

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>	1082 Mount Vernon Road, Bethpage, TN 37022	<b>Order ID</b>	8933381	<b>Property ID</b>	34616691
<b>Inspection Date</b>	09/19/2023	<b>Date of Report</b>	09/20/2023		
<b>Loan Number</b>	55206	<b>APN</b>	042M A 011.00		
<b>Borrower Name</b>	Breckenridge Property Fund 2016 LLC	<b>County</b>	Sumner		

<b>Tracking IDs</b>					
<b>Order Tracking ID</b>	09.19.23 BPO Request	<b>Tracking ID 1</b>	09.19.23 BPO Request		
<b>Tracking ID 2</b>	--	<b>Tracking ID 3</b>	--		

General Conditions		Condition Comments
<b>Owner</b>	Meador Lacey	Property looked to be in good shape from a visual look from road. Vinyl siding house with a gravel driveway.
<b>R. E. Taxes</b>	\$94,665	
<b>Assessed Value</b>	\$167,400	
<b>Zoning Classification</b>	res	
<b>Property Type</b>	SFR	
<b>Occupancy</b>	Vacant	
<b>Secure?</b>	Yes	
	(door is locked and all windows are closed)	
<b>Ownership Type</b>	Fee Simple	
<b>Property Condition</b>	Good	
<b>Estimated Exterior Repair Cost</b>		
<b>Estimated Interior Repair Cost</b>		
<b>Total Estimated Repair</b>		
<b>HOA</b>	No	
<b>Visible From Street</b>	Visible	
<b>Road Type</b>	Public	

Neighborhood & Market Data		Neighborhood Comments
<b>Location Type</b>	Rural	Road with homes on it similar to subject and properties from trailers to large farms.
<b>Local Economy</b>	Stable	
<b>Sales Prices in this Neighborhood</b>	Low: \$57000 High: \$469500	
<b>Market for this type of property</b>	Decreased 7 % in the past 6 months.	
<b>Normal Marketing Days</b>	<30	

## Current Listings

	Subject	Listing 1	Listing 2	Listing 3 *
Street Address	1082 Mount Vernon Road	665 Hog Back Ridge Rd	119 Blackey Bandy Rd	191 Ray Jent Rd
City, State	Bethpage, TN	Bethpage, TN	Bethpage, TN	Bethpage, TN
Zip Code	37022	37022	37022	37022
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	1.71 <sup>1</sup>	1.83 <sup>1</sup>	0.41 <sup>1</sup>
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$324,900	\$319,900	\$350,000
List Price \$	--	\$324,900	\$319,900	\$350,000
Original List Date		09/01/2023	08/23/2023	05/31/2023
DOM · Cumulative DOM	-- · --	18 · 19	28 · 28	50 · 112
Age (# of years)	13	36	6	5
Condition	Good	Good	Good	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	1 Story ranch	1 Story ranch	1 Story ranch	1 Story ranch
# Units	1	1	1	1
Living Sq. Feet	1,451	1,658	1,260	1,450
Bdrm · Bths · ½ Bths	3 · 2	3 · 2	3 · 2	3 · 2
Total Room #	7	6	6	6
Garage (Style/Stalls)	None	None	None	None
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	.94 acres	1.03 acres	1.15 acres	1.35 acres
Other	--	shed	shed	shed

\* 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.

## Current Listings - Cont.

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

- Listing 1** Tastefully remodeled home with all the popular colors and finishes set on over an acre of pristine land. Granite counter tops in the kitchen with a large new island. Lots of cupboard space with a beautiful view out the kitchen window. Floor plan has been opened up which creates a desirable living space. Good size bedrooms and a private master suite that opens up to a back fully screened in deck with a private hot tub. Stainless steel appliances, brand new windows, brand new roof, new HVAC, all new luxury vinyl plank throughout the home, and all new remodeled bathrooms. This home also has a large laundry room that can double as an office. There is also a large storage shed which can always come in handy. Beautiful views from this beautiful home, don't miss this one!
- Listing 2** This updated and charming home is situated in the countryside that is on just over an acre of land! This split floor plan home comes with 3 bedrooms & 2 full bathrooms. A large backyard with plenty of room to play! This home is very well kept and is like new! Make your appt today for your private showing! Private Remarks: Seller has been in home just over a year and wants to move closer to work.
- Listing 3** Experience country paradise at 191 Ray Jent Rd, in the heart of Bethpage. This charming one-story home offers a true Southern lifestyle with spacious living areas, exceptional finishes, and a generous outdoor space on a beautiful acre of land. Discover 3 comfortable bedrooms and 2 well-appointed bathrooms in this rural retreat. Each room is designed for comfort and relaxation, including the spacious primary suite and stylish bathrooms with high-quality fixtures. The modern kitchen boasts sleek countertops and appliances, perfect for meal prep, holiday cooking, or impromptu jam sessions. Step outside to your personal oasis: an expansive one-acre plot brimming with potential. Grow seasonal produce, set up a BBQ pit, or simply enjoy stargazing on clear nights – this land caters to your desire

