

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>	5510 Country Drive Unit 27, Nashville, TN 37211	<b>Order ID</b>	9022348	<b>Property ID</b>	34796105
<b>Inspection Date</b>	11/16/2023	<b>Date of Report</b>	11/16/2023		
<b>Loan Number</b>	55674	<b>APN</b>	162-09-0A-027.00-CO		
<b>Borrower Name</b>	Breckenridge Property Fund 2016 LLC	<b>County</b>	Davidson		

Tracking IDs					
<b>Order Tracking ID</b>	11.13_BPO	<b>Tracking ID 1</b>	11.13_BPO		
<b>Tracking ID 2</b>	--	<b>Tracking ID 3</b>	--		

## General Conditions

General Conditions		Condition Comments
<b>Owner</b>	Olds Jayna Starr	Condition appears average and there were no major repairs which were noted during the time of inspection.
<b>R. E. Taxes</b>	\$120,967	
<b>Assessed Value</b>	\$37,175	
<b>Zoning Classification</b>	Residential	
<b>Property Type</b>	Condo	
<b>Occupancy</b>	Occupied	
<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>	Hickory Valley Condominiums 9999999999	
<b>Association Fees</b>	\$255 / Month (Other: Trash removal)	
<b>Visible From Street</b>	Visible	
<b>Road Type</b>	Public	

## Neighborhood & Market Data

Neighborhood & Market Data		Neighborhood Comments
<b>Location Type</b>	Urban	The subject property is located in an established neighborhood that consists of mostly of townhouse style homes of various ages, displaying general similarity in design, utility, and with variations in size.
<b>Local Economy</b>	Improving	
<b>Sales Prices in this Neighborhood</b>	Low: \$169,000 High: \$305,000	
<b>Market for this type of property</b>	Increased 5 % in the past 6 months.	
<b>Normal Marketing Days</b>	<90	

## Current Listings

	Subject	Listing 1	Listing 2	Listing 3 *
Street Address	5510 Country Drive Unit 27	5600 Country Dr #314	5510 Country Dr #89	5601 Country Dr #210
City, State	Nashville, TN	Nashville, TN	Nashville, TN	Nashville, TN
Zip Code	37211	37211	37211	37211
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.15 <sup>1</sup>	0.10 <sup>1</sup>	0.18 <sup>1</sup>
Property Type	Condo	Condo	Condo	Condo
Original List Price \$	\$	\$205,000	\$249,000	\$269,900
List Price \$	--	\$205,000	\$239,500	\$269,900
Original List Date		10/28/2023	11/01/2023	11/05/2023
DOM · Cumulative DOM	-- · --	18 · 19	12 · 15	10 · 11
Age (# of years)	51	45	51	45
Condition	Average	Average	Average	Average
Sales Type	--	Fair Market Value	Fair Market Value	Fair Market Value
Condo Floor Number	27	314	89	210
Location	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
View	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
Style/Design	2 Stories Colonial	2 Stories Colonial	2 Stories Colonial	2 Stories Colonial
# Units	1	1	1	1
Living Sq. Feet	1,480	1,120	1,480	1,518
Bdrm · Bths · ½ Bths	3 · 2 · 1	2 · 1 · 1	3 · 1 · 1	3 · 2 · 1
Total Room #	6	5	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	0.1 acres	0.1 acres	0.1 acres	0.1 acres
Other	Porch, Patio	Porch, Patio	Porch, Patio	Porch, Patio

\* 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.

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

**Listing 1** Fair market, smaller in GLA, similar in age, fewer in bed and bath count, same in style. ADJ: GLA 7200, BED 4K, FBATH 2K = \$13200

**Listing 2** Fair market, equal in GLA, equal in age, equal in bed, fewer in bath, same in style. ADJ: FBATH 2K = \$2000

**Listing 3** Fair market, similar in age, similar in GLA, equal in bed and bath count, same in style. ADJ: No adjustment

