD. NOTATIONS OF -RENOVATED- IN MLS SOMETIMES MEANS NECESSARY RENOVATIONS BECAUSE OF THE FLOOD. BELLEVUE ONE, A NEWER LIVING/WORKING COMPLEX, IS APPROX ONE MILE AWAY WITH BANKS, GROCERIES, HOTELS, RESTAURANTS, OFFICES AND APARTMENTS, AND OTHER COMMERCIAL SERVICES.

## Current Listings

	Subject	Listing 1	Listing 2 *	Listing 3
<b>Street Address</b>	420 General George Patton Road	898 General George Patton Rd	719 General George Patton Rd	516 Plantation Ct
<b>City, State</b>	Nashville, TENNESSEE	Nashville, TN	Nashville, TN	Nashville, TN
<b>Zip Code</b>	37221	37221	37221	37221
<b>Datasource</b>	MLS	MLS	MLS	MLS
<b>Miles to Subj.</b>	--	0.21 <sup>1</sup>	0.12 <sup>1</sup>	0.87 <sup>1</sup>
<b>Property Type</b>	Condo	Condo	Condo	Condo
<b>Original List Price \$</b>	\$	\$425,000	\$414,000	\$425,000
<b>List Price \$</b>	--	\$399,900	\$414,000	\$365,000
<b>Original List Date</b>		06/02/2023	09/08/2023	05/11/2023
<b>DOM · Cumulative DOM</b>	-- · --	62 · 112	13 · 14	54 · 134
<b>Age (# of years)</b>	36	42	42	51
<b>Condition</b>	Average	Average	Average	Average
<b>Sales Type</b>	--	Fair Market Value	Fair Market Value	Fair Market Value
<b>Condo Floor Number</b>	1	1	1	1
<b>Location</b>	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
<b>View</b>	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
<b>Style/Design</b>	1.5 Stories TRADITIONAL	1.5 Stories TRADITIONAL	1.5 Stories TRADITIONAL	1 Story TRADITIONAL
<b># Units</b>	1	1	1	1
<b>Living Sq. Feet</b>	1,956	1,804	1,857	1,585
<b>Bdrm · Bths · ½ Bths</b>	3 · 2	3 · 2	3 · 2	3 · 2
<b>Total Room #</b>	7	7	7	6
<b>Garage (Style/Stalls)</b>	Carport 2 Car(s)	Carport 2 Car(s)	Carport 2 Car(s)	Carport 2 Car(s)
<b>Basement (Yes/No)</b>	No	No	No	No
<b>Basement (% Fin)</b>	0%	0%	0%	0%
<b>Basement Sq. Ft.</b>	--	--	--	--
<b>Pool/Spa</b>	Pool - Yes	Pool - Yes	Pool - Yes	Pool - Yes
<b>Lot Size</b>	0 acres	0 acres	0 acres	0 acres
<b>Other</b>	--	--	--	--

\* Listing 2 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.

## Current Listings - Cont.

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

- Listing 1** PER MLS, ---MOTIVATED SELLER~Andover plan w 3 bedrooms and 2 baths on main level w rec room up~End unit w lots of lush common greenspace, convenient guest parking and walk to neighborhood amenities~Generous size rooms w NEW LUXURY VINYL PLANK flooring throughout, tile in bathrooms, freshly painted neutral decor, new carpet, and beautiful moldings~"Cooks" kitchen w natural wood cabinetry, tile backsplash, SS appliances and pantry~Spacious primary suite w updated bath and walk-in closet w organization~Rec room is perfect for office, hobbies or 4th bedroom~Ample walk-in storage~Cozy courtyard patio~2 car carport~Amenities include clubhouse, pool, tennis, playground, basketball~Convenient to shopping and dining at One Bellevue Place, and easy interstate access~Newer HVAC and water heater~Move right in!!! (NOTE: MLS PHOTOS APPEAR TO SHOW INTERIOR IN AVERAGE CONDITION WITH SOME ORIGINAL APPEARING WALLPAPER AND FIXTURES).
- Listing 2** PER MLS, --- Move right in to this end unit with mostly one level living! This Andover plan home has been freshly painted, newly carpeted upstairs, and has newer hardwoods in the main level. It's located in Section VIII which has a fantastic clubhouse just down the road. The windows have been replaced and plantation shutters added. Unit DID NOT flood in 2010. Back patio is covered for year round usage. All appliances remain including the washer, dryer, refrigerator and deep freeze in shed. Immediate possession available! Brand new roof! Fireplace does not work to Sellers knowledge; Seller does not warrant fridge, washer, dryer and gas grill. (NOTE: MLS PHOTOS APPEAR TO SHOW INTERIOR IN AVERAGE CONDITION WITH SOME ORIGINAL APPEARING WALLPAPER AND FIXTURES).
- Listing 3** PER MLS, ---Preferred Lender is offering \$1500 credit towards Buyers Closing Cost or rate buy down \*\*Entire interior of home has been freshly painted and New wood floors have been added to bedrooms and hallway.\*\* Beautiful single story condo with low maintenance living~Conveniently located in neighborhood next to ample guest parking. Private courtyard space, with covered parking for two. Super close to shopping, restaurants and entertainment~15miles from Downtown Nashville~13 month Choice Home Warranty provided by seller Home is being sold to settle family estate, and is subject to court approval please note in the contract~minimum 30 days to close. Property did flood in 2010, however flood insurance has not been required since this event. HOA is currently at the 15% capacity for rentals, waitlist is available. HOA charges a \$1000 working capital fee paid at closing. Property is vacant and easy to show! Bring us an offer! (NOTE: MLS PHOTOS APPEAR TO SHOW INTERIOR IN AVERAGE CONDITION WITH SOME ORIGINAL APPEARING WALLPAPER AND FIXTURES).

