

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>	3809 Creekwood Circle, Nashville, TN 37218	<b>Order ID</b>	9071841	<b>Property ID</b>	34889388
<b>Inspection Date</b>	12/17/2023	<b>Date of Report</b>	12/17/2023		
<b>Loan Number</b>	56022	<b>APN</b>	058-15-0-093.00		
<b>Borrower Name</b>	Breckenridge Property Fund 2016 LLC	<b>County</b>	Davidson		

Tracking IDs					
<b>Order Tracking ID</b>	12.15_BPO	<b>Tracking ID 1</b>	12.15_BPO		
<b>Tracking ID 2</b>	--	<b>Tracking ID 3</b>	--		

### General Conditions

<b>Owner</b>	Atkinson Michael R Et Ux	<b>Condition Comments</b>	
<b>R. E. Taxes</b>	\$1,673	<p>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. Subject has no house numbers or mailbox numbers. Address verification pictures are of neighbors' homes and mailboxes. Address was verified by tax records.</p>	
<b>Assessed Value</b>	\$51,425		
<b>Zoning Classification</b>	SFR		
<b>Property Type</b>	SFR		
<b>Occupancy</b>	Occupied		
<b>Ownership Type</b>	Fee Simple		
<b>Property Condition</b>	Good		
<b>Estimated Exterior Repair Cost</b>	\$0		
<b>Estimated Interior Repair Cost</b>	\$0		
<b>Total Estimated Repair</b>	\$0		
<b>HOA</b>	No		
<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	<p>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.</p>	
<b>Sales Prices in this Neighborhood</b>	Low: \$250,000 High: \$429,900		
<b>Market for this type of property</b>	Remained Stable for the past 6 months.		
<b>Normal Marketing Days</b>	<90		

### Current Listings

	Subject	Listing 1 *	Listing 2	Listing 3
<b>Street Address</b>	3809 Creekwood Circle	3028 Kings Ln	4124 Buenaview Ct	3012 Sunnyview Dr
<b>City, State</b>	Nashville, TN	Nashville, TN	Nashville, TN	Nashville, TN
<b>Zip Code</b>	37218	37218	37218	37218
<b>Datasource</b>	Tax Records	MLS	MLS	MLS
<b>Miles to Subj.</b>	--	1.37 <sup>1</sup>	1.24 <sup>1</sup>	1.39 <sup>1</sup>
<b>Property Type</b>	SFR	SFR	SFR	SFR
<b>Original List Price \$</b>	\$	\$275,000	\$300,000	\$429,900
<b>List Price \$</b>	--	\$275,000	\$290,000	\$429,900
<b>Original List Date</b>		09/30/2023	09/08/2023	10/19/2023
<b>DOM · Cumulative DOM</b>	-- · --	1 · 78	82 · 100	32 · 59
<b>Age (# of years)</b>	40	39	43	49
<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>	2 Stories 2 Story	1 Story Ranch	1 Story Ranch	1 Story Ranch
<b># Units</b>	1	1	1	1
<b>Living Sq. Feet</b>	1,964	1,430	1,100	2,156
<b>Bdrm · Bths · ½ Bths</b>	3 · 1 · 1	3 · 1	3 · 1	5 · 3
<b>Total Room #</b>	6	6	6	10
<b>Garage (Style/Stalls)</b>	Attached 2 Car(s)	None	None	None
<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>	0.27 acres	0.25 acres	0.23 acres	0.22 acres
<b>Other</b>	--	--	--	--

\* Listing 1 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** Discover this inviting 3-bedroom home with a spacious bonus room, fenced backyard, large carport and the convenience of being less than 8 miles from Bridgestone Arena for less than \$300k. The property features include a 2019 air conditioner and heat pump, beautiful hardwood floors, and a roof that's just 8 years old. The spacious bonus room is perfect for family gatherings, a home office, or a creative retreat.

**Listing 2** Great location. Home needs some work, but great opportunity in Nashville.

**Listing 3** Remarkable renovation on a unique property with close proximity to Nashville and Briley Prkwy. This home is perfect for the large family with 5 bedrooms and 3 full baths with all living space on same level. No overpaying for quirky basement space here! Potential uses include an in-law suite or a separate rental unit. The back portion of the home can be a separate apartment that has its own entrance and parking for long or short-term rental income. The roof is new and under warranty as well as most appliances. Updated vinyl windows and new gutters. All newly installed flooring and/or refinished original hardwoods. The backyard living space includes an 8x24 covered deck, firepit area and freshly sewn grass. All freshly painted, landscaped and ready for move-in!

