

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	156 Foxrun, Springfield, TENNESSEE 37172	Order ID	8944389	Property ID	34637385
Inspection Date	09/27/2023	Date of Report	09/27/2023		
Loan Number	55223	APN	092K A 053.00		
Borrower Name	Breckenridge Property Fund 2016 LLC	County	Robertson		

Tracking IDs					
Order Tracking ID	09.26.23 BPO Request	Tracking ID 1	09.26.23 BPO Request		
Tracking ID 2	--	Tracking ID 3	--		

General Conditions

Owner	Lessman Crystal	Condition Comments	
R. E. Taxes	\$2,003	The subject is in average condition and conforms to surrounding neighborhood. It's located in a neighborhood composed mostly of single family dwellings. There is commercial presence and the area has easy access to major highways and shopping. The subject appears occupied although occupant type could not be verified.	
Assessed Value	\$54,925		
Zoning Classification	SFR		
Property Type	SFR		
Occupancy	Occupied		
Ownership Type	Fee Simple		
Property Condition	Good		
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	
Local Economy	Stable	The subject is in average condition and conforms to surrounding neighborhood. It's located in a neighborhood composed mostly of single family dwellings. There is commercial presence and the area has easy access to major highways and shopping. The subject appears occupied although occupant type could not be verified.	
Sales Prices in this Neighborhood	Low: \$334,700 High: \$380,000		
Market for this type of property	Remained Stable for the past 6 months.		
Normal Marketing Days	<90		

Current Listings

	Subject	Listing 1	Listing 2 *	Listing 3
Street Address	156 Foxrun	156 Fieldstone Ln	165 Foxrun	109 Fieldstone Ln
City, State	Springfield, TENNESSEE	Springfield, TN	Springfield, TN	Springfield, TN
Zip Code	37172	37172	37172	37172
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.18 ¹	0.03 ¹	0.05 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$339,700	\$375,000	\$365,000
List Price \$	--	\$334,700	\$349,000	\$379,900
Original List Date		06/21/2023	07/17/2023	06/08/2023
DOM · Cumulative DOM	-- · --	89 · 98	50 · 72	80 · 111
Age (# of years)	24	25	16	23
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	2 Stories 2 Story	2 Stories 2 Story	2 Stories 2 Story	1 Story 2 Story
# Units	1	1	1	1
Living Sq. Feet	1,744	1,625	1,704	1,870
Bdrm · Bths · ½ Bths	3 · 2 · 1	3 · 2	3 · 2	3 · 2
Total Room #	7	7	7	7
Garage (Style/Stalls)	Attached 2 Car(s)	Attached 2 Car(s)	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	0.16 acres	0.16 acres	0.17 acres	0.16 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** ***** PRICE REDUCTION*****Beautiful home located near the amazing Legacy Golf Course! Open and spacious floor plan with a HUGE upstairs bonus room. Master suite features tray ceilings and a spacious walk-in closet. This one is a must see!! Buyer/Buyer's Agent to verify all pertinent information.
- Listing 2** This move-in-ready home is immaculate! You really need to see it! Entirely new flooring throughout! Fresh paint everywhere! New deck! Fenced in backyard! Giant bonus room! High ceilings in the great room! Vaulted ceilings in main bedroom! Charming neighborhood, with great ammenties such as pool, playground, and community clubhouse! Great location in Springfield close to shopping and restaurants - minutes from Nashville! Schedule a showing today!
- Listing 3** Oakland Farms Subdivision, this home offers 3 bedrooms, 2 baths, bonus room over the 2 car garage, covered back deck, fenced back yard and more. Neighborhood amenities include a clubhouse, pool, fitness room and catch and release pond. The Legacy Golf Course is also within a cart drive. Lots of attic storage accessed from bonus room.