## Recent Sales

	Subject	Sold 1	Sold 2 *	Sold 3
Street Address	5510 Country Drive Unit 27	5510 Country Dr #7	5510 Country Dr #56	5510 Country Dr #30
City, State	Nashville, TN	Nashville, TN	Nashville, TN	Nashville, TN
Zip Code	37211	37211	37211	37211
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.02 <sup>1</sup>	0.07 <sup>1</sup>	0.02 <sup>1</sup>
Property Type	Condo	Condo	Condo	Condo
Original List Price \$	--	\$215,000	\$215,000	\$185,000
List Price \$	--	\$210,000	\$215,000	\$185,000
Sale Price \$	--	\$185,000	\$185,000	\$195,000
Type of Financing	--	Conventional	Conventional	Conventional
Date of Sale	--	05/18/2023	03/24/2023	08/11/2023
DOM · Cumulative DOM	-- · --	34 · 62	8 · 52	3 · 52
Age (# of years)	51	51	51	51
Condition	Average	Average	Average	Average
Sales Type	--	Fair Market Value	Fair Market Value	Fair Market Value
Condo Floor Number	27	7	56	30
Location	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
View	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
Style/Design	2 Stories Colonial	2 Stories Colonial	2 Stories Colonial	2 Stories Colonial
# Units	1	1	1	1
Living Sq. Feet	1,480	1,088	1,480	1,218
Bdrm · Bths · ½ Bths	3 · 2 · 1	2 · 1 · 1	3 · 1 · 2	2 · 1 · 1
Total Room #	6	5	6	5
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	0.1 acres	0.1 acres	0.1 acres	0.1 acres
Other	Porch, Patio	Porch, Patio	Porch, Patio	Porch, Patio
Net Adjustment	--	+\$13,840	+\$2,000	+\$11,240
Adjusted Price	--	\$198,840	\$187,000	\$206,240

\* 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.

### Reasons for Adjustments Why the comparable sale is superior or inferior to the subject.

**Sold 1** Fair market, equal in age, smaller in GLA, fewer in bed and bath count, same in style. ADJ: GLA 7840, BED 4K, FBATH 2K = \$13840

**Sold 2** Fair market, equal in GLA, equal in GLA, equal in bed, equal in bath count, same in style. ADJ: FBATH 2000 = \$2000

**Sold 3** Fair market, smaller in GLA, equal in age, fewer in bed and bath count, same in style. ADJ: GLA 5240, BED 4K, FBATH 2K = \$11240

## Subject Sales & Listing History

<b>Current Listing Status</b>	Not Currently Listed			<b>Listing History Comments</b>			
<b>Listing Agency/Firm</b>				Subject has been sold within the past 12 months.			
<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>	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>
10/26/2023	\$205,000	10/31/2023	\$189,000	Sold	11/09/2023	\$169,000	MLS

## Marketing Strategy

	<b>As Is Price</b>	<b>Repaired Price</b>
<b>Suggested List Price</b>	\$205,000	\$205,000
<b>Sales Price</b>	\$195,000	\$195,000
<b>30 Day Price</b>	\$185,000	--
<b>Comments Regarding Pricing Strategy</b>		
Values are based on most recently closed sales similar to subject and currently listed properties in direct competition with subject property. They are considered to be the best available at the time of the inspection & good indicators of market value.		

