

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>	560 Bridgette Dr, Clarksville, TN 37042	<b>Order ID</b>	9319561	<b>Property ID</b>	35366401
<b>Inspection Date</b>	05/04/2024	<b>Date of Report</b>	05/06/2024		
<b>Loan Number</b>	57379	<b>APN</b>	044M E 00400 000		
<b>Borrower Name</b>	Champerey Real Estate 2015 LLC	<b>County</b>	Montgomery		

Tracking IDs					
<b>Order Tracking ID</b>	5.3_BPO	<b>Tracking ID 1</b>	5.3_BPO		
<b>Tracking ID 2</b>	--	<b>Tracking ID 3</b>	--		

## General Conditions

<b>Owner</b>	WHITE,CLYDE D & BETTY *	<b>Condition Comments</b>	
<b>R. E. Taxes</b>	\$1,140	The subject is of average quality construction and in good condition. It is in a neighborhood of similar properties. There are no externalities that would affect the marketability of the subject. The owners are the previous owners; as the property sold on 05/02/2024.	
<b>Assessed Value</b>	\$27,025		
<b>Zoning Classification</b>	Residential R-2		
<b>Property Type</b>	SFR		
<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>	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	The subject neighborhood is comprised of mainly single family residences. It is near schools, places of worship, and Ft.Campbell Military Base. It is near main thoroughfares that provide a short commute to other places of employment. The MLS didn't reveal any REO or distressed sales, and there were no boarded-up/abandoned properties noted during the neighborhood inspection. There are no externalities that would affect the sale of the subject.	
<b>Sales Prices in this Neighborhood</b>	Low: \$189000 High: \$325000		
<b>Market for this type of property</b>	Decreased 4 % in the past 6 months.		
<b>Normal Marketing Days</b>	<90		

## Current Listings

	Subject	Listing 1	Listing 2 *	Listing 3
Street Address	560 Bridgette Dr	686 Debbie Dr	353 Lafayette Point Cir	574 Matthew Ct
City, State	Clarksville, TN	Clarksville, TN	Clarksville, TN	Clarksville, TN
Zip Code	37042	37042	37042	37042
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.47 <sup>1</sup>	0.55 <sup>1</sup>	0.51 <sup>1</sup>
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$205,000	\$224,500	\$249,900
List Price \$	--	\$190,000	\$219,900	\$220,000
Original List Date		02/17/2024	02/14/2024	09/23/2023
DOM · Cumulative DOM	-- · --	74 · 79	46 · 82	152 · 226
Age (# of years)	19	37	27	29
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	1 Story RANCH	1 Story RANCH	1 Story RANCH	1 Story RANCH
# Units	1	1	1	1
Living Sq. Feet	1,025	1,065	1,062	1,175
Bdrm · Bths · ½ Bths	3 · 2	3 · 1	3 · 2	3 · 2
Total Room #	5	5	5	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	0.34 acres	0.25 acres	0.18 acres	0.46 acres
Other	Deck	Patio, Fence	Deck	Deck, StgBldg

\* Listing 2 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** This listing is similar to the subject in GLA. It only has 1 bathroom and is on a slightly smaller lot. It does have a fenced back yard. It is deemed to be inferior to the subject.

**Listing 2** This listing has similar GLA as the subject, but is on a slightly smaller lot. All other amenities are similar. It is slightly inferior to the subject.

**Listing 3** This listing has more GLA than the subject and it is on a slightly larger lot. It is superior to the subject.