Recent Sales

	Subject	Sold 1 *	Sold 2	Sold 3
Street Address	156 Foxrun	168 Foxrun	706 Arabian Ln	164 Foxrun
City, State	Springfield, TENNESSEE	Springfield, TN	Springfield, TN	Springfield, TN
Zip Code	37172	37172	37172	37172
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.04 ¹	0.36 ¹	0.03 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$375,000	\$399,900	\$385,000
List Price \$	--	\$375,000	\$399,900	\$385,000
Sale Price \$	--	\$365,000	\$370,000	\$380,000
Type of Financing	--	Conventional	Conventional	Conventional
Date of Sale	--	09/25/2023	05/31/2023	07/14/2023
DOM · Cumulative DOM	-- · --	50 · 105	4 · 22	7 · 32
Age (# of years)	24	25	16	23
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	2 Stories 2 Story	2 Stories 2 Story	2 Stories 2 Story	2 Stories 2 Story
# Units	1	1	1	1
Living Sq. Feet	1,744	1,753	1,821	1,979
Bdrm · Bths · ½ Bths	3 · 2 · 1	3 · 2	3 · 2	3 · 2 · 1
Total Room #	7	7	7	7
Garage (Style/Stalls)	Attached 2 Car(s)	Attached 2 Car(s)	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	0.16 acres	0.22 acres	0.19 acres	0.17 acres
Other	--	--	--	--
Net Adjustment	--	+\$278	-\$5,416	-\$4,740
Adjusted Price	--	\$365,278	\$364,584	\$375,260

* 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** All brick, New Roof, flooring, paint, fixtures, hardware and more in this 3 bedroom, 2 bath home with 2 car garage in Oakland Farms. Very close to The Legacy Golf Course. No back door neighbors, home backs up to the UT Extension Farm. Neighborhood offers clubhouse, pool and fitness room.
- Sold 2** 3 bedroom, 2 bath, approximately 1,821 SF home with 2 car garage & bonus room over garage. Built in 2008, recently updated paint & LVT flooring in kitchen, dining room, & hall. New roof & water heater. Home backs up to a University of Tennessee farm, so no neighbors behind. Privacy fence in back yard & storage shed built into fence.
- Sold 3** Oakland Farms, just across from The Legacy Golf Course. Wonderful 3 bedroom 2.5 bath home with bonus room (could be 4th bed if needed), 2 car garage, large rear deck and fenced back yard. Property backs up the the UT Extension Farm so no back door neighbors. Hardwood flooring in the living room, dining room and bonus room. New luxury vinyl tile in the kitchen, bath rooms and utility room. Attic has great storage area with flooring and shelves.

Subject Sales & Listing History

Current Listing Status	Not Currently Listed		Listing History Comments				
Listing Agency/Firm			No sales history in 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	\$373,000	\$373,000
Sales Price	\$368,000	\$368,000
30 Day Price	\$363,000	--
Comments Regarding Pricing Strategy		
The subject is in average condition and conforms to surrounding neighborhood. It's located in a neighborhood composed mostly of single family dwellings. There is commercial presence and the area has easy access to major highways and shopping. The subject appears occupied although occupant type could not be verified.		

