

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	101 River Court, Nashville, TN 37221	Order ID	8959730	Property ID	34661434
Inspection Date	10/05/2023	Date of Report	10/05/2023		
Loan Number	55317	APN	141-12-0C-035.00-CO		
Borrower Name	Breckenridge Property Fund 2016 LLC	County	Davidson		

Tracking IDs

Order Tracking ID	10.05.23 BPO Request	Tracking ID 1	10.05.23 BPO Request
Tracking ID 2	--	Tracking ID 3	--

General Conditions

Owner	Torrez Donna Gordon	Condition Comments	
R. E. Taxes	\$2,450	Based in the property inspection, subject property is in average condition, conforming its gla, age and lot utility.	
Assessed Value	\$83,875		
Zoning Classification	SFR		
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	
Local Economy	Improving	The subject is located in an established average location which has a much higher percentage of homeowner versus renter. Properties display a general similarity in design, utility, and overall appeal, with variations in size.	
Sales Prices in this Neighborhood	Low: \$328,000 High: \$595,000		
Market for this type of property	Increased 9 % in the past 6 months.		
Normal Marketing Days	<90		

Current Listings

	Subject	Listing 1	Listing 2	Listing 3 *
Street Address	101 River Court	9228 Sawyer Brown Rd	205 Roslyn Ct	7112 River Bend Rd
City, State	Nashville, TN	Nashville, TN	Nashville, TN	Nashville, TN
Zip Code	37221	37221	37221	37221
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.70 ¹	0.77 ¹	0.37 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$465,000	\$415,000	\$549,950
List Price \$	--	\$465,000	\$415,000	\$425,000
Original List Date		07/30/2023	07/26/2023	07/20/2023
DOM · Cumulative DOM	-- · --	65 · 67	69 · 71	75 · 77
Age (# of years)	28	23	29	34
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	2 Stories SFR	1 Story SFR	2 Stories SFR	1 Story SFR
# Units	1	1	1	1
Living Sq. Feet	2,027	2,031	1,909	2,013
Bdrm · Bths · ½ Bths	3 · 2 · 1	3 · 2	3 · 2	3 · 2
Total Room #	6	5	5	5
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	0.28 acres	0.14 acres	0.12 acres	0.32 acres
Other	None	None	None	None0.04

* Listing 3 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.

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

Listing 1 Fair market. Similar GLA and age, inferior lot size, same style and condition, has 2 attached garage, 3/2 floorplan. Adjustment: age -5000, half bath +5000, lot size +5000.

Listing 2 Fair market. Inferior GLA, 3/2 floorplan, same style and condition, similar age, inferior lot size, has 2 attached garage. Adjustment: half bath +5000, lot size +5000, gla +5968, age +1000.

Listing 3 Fair market. Similar GLA, 3/2 floorplan, has 2 attached garage, similar age and lot size, same style and condition. Adjustment: half bath +5000, age +6000.

Recent Sales

	Subject	Sold 1	Sold 2 *	Sold 3
Street Address	101 River Court	361 Roslyn Ct	109 Ryan Ct	7305 River Bend Rd
City, State	Nashville, TN	Nashville, TN	Nashville, TN	Nashville, TN
Zip Code	37221	37221	37221	37221
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.72 ¹	0.76 ¹	0.04 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$419,888	\$428,000	\$5,400,000
List Price \$	--	\$409,888	\$428,000	\$499,900
Sale Price \$	--	\$395,000	\$422,000	\$457,500
Type of Financing	--	Conventional	Conventional	Conventional
Date of Sale	--	06/30/2023	09/14/2023	08/07/2023
DOM · Cumulative DOM	-- · --	55 · 56	32 · 33	72 · 74
Age (# of years)	28	26	28	33
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	2 Stories SFR	1 Story SFR	2 Stories SFR	2 Stories SFR
# Units	1	1	1	1
Living Sq. Feet	2,027	1,770	1,956	2,412
Bdrm · Bths · ½ Bths	3 · 2 · 1	3 · 2	4 · 2 · 1	3 · 2 · 1
Total Room #	6	5	7	6
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	0.28 acres	0.12 acres	0.18 acres	0.27 acres
Other	None	None	None	None
Net Adjustment	--	+\$24,921	+\$6,431	-\$14,357
Adjusted Price	--	\$419,921	\$428,431	\$443,143