### Recent Sales

	Subject	Sold 1	Sold 2 *	Sold 3
Street Address	560 Bridgette Dr	413 Buckeye Ln	581 Kathryn Ct	600 Woodhaven Dr
City, State	Clarksville, TN	Clarksville, TN	Clarksville, TN	Clarksville, TN
Zip Code	37042	37042	37042	37042
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.41 <sup>1</sup>	0.24 <sup>1</sup>	0.76 <sup>1</sup>
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$214,900	\$215,000	\$219,000
List Price \$	--	\$189,900	\$210,000	\$209,900
Sale Price \$	--	\$189,000	\$200,000	\$203,000
Type of Financing	--	Va	Fha	Conv
Date of Sale	--	03/11/2024	04/29/2024	03/29/2024
DOM · Cumulative DOM	-- · --	115 · 159	91 · 133	46 · 80
Age (# of years)	19	43	29	23
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	1 Story RANCH	1 Story RANCH	1 Story RANCH	1 Story RANCH
# Units	1	1	1	1
Living Sq. Feet	1,025	1,050	1,076	1,178
Bdrm · Bths · ½ Bths	3 · 2	3 · 1	3 · 2	3 · 2
Total Room #	5	5	5	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	0.34 acres	0.39 acres	0.21 acres	0.23 acres
Other	Deck	Patio, Fence	None	Deck, StgBldg
Net Adjustment	--	+\$6,500	+\$2,000	-\$3,000
Adjusted Price	--	\$195,500	\$202,000	\$200,000

\* 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** This comparable has a fenced back yard. All other amenities are similar. This compable is slightly superior to the subject.

**Sold 2** This comparable is most similar to the subject, but has a smaller lot and doesn't have a deck. It is inferior to the subject.

**Sold 3** This comparable has more GLA, is on a larger lot and ha a storage building. It is deemed to be superior to the subject.

## Subject Sales & Listing History

<b>Current Listing Status</b>	Not Currently Listed		<b>Listing History Comments</b>				
<b>Listing Agency/Firm</b>			The subject was listed for on 10/18/23 and sold on 05/02/24, for \$173,000. It was on the market for 184 days.				
<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>	\$210,000	\$210,000
<b>Sales Price</b>	\$200,000	\$200,000
<b>30 Day Price</b>	\$188,000	--
<b>Comments Regarding Pricing Strategy</b>		
The sale price of the subject was determined by the average of the adjusted sale prices of the comparables used; with consideration given to the listings. The suggested list price was derived by using the typical list to sale price ratio in this market. The 30 day price is below the price of the lowest listing and is lowest sale price; other than the subject in the last 6 months. This should ensure a fast offer.		