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



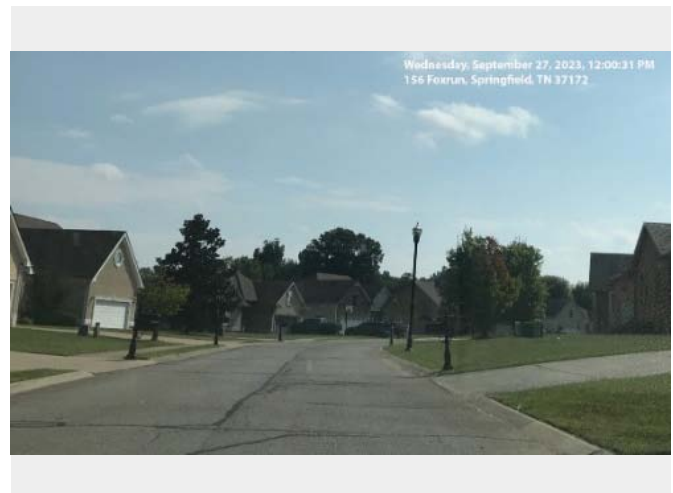
Side



Side



Street



Street

Listing Photos

L1 156 Fieldstone Ln
Springfield, TN 37172



Front

L2 165 Foxrun
Springfield, TN 37172



Front

L3 109 Fieldstone Ln
Springfield, TN 37172



Front

Sales Photos

S1 168 Foxrun
Springfield, TN 37172



Front

S2 706 Arabian Ln
Springfield, TN 37172



Front

S3 164 Foxrun
Springfield, TN 37172



Front

ClearMaps Addendum

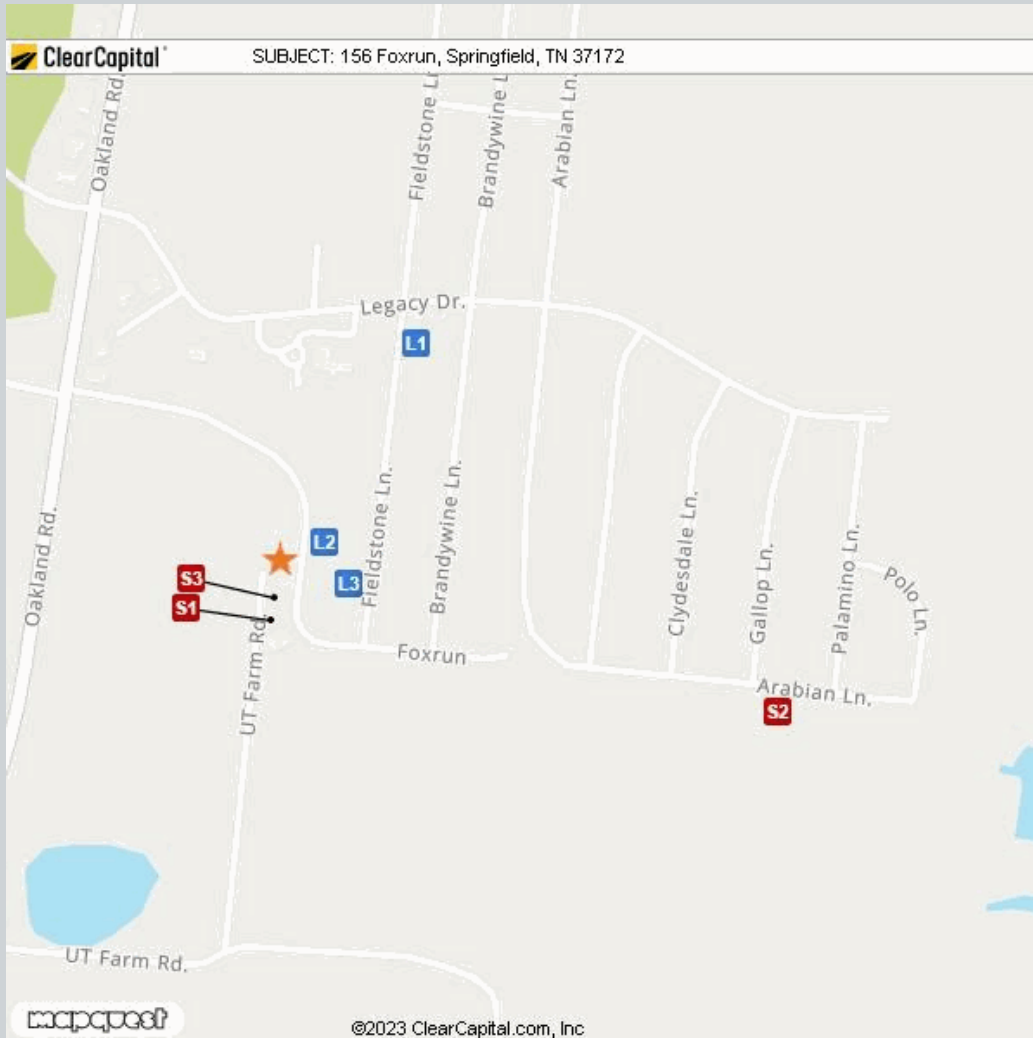
Address ★ 156 Foxrun, Springfield, TENNESSEE 37172

Loan Number 55223

Suggested List \$373,000

Suggested Repaired \$373,000

Sale \$368,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	156 Foxrun, Springfield, Tennessee 37172	--	Parcel Match
L1 Listing 1	156 Fieldstone Ln, Springfield, TN 37172	0.18 Miles ¹	Parcel Match
L2 Listing 2	165 Foxrun, Springfield, TN 37172	0.03 Miles ¹	Parcel Match
L3 Listing 3	109 Fieldstone Ln, Springfield, TN 37172	0.05 Miles ¹	Parcel Match
S1 Sold 1	168 Foxrun, Springfield, TN 37172	0.04 Miles ¹	Parcel Match
S2 Sold 2	706 Arabian Ln, Springfield, TN 37172	0.36 Miles ¹	Parcel Match
S3 Sold 3	164 Foxrun, Springfield, TN 37172	0.03 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	Shane Duncan	Company/Brokerage	Real Val Consulting Firm Inc
License No	311617	Address	150 4th Ave North Nashville TN 37219
License Expiration	01/18/2025	License State	TN
Phone	6158232532	Email	realvalcf@gmail.com
Broker Distance to Subject	22.19 miles	Date Signed	09/27/2023

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.