### Recent Sales

	Subject	Sold 1	Sold 2 *	Sold 3
<b>Street Address</b>	1082 Mount Vernon Road	3366 Dobbins Pike	358 Blackey Bandy Rd	429 Blackey Bandy Rd
<b>City, State</b>	Bethpage, TN	Portland, TN	Bethpage, TN	Bethpage, TN
<b>Zip Code</b>	37022	37148	37022	37022
<b>Datasource</b>	Tax Records	MLS	MLS	MLS
<b>Miles to Subj.</b>	--	3.67 <sup>1</sup>	2.57 <sup>1</sup>	2.73 <sup>1</sup>
<b>Property Type</b>	SFR	SFR	SFR	SFR
<b>Original List Price \$</b>	--	\$290,000	\$309,900	\$334,700
<b>List Price \$</b>	--	\$290,000	\$309,900	\$304,200
<b>Sale Price \$</b>	--	\$290,000	\$309,900	\$304,200
<b>Type of Financing</b>	--	Conv	Fha	Cash
<b>Date of Sale</b>	--	05/05/2023	04/17/2023	05/03/2023
<b>DOM · Cumulative DOM</b>	-- · --	42 · 44	101 · 138	29 · 43
<b>Age (# of years)</b>	13	14	13	17
<b>Condition</b>	Good	Good	Good	Good
<b>Sales Type</b>	--	Fair Market Value	Fair Market Value	Fair Market Value
<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 Story ranch	1 Story ranch	1 Story ranch	1 Story ranch
<b># Units</b>	1	1	1	1
<b>Living Sq. Feet</b>	1,451	1,260	1,236	1,337
<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>	None	None	None	Detached 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>	--	--	--	--
<b>Lot Size</b>	.94 acres	1.33 acres	1.3 acres	1.34 acres
<b>Other</b>	--	shed	run in shed	--
<b>Net Adjustment</b>	--	+\$21,965	+\$19,725	+\$8,110
<b>Adjusted Price</b>	--	\$311,965	\$329,625	\$312,310

\* 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** This charming 3 bed, 2 bath home on 1.33 acres has been freshly painted and is move-in ready. Enjoy the vaulted ceiling in the living room and split floor plan for added privacy. The property also boasts fiber internet - perfect for those who work from home or enjoy streaming their favorite shows. Conveniently located between Portland and Gallatin, the house sits far off the road and boasts a large backyard - this home is the perfect combination of peaceful living and easy access to nearby amenities. (Note: The painted walls are so fresh that the seller opted to not even rehang pictures so there wouldn't be nail holes for the next owner. Another item to note is the roof had some minor shingle damage from the last storm but is being repaired).
- Sold 2** CHECK OUT THIS UPDATED 3 BEDROOM 2 BATH VINYL HOME WITH A SHOP BUILDING! SITTING ON A SPACIOUS 1.3 ACRE LOT THIS HOME OFFERS PLENTY OF ROOM TO ROAM! KITCHEN/DINING COMBO, LIVING ROOM WITH VAULTED CEILING, MASTER BEDROOM WITH TREY CEILING, FULL BATH, & WALK-IN CLOSET! THIS HOME IS LOCATED JUST 25 MINUTES FROM GALLATIN & JUST AN HOUR AWAY FROM NASHVILLE!
- Sold 3** Charming Home! Just under 1.5 Acres. Enjoy your evenings watching the sun set from the back deck along with all the peaceful country views!! Spacious Kitchen with SS Appliances. All appliances remain. Split floor plan w/ large bedrooms. Trey Ceiling in primary bedroom. The Insulated, two car, detached garage w/pedestrian door and electricity can also double as a "man cave" or "She shed" There is plenty of parking to have the whole family over for the holidays. Roof & appliances are 6 yrs old. Hot Water Heater is 3yrs old.

## Subject Sales & Listing History

<b>Current Listing Status</b>	Not Currently Listed		<b>Listing History Comments</b>				
<b>Listing Agency/Firm</b>			05/25/2012 \$117,346 05/28/2010 \$102,400				
<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>	0						
<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>

## Marketing Strategy

	<b>As Is Price</b>	<b>Repaired Price</b>
<b>Suggested List Price</b>	\$317,900	\$317,900
<b>Sales Price</b>	\$317,000	\$317,000
<b>30 Day Price</b>	\$299,000	--
<b>Comments Regarding Pricing Strategy</b>		
Home is nice and not too far from Gallatin and shopping and etc. I used GPS and sf to justify my price		