## 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



Back



Street

## Subject Photos



Street



Street

## Listing Photos

**L1** 686 DEBBIE DR  
Clarksville, TN 37042



Front

**L2** 353 LAFAYETTE POINT CIR  
Clarksville, TN 37042



Front

**L3** 574 MATTHEW CT  
Clarksville, TN 37042



Front



## Sales Photos

**S1** 413 BUCKEYE LN  
Clarksville, TN 37042



Front

**S2** 581 KATHRYN CT  
Clarksville, TN 37042



Front

**S3** 600 WOODHAVEN DR  
Clarksville, TN 37042



Front

### ClearMaps Addendum

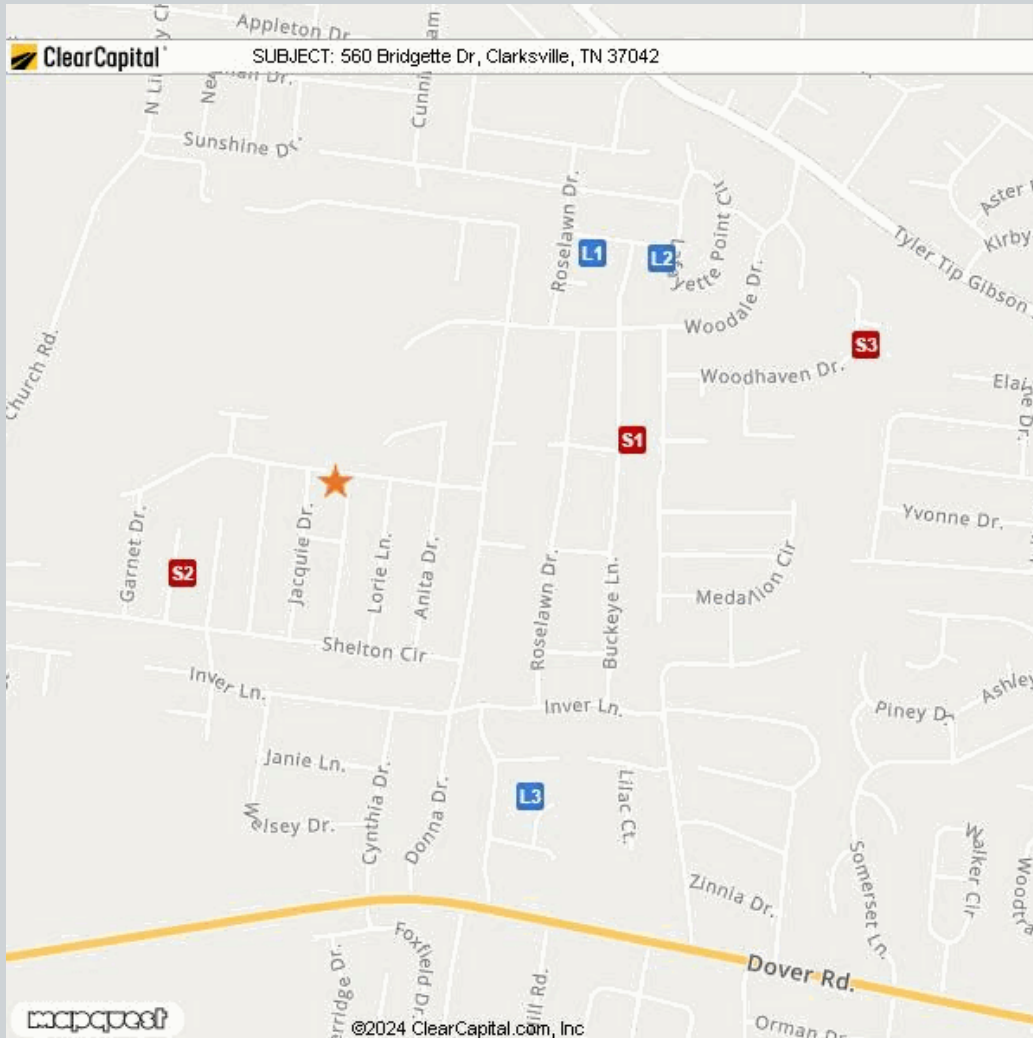
**Address** ★ 560 Bridgette Dr, Clarksville, TN 37042

**Loan Number** 57379

**Suggested List** \$210,000

**Suggested Repaired** \$210,000

**Sale** \$200,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	560 Bridgette Dr, Clarksville, TN 37042	--	Parcel Match
L1 Listing 1	686 Debbie Dr, Clarksville, TN 37042	0.47 Miles <sup>1</sup>	Parcel Match
L2 Listing 2	353 Lafayette Point Cir, Clarksville, TN 37042	0.55 Miles <sup>1</sup>	Parcel Match
L3 Listing 3	574 Matthew Ct, Clarksville, TN 37042	0.51 Miles <sup>1</sup>	Parcel Match
S1 Sold 1	413 Buckeye Ln, Clarksville, TN 37042	0.41 Miles <sup>1</sup>	Parcel Match
S2 Sold 2	581 Kathryn Ct, Clarksville, TN 37042	0.24 Miles <sup>1</sup>	Parcel Match
S3 Sold 3	600 Woodhaven Dr, Clarksville, TN 37042	0.76 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>	Michael Grant	<b>Company/Brokerage</b>	Crye-Leike Inc
<b>License No</b>	367922	<b>Address</b>	2204D Madison St Clarksville TN 37043
<b>License Expiration</b>	07/06/2024	<b>License State</b>	TN
<b>Phone</b>	6157671478	<b>Email</b>	mgrant@realtracs.com
<b>Broker Distance to Subject</b>	9.30 miles	<b>Date Signed</b>	05/06/2024

*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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