* 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** Fair market. Inferior GLA, similar age, inferior lot size, same style and condition, has 2 attached garage. Adjustment: half bath +5000, lot size +5000, age-2000, gla +12921.
- Sold 2** Fair market. Similar GLA, same style and condition, similar age and lot size, 4/2.5 floorplan, has 2 attached garage. Adjustment: bed -10,000, gla +3569.
- Sold 3** Fair market. Superior GLA, equal room counts, similar age and lot size, has 2 attached garage, same style and condition. Adjustment: gla-19357, age +5000.

Subject Sales & Listing History

Current Listing Status	Not Currently Listed			Listing History Comments			
Listing Agency/Firm				Based in the MLS record 2548483, subject was sold on 09/29/2023 for 412,000.			
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	\$439,000	\$439,000
Sales Price	\$429,000	\$429,000
30 Day Price	\$419,000	--
Comments Regarding Pricing Strategy		
<p>Final value was based on the most proximate and share similar characteristic to the subject. Searched derived thru 1 mile radius and within 6 months of comparable sale/list. Proximity exceeded due to lack of comparable in the immediate area. This report is a broker price opinion estimate of current market value on the said property. It should not be construed as an appraisal, nor used as an appraisal if an appraisal is required. The neighborhood has a shortage of homes on the market as there are more homes which have sold than listed in the past 6 months. Naturally, this shortage has enabled prices to rise and this trend is expected to continue over the next 6 months.</p>		