## Recent Sales

	Subject	Sold 1	Sold 2 *	Sold 3
<b>Street Address</b>	420 General George Patton Road	8529 Sawyer Brown Rd	606 General George Patton Rd	1014 General George Patton Rd
<b>City, State</b>	Nashville, TENNESSEE	Nashville, TN	Nashville, TN	Nashville, TN
<b>Zip Code</b>	37221	37221	37221	37221
<b>Datasource</b>	MLS	MLS	MLS	MLS
<b>Miles to Subj.</b>	--	0.45 <sup>1</sup>	0.12 <sup>1</sup>	0.51 <sup>1</sup>
<b>Property Type</b>	Condo	Condo	Condo	Condo
<b>Original List Price \$</b>	--	\$380,000	\$409,900	\$355,000
<b>List Price \$</b>	--	\$380,000	\$409,900	\$355,000
<b>Sale Price \$</b>	--	\$390,000	\$390,000	\$355,000
<b>Type of Financing</b>	--	Cash	Conventional	Va
<b>Date of Sale</b>	--	01/20/2023	03/09/2023	03/31/2023
<b>DOM · Cumulative DOM</b>	-- · --	37 · 38	100 · 101	36 · 44
<b>Age (# of years)</b>	36	27	33	41
<b>Condition</b>	Average	Average	Average	Average
<b>Sales Type</b>	--	Fair Market Value	Fair Market Value	Fair Market Value
<b>Condo Floor Number</b>	1	1	1	1
<b>Location</b>	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
<b>View</b>	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
<b>Style/Design</b>	1.5 Stories TRADITIONAL	1.5 Stories TRADITIONAL	1.5 Stories TRADITIONAL	1.5 Stories TRADITIONAL
<b># Units</b>	1	1	1	1
<b>Living Sq. Feet</b>	1,956	2,031	1,900	1,804
<b>Bdrm · Bths · ½ Bths</b>	3 · 2	3 · 2	3 · 2 · 1	3 · 2
<b>Total Room #</b>	7	7	7	0
<b>Garage (Style/Stalls)</b>	Carport 2 Car(s)	Carport 2 Car(s)	Carport 2 Car(s)	Carport 2 Car(s)
<b>Basement (Yes/No)</b>	No	No	No	No
<b>Basement (% Fin)</b>	0%	0%	0%	0%
<b>Basement Sq. Ft.</b>	--	--	--	--
<b>Pool/Spa</b>	Pool - Yes	Pool - Yes	Pool - Yes	Pool - Yes
<b>Lot Size</b>	0 acres	0 acres	0 acres	0 acres
<b>Other</b>	--	--	--	--
<b>Net Adjustment</b>	--	\$0	-\$10,000	\$0
<b>Adjusted Price</b>	--	\$390,000	\$380,000	\$355,000