## 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



Side



Side



Street



Street

## Subject Photos



Street



## Listing Photos

**L1** 665 Hog Back Ridge Rd  
Bethpage, TN 37022



Front

**L2** 119 Blackey Bandy Rd  
Bethpage, TN 37022



Front

**L3** 191 Ray Jent Rd  
Bethpage, TN 37022



Front

## Sales Photos

**S1** 3366 Dobbins Pike  
Portland, TN 37148



Front

**S2** 358 Blackey Bandy Rd  
Bethpage, TN 37022



Front

**S3** 429 Blackey Bandy Rd  
Bethpage, TN 37022



Front

## ClearMaps Addendum

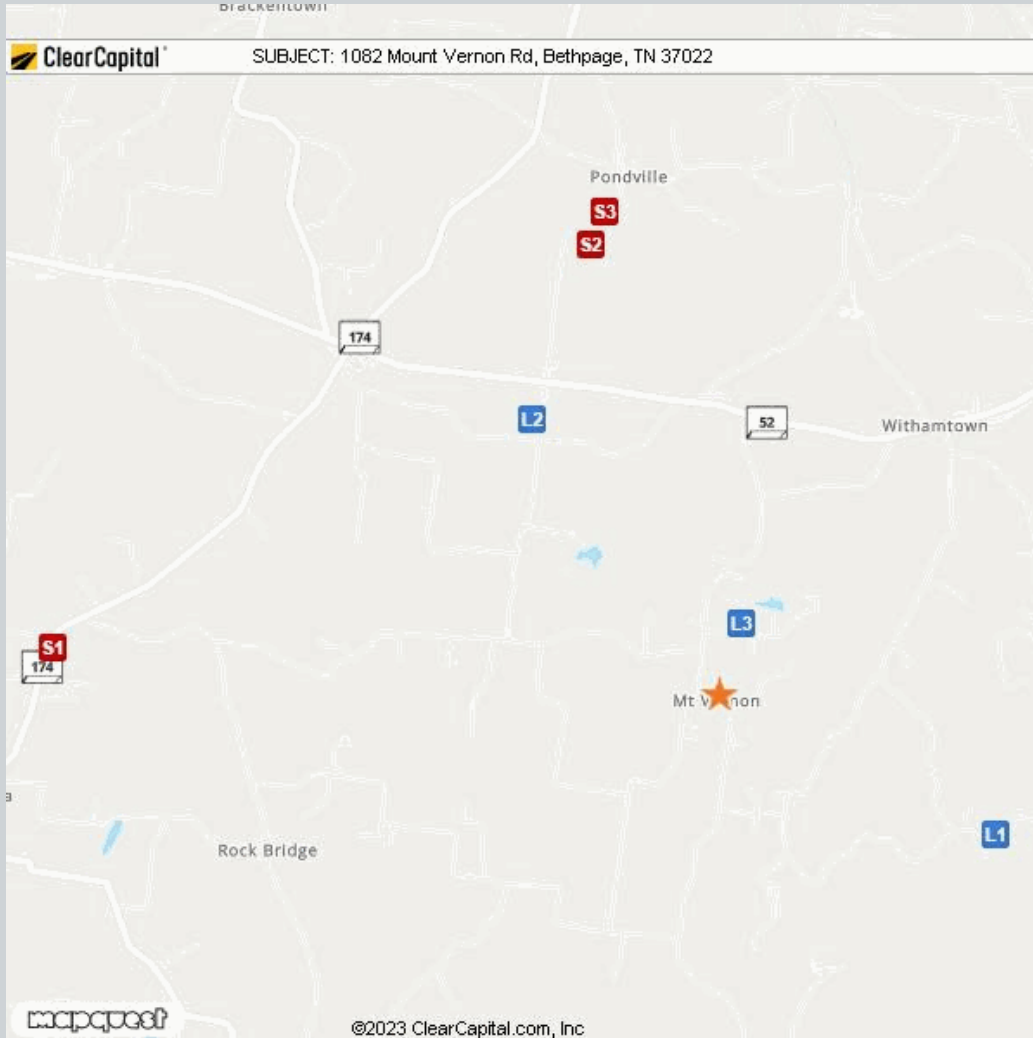
**Address** ★ 1082 Mount Vernon Road, Bethpage, TN 37022

**Loan Number** 55206

**Suggested List** \$317,900

**Suggested Repaired** \$317,900

**Sale** \$317,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	1082 Mount Vernon Road, Bethpage, Tn 37022	--	Parcel Match
L1 Listing 1	665 Hog Back Ridge Rd, Bethpage, TN 37022	1.71 Miles <sup>1</sup>	Parcel Match
L2 Listing 2	119 Blackey Bandy Rd, Bethpage, TN 37022	1.83 Miles <sup>1</sup>	Parcel Match
L3 Listing 3	191 Ray Jent Rd, Bethpage, TN 37022	0.41 Miles <sup>1</sup>	Parcel Match
S1 Sold 1	3366 Dobbins Pike, Portland, TN 37148	3.67 Miles <sup>1</sup>	Parcel Match
S2 Sold 2	358 Blackey Bandy Rd, Bethpage, TN 37022	2.57 Miles <sup>1</sup>	Parcel Match
S3 Sold 3	429 Blackey Bandy Rd, Bethpage, TN 37022	2.73 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>	Teresa Shipman	<b>Company/Brokerage</b>	Vylla Homes
<b>License No</b>	233503	<b>Address</b>	404 Denning Ford Rd Portland TN 37148
<b>License Expiration</b>	06/26/2024	<b>License State</b>	TN
<b>Phone</b>	6153642341	<b>Email</b>	teresalshipman@gmail.com
<b>Broker Distance to Subject</b>	8.72 miles	<b>Date Signed</b>	09/20/2023

*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.