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



Other

Listing Photos

L1 9228 Sawyer Brown Rd
Nashville, TN 37221



Front

L2 205 Roslyn Ct
Nashville, TN 37221



Front

L3 7112 River Bend Rd
Nashville, TN 37221



Front

Sales Photos

S1 361 Roslyn Ct
Nashville, TN 37221



Front

S2 109 Ryan Ct
Nashville, TN 37221



Front

S3 7305 River Bend Rd
Nashville, TN 37221



Front

ClearMaps Addendum

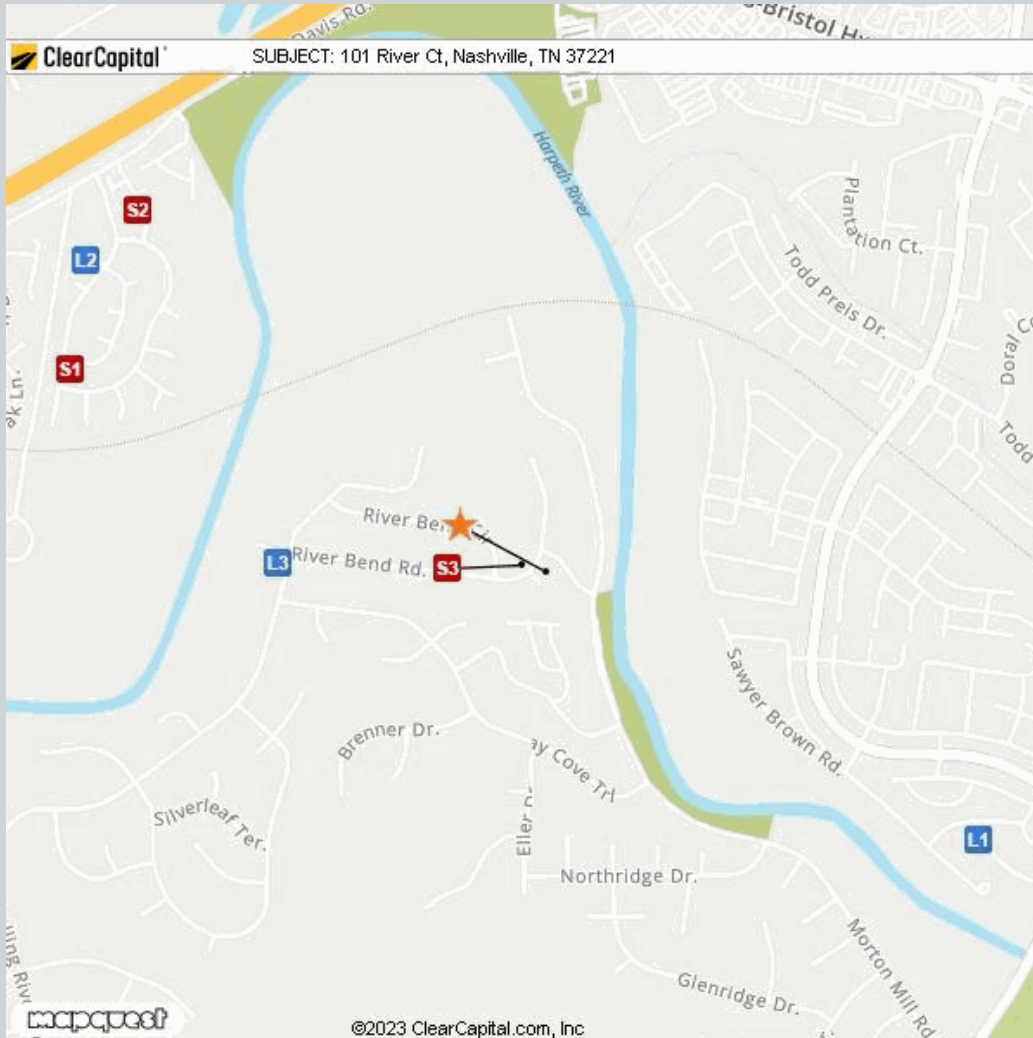
Address ★ 101 River Court, Nashville, TN 37221

Loan Number 55317

Suggested List \$439,000

Suggested Repaired \$439,000

Sale \$429,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	101 River Court, Nashville, TN 37221	--	Parcel Match
L1 Listing 1	9228 Sawyer Brown Rd, Nashville, TN 37221	0.70 Miles ¹	Parcel Match
L2 Listing 2	205 Roslyn Ct, Nashville, TN 37221	0.77 Miles ¹	Parcel Match
L3 Listing 3	7112 River Bend Rd, Nashville, TN 37221	0.37 Miles ¹	Parcel Match
S1 Sold 1	361 Roslyn Ct, Nashville, TN 37221	0.72 Miles ¹	Parcel Match
S2 Sold 2	109 Ryan Ct, Nashville, TN 37221	0.76 Miles ¹	Parcel Match
S3 Sold 3	7305 River Bend Rd, Nashville, TN 37221	0.04 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

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Purpose:

Please determine a fair market price for this property at which it would sell in a typical marketing time for the area.Â

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Customer Specific Requests:

If the property is commercial or mixed use, please stop and contact Clear Capital as soon as possible

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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.

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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.

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Standard Instructions:

1. Clear Capital Code Of Conduct - Please make sure that you are always abiding by theÂ Clear Capital Code of ConductÂ when completing valuation reports.
- 2.Â 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.Â
3. Use the subject characteristics provided in the report Grid (if preloaded) to evaluate theÂ property. This information is from a full interior appraisal and is assumed to be most accurate.Â 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 theÂ subject's neighborhood such as neighborhood desirability, amenities, parks, schools,Â 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 530-582-5011Â 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, selectÂ 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

Report Instructions - cont.

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.Â

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	Robert Weigel	Company/Brokerage	HRG Realty Group LLC
License No	288515	Address	1108 Belle Meade Boulevard Nashville TN 37205
License Expiration	10/03/2025	License State	TN
Phone	6155256165	Email	robb@realestateagentrobert.com
Broker Distance to Subject	5.31 miles	Date Signed	10/05/2023

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.