\* Sold 2 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** ADJ, \$0. PER MLS,---Highly desirable Andover floor plan with 3 bedrooms on main level. Fresh, neutral paint throughout. Well established Bellevue subdivision with easy access to shopping, restaurants, and Interstate access - 10 minutes to downtown. This unit has close walking distance access to both pool and clubhouse. Large storage area on second floor and storage shed off of 2 car carport. Easy to clean laminate floors throughout. Primary bath with separate shower and walk in soaker tub. Chair lift installed for second floor access is part of the listing but can be removed prior to closing at Buyer's request. Patio is partially covered for shade and easy access to carport when raining. Largest version of the Andover floor plan Owner is down sizing. Unit is vacant. Final cleaning and painting just completed. Make an offer and make it your own! River Plantation Section 10 is NOT currently approved for either FHA or VA financing. (NOTE: MLS PHOTOS APPEAR TO SHOW CLEAN INTERIOR, WITH SOME ORIGINAL APPEARING WALLPAPER AND/OR FIXTURES, IN AVERAGE CONDITION).
- Sold 2** ADJ, -\$10,000, BEDROOMBATH COUNT. PER MLS,---Updated! 3 Bedrooms on main includes Primary Bedroom. Bonus room with Half Bath upstairs! Den/FP, Kitchen with Miele S.S. Dishwasher, Stove, Microwave, Fridge. Plantation shutters, Wall Mount TV remains "As-Is." HVAC 2021, DID NOT FLOOD in 2010 & NOT in Flood Plain. Sold in "As Is" condition. Sold to Settle Estate. Private Remarks: Washer/Dryer remain "As-Is." Gas Logs Remain. Covered Patio. Exterior Storage. Seller to make No Repairs. (NOTE: MLS PHOTOS APPEAR TO SHOW CLEAN INTERIOR, WITH SOME ORIGINAL APPEARING WALLPAPER AND/OR FIXTURES, IN AVERAGE CONDITION).
- Sold 3** ADJ, \$0. PER MLS,---NICE UNIT READY FOR NEW OWNERS \* ONE LEVEL -- POPULAR ANDOVER PLAN! \* APPLIANCES INCLUDED IN SALE \* GAS FIREPLACE \* GAS WATER HEATER \* PROPERTY IS BEING SOLD TO SETTLE AN ESTATE \* NO FLOOD INSURANCE REQUIRED BUT CAN BE OBTAINED \* (NOTE: MLS PHOTOS APPEAR TO SHOW CLEAN INTERIOR, WITH SOME ORIGINAL APPEARING WALLPAPER AND/OR FIXTURES, IN AVERAGE CONDITION).

## Subject Sales & Listing History

<b>Current Listing Status</b>	Currently Listed	<b>Listing History Comments</b>					
<b>Listing Agency/Firm</b>	COMPASS RE	PER THE MLS LISTING, THE PROPERTY WAS LISTED 7/5/23 FOR \$380,000 AND SOLD 9/19/23 FOR \$3327,500 FOR CASH.					
<b>Listing Agent Name</b>	MISSY ROTEN						
<b>Listing Agent Phone</b>	615-475-5616						
<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>
07/05/2023	\$380,000	--	--	Sold	09/19/2023	\$327,500	MLS

## Marketing Strategy

	As Is Price	Repaired Price
<b>Suggested List Price</b>	\$359,500	\$359,500
<b>Sales Price</b>	\$355,000	\$355,000
<b>30 Day Price</b>	\$330,000	--
<b>Comments Regarding Pricing Strategy</b>		
SUGGESTED PRICING LEANS MOST HEAVILY UPON PRICING OF SOLD COMPS, ALL OF WHICH ARE WITHIN .51 MILE DISTANCE AND IN THE SAME NEIGHBORHOOD. ALL HAVE SIMILAR BEDROOM/BATH COUNT, AND GLA.		