## 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



Side



Side



Street



## Subject Photos



Street

## Listing Photos

**L1** 5600 Country Dr #314  
Nashville, TN 37211



Front

**L2** 5510 Country Dr #89  
Nashville, TN 37211



Front

**L3** 5601 Country Dr #210  
Nashville, TN 37211



Front

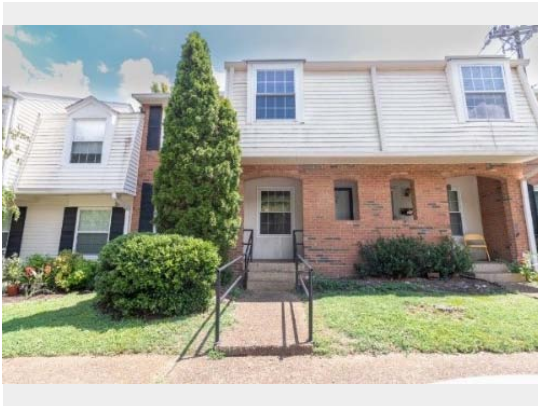
## Sales Photos

**S1** 5510 Country Dr #7  
Nashville, TN 37211



Front

**S2** 5510 Country Dr #56  
Nashville, TN 37211



Front

**S3** 5510 Country Dr #30  
Nashville, TN 37211

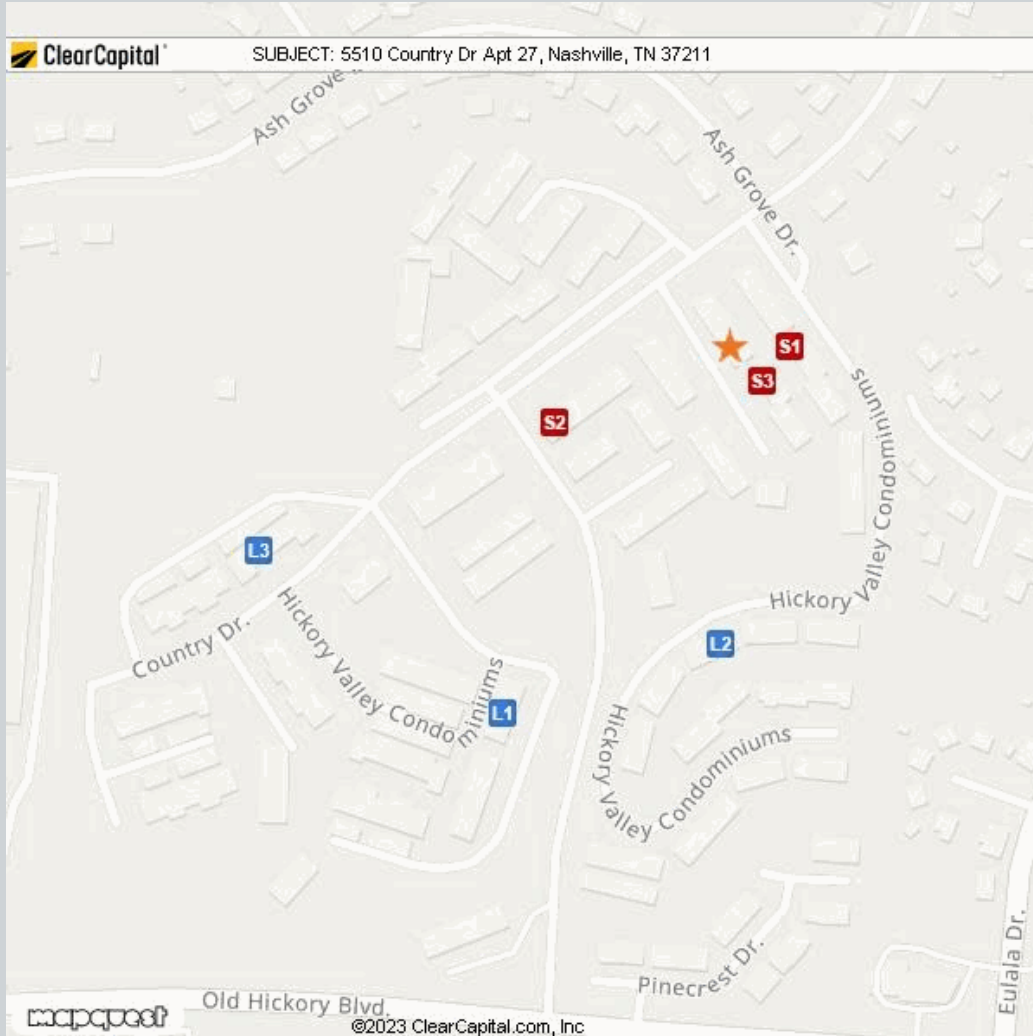


Front



## ClearMaps Addendum

**Address** ★ 5510 Country Drive Unit 27, Nashville, TN 37211  
**Loan Number** 55674      **Suggested List** \$205,000      **Suggested Repaired** \$205,000      **Sale** \$195,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	5510 Country Drive Unit 27, Nashville, TN 37211	--	Parcel Match
L1 Listing 1	5600 Country Dr #314, Nashville, TN 37211	0.15 Miles <sup>1</sup>	Parcel Match
L2 Listing 2	5510 Country Dr #89, Nashville, TN 37211	0.10 Miles <sup>1</sup>	Parcel Match
L3 Listing 3	5601 Country Dr #210, Nashville, TN 37211	0.18 Miles <sup>1</sup>	Parcel Match
S1 Sold 1	5510 Country Dr #7, Nashville, TN 37211	0.02 Miles <sup>1</sup>	Parcel Match
S2 Sold 2	5510 Country Dr #56, Nashville, TN 37211	0.07 Miles <sup>1</sup>	Parcel Match
S3 Sold 3	5510 Country Dr #30, Nashville, TN 37211	0.02 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>	Robert Weigel	<b>Company/Brokerage</b>	HRG Realty Group LLC
<b>License No</b>	288515	<b>Address</b>	1108 Belle Meade Boulevard Nashville TN 37205
<b>License Expiration</b>	10/03/2025	<b>License State</b>	TN
<b>Phone</b>	6155256165	<b>Email</b>	robb@realestateagentrobert.com
<b>Broker Distance to Subject</b>	9.21 miles	<b>Date Signed</b>	11/16/2023

*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:**

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