### Recent Sales

	Subject	Sold 1	Sold 2	Sold 3 *
<b>Street Address</b>	3809 Creekwood Circle	580 Phipps Dr	3792 Lunn Dr	3804 Lunn Dr
<b>City, State</b>	Nashville, TN	Nashville, TN	Nashville, TN	Nashville, TN
<b>Zip Code</b>	37218	37218	37218	37218
<b>Datasource</b>	Tax Records	MLS	MLS	MLS
<b>Miles to Subj.</b>	--	0.63 <sup>1</sup>	0.32 <sup>1</sup>	0.34 <sup>1</sup>
<b>Property Type</b>	SFR	SFR	SFR	SFR
<b>Original List Price \$</b>	--	\$400,000	\$285,000	\$314,900
<b>List Price \$</b>	--	\$300,000	\$269,900	\$314,900
<b>Sale Price \$</b>	--	\$250,000	\$265,000	\$269,900
<b>Type of Financing</b>	--	Conventional	Conventional	Conventional
<b>Date of Sale</b>	--	06/02/2023	02/10/2023	05/22/2023
<b>DOM · Cumulative DOM</b>	-- · --	71 · 136	108 · 156	64 · 117
<b>Age (# of years)</b>	40	39	43	49
<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>	2 Stories 2 Story	2 Stories 2 Story	1 Story Ranch	1 Story Ranch
<b># Units</b>	1	1	1	1
<b>Living Sq. Feet</b>	1,964	2,294	1,250	1,742
<b>Bdrm · Bths · ½ Bths</b>	3 · 1 · 1	4 · 3	4 · 1 · 1	3 · 2
<b>Total Room #</b>	6	9	7	7
<b>Garage (Style/Stalls)</b>	Attached 2 Car(s)	Attached 2 Car(s)	None	None
<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>	0.27 acres	0.41 acres	0.23 acres	0.29 acres
<b>Other</b>	--	--	--	--
<b>Net Adjustment</b>	--	-\$14,680	+\$5,072	+\$2,616
<b>Adjusted Price</b>	--	\$235,320	\$270,072	\$272,516

\* Sold 3 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** Looking for a spacious 4 bedroom, 3 bath home in North Nashville with plenty of room to spread out? Look no further than this three-level property with almost 2,300 square feet of living space! This home boasts a formal dining room, two master suites, and a generously-sized yard of almost half an acre. While this property does need some updating, it's being sold as is and presents a great opportunity for investors to make some updates and see a return on their investment. Please note that the deck and floor in the laundry area should not be walked on at this time. Overall, this property has a lot of potential and is situated in a convenient location in North Nashville. Don't miss your chance to see it for yourself! Please visit and inspect property prior to offer.
- Sold 2** Home is certainly livable, but priced for investors to come in & update! Great opportunity for a flip or for use as a rental property.
- Sold 3** Buyer & Agent to Verify ALL Info per MLS Prior to Making Offer EM\$ Cashier's Check Please Email Questions to and send all OFFERS to kingdomoffers@yahoo.com Please send pre approval letter or proof of funds with all offers.

### Subject Sales & Listing History

<b>Current Listing Status</b>	Not Currently Listed		<b>Listing History Comments</b>				
<b>Listing Agency/Firm</b>			No sales history in 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>	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>	\$273,000	\$273,000
<b>Sales Price</b>	\$268,000	\$268,000
<b>30 Day Price</b>	\$263,000	--
<b>Comments Regarding Pricing Strategy</b>		
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

<b>Reviewer's Notes</b>	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** 3028 Kings Ln  
Nashville, TN 37218