## 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



Address Verification



Back



Street



Street



## Subject Photos



Street



Street

## Listing Photos

**L1** 898 GENERAL GEORGE PATTON RD  
Nashville, TN 37221



Front

**L2** 719 GENERAL GEORGE PATTON RD  
Nashville, TN 37221



Front

**L3** 516 PLANTATION CT  
Nashville, TN 37221



Front

## Sales Photos

**S1** 8529 SAWYER BROWN RD  
Nashville, TN 37221



Front

**S2** 606 GENERAL GEORGE PATTON RD  
Nashville, TN 37221



Front

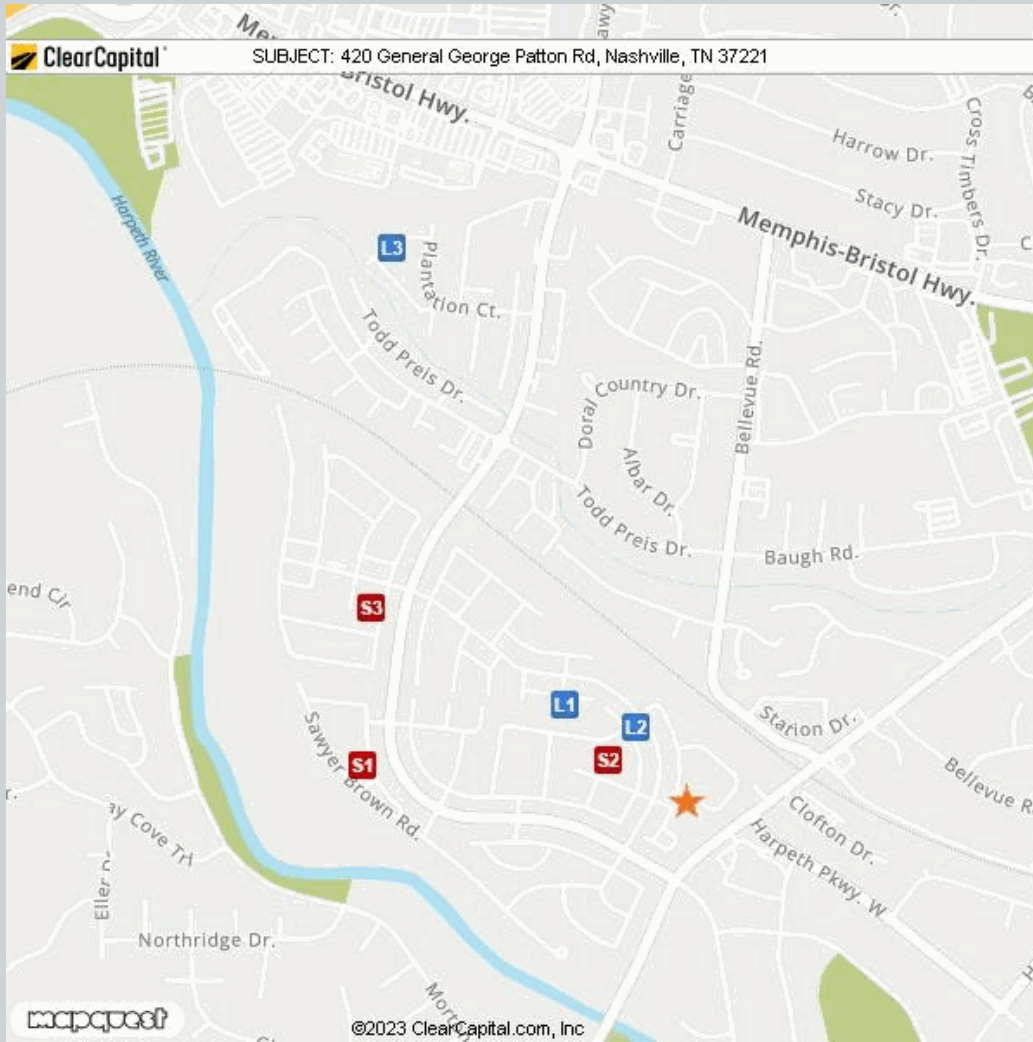
**S3** 1014 GENERAL GEORGE PATTON RD  
Nashville, TN 37221



Front

## ClearMaps Addendum

**Address** ★ 420 General George Patton Road, Nashville, TENNESSEE 37221  
**Loan Number** 55202      **Suggested List** \$359,500      **Suggested Repaired** \$359,500      **Sale** \$355,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	420 General George Patton Road, Nashville, Tennessee 37221	--	Parcel Match
L1 Listing 1	898 General George Patton Rd, Nashville, TN 37221	0.21 Miles <sup>1</sup>	Parcel Match
L2 Listing 2	719 General George Patton Rd, Nashville, TN 37221	0.12 Miles <sup>1</sup>	Parcel Match
L3 Listing 3	516 Plantation Ct, Nashville, TN 37221	0.87 Miles <sup>1</sup>	Parcel Match
S1 Sold 1	8529 Sawyer Brown Rd, Nashville, TN 37221	0.45 Miles <sup>1</sup>	Parcel Match
S2 Sold 2	606 General George Patton Rd, Nashville, TN 37221	0.12 Miles <sup>1</sup>	Parcel Match
S3 Sold 3	1014 General George Patton Rd, Nashville, TN 37221	0.51 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.

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

<b>Broker Name</b>	Sarah Rummage	<b>Company/Brokerage</b>	Benchmark Realty, LLC
<b>License No</b>	00221117	<b>Address</b>	2500 - 21ST AVENUE SOUTH NASHVILLE TN 37212
<b>License Expiration</b>	08/22/2024	<b>License State</b>	TN
<b>Phone</b>	6155165233	<b>Email</b>	sarahrummage@comcast.net
<b>Broker Distance to Subject</b>	8.80 miles	<b>Date Signed</b>	09/22/2023

*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.**