Front

**L2** 4124 Buenaview Ct  
Nashville, TN 37218



Front

**L3** 3012 Sunnyview Dr  
Nashville, TN 37218



Front



## Sales Photos

**S1** 580 Phipps Dr  
Nashville, TN 37218



Front

**S2** 3792 Lunn Dr  
Nashville, TN 37218



Front

**S3** 3804 Lunn Dr  
Nashville, TN 37218



Front

### ClearMaps Addendum

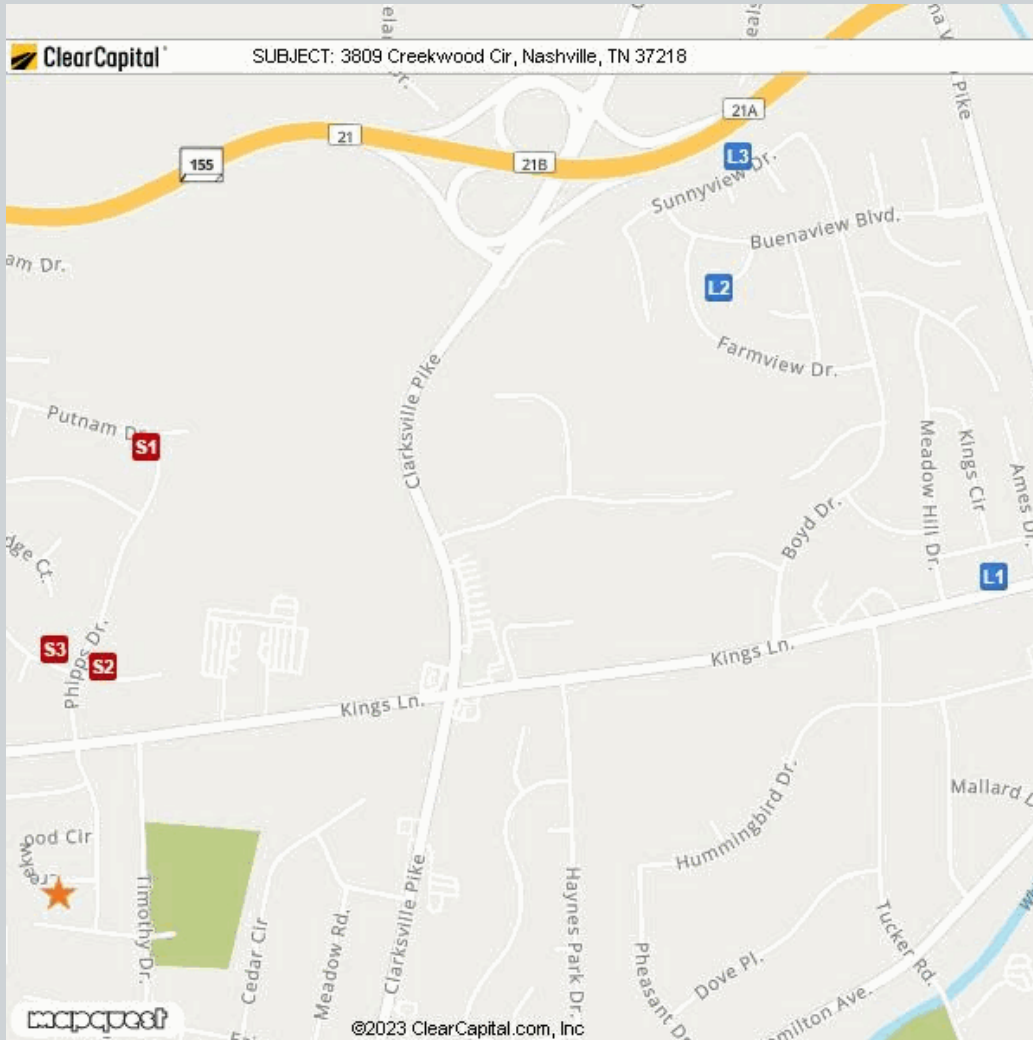
**Address** ★ 3809 Creekwood Circle, Nashville, TN 37218

**Loan Number** 56022

**Suggested List** \$273,000

**Suggested Repaired** \$273,000

**Sale** \$268,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	3809 Creekwood Circle, Nashville, TN 37218	--	Parcel Match
L1 Listing 1	3028 Kings Ln, Nashville, TN 37218	1.37 Miles <sup>1</sup>	Parcel Match
L2 Listing 2	4124 Buenaview Ct, Nashville, TN 37218	1.24 Miles <sup>1</sup>	Parcel Match
L3 Listing 3	3012 Sunnyview Dr, Nashville, TN 37218	1.39 Miles <sup>1</sup>	Parcel Match
S1 Sold 1	580 Phipps Dr, Nashville, TN 37218	0.63 Miles <sup>1</sup>	Parcel Match
S2 Sold 2	3792 Lunn Dr, Nashville, TN 37218	0.32 Miles <sup>1</sup>	Parcel Match
S3 Sold 3	3804 Lunn Dr, Nashville, TN 37218	0.34 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>	Shane Duncan	<b>Company/Brokerage</b>	Real Val Consulting Firm Inc
<b>License No</b>	311617	<b>Address</b>	150 4th Ave North Nashville TN 37219
<b>License Expiration</b>	01/18/2025	<b>License State</b>	TN
<b>Phone</b>	6158232532	<b>Email</b>	realvalcf@gmail.com
<b>Broker Distance to Subject</b>	5.24 miles	<b>Date Signed</b>	12/17/2023

*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.**