

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>	7312 Harvard Avenue, Raytown, MO 64133	<b>Order ID</b>	6244009	<b>Property ID</b>	26807554
<b>Inspection Date</b>	07/12/2019	<b>Date of Report</b>	07/12/2019		
<b>Loan Number</b>	36029	<b>APN</b>	45-640-11-07-00-0-00-000		
<b>Borrower Name</b>	BPF2	<b>County</b>	Jackson		

Tracking IDs					
<b>Order Tracking ID</b>	CS_FundingBatch73_07.11.2019	<b>Tracking ID 1</b>	CS_FundingBatch73_07.11.2019		
<b>Tracking ID 2</b>	--	<b>Tracking ID 3</b>	--		

## General Conditions

General Conditions		Condition Comments
<b>Owner</b>	Breckenridge Proper Fund 2016	Subject property appears to be well maintained and conforms to the neighborhood, no obvious maintenance issues were observed at the time of the inspection.
<b>R. E. Taxes</b>	\$1,834	
<b>Assessed Value</b>	\$102,478	
<b>Zoning Classification</b>	residential	
<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>	Private	

## Neighborhood & Market Data

Neighborhood & Market Data		Neighborhood Comments
<b>Location Type</b>	Suburban	Neighborhood is in average condition close to schools and shopping centers. subject property conforms to the neighborhood in age sqft and location.
<b>Local Economy</b>	Stable	
<b>Sales Prices in this Neighborhood</b>	Low: \$90,000 High: \$150,000	
<b>Market for this type of property</b>	Remained Stable for the past 6 months.	
<b>Normal Marketing Days</b>	<180	

## Current Listings

	Subject	Listing 1 *	Listing 2	Listing 3
<b>Street Address</b>	7312 Harvard Avenue	10505 79th Street E	6712 Sterling Avenue	9808 77th Terrace E
<b>City, State</b>	Raytown, MO	Raytown, MO	Raytown, MO	Raytown, MO
<b>Zip Code</b>	64133	64138	64133	64138
<b>Datasource</b>	Tax Records	MLS	MLS	MLS
<b>Miles to Subj.</b>	--	0.80 <sup>1</sup>	0.75 <sup>1</sup>	0.89 <sup>1</sup>
<b>Property Type</b>	SFR	SFR	SFR	SFR
<b>Original List Price \$</b>	\$	\$110,000	\$120,000	\$125,000
<b>List Price \$</b>	--	\$110,000	\$120,000	\$125,000
<b>Original List Date</b>		06/19/2019	07/03/2019	07/02/2019
<b>DOM · Cumulative DOM</b>	-- · --	21 · 23	3 · 9	1 · 10
<b>Age (# of years)</b>	54	61	79	63
<b>Condition</b>	Average	Average	Average	Average
<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>	1 Story ranch	1 Story ranch	1 Story ranch	1 Story ranch
<b># Units</b>	1	1	1	1
<b>Living Sq. Feet</b>	1,072	1,074	1,180	1,100
<b>Bdrm · Bths · ½ Bths</b>	3 · 2	3 · 2	3 · 2	3 · 1
<b>Total Room #</b>	6	6	6	6
<b>Garage (Style/Stalls)</b>	Attached 2 Car(s)	Attached 2 Car(s)	None	Attached 2 Car(s)
<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>	.20 acres	.23 acres	0.23 acres	.21 acres
<b>Other</b>	none	MLS#2172519	MLS#2174937	MLS#2174784

\* 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** A real step back in time! Your mid-century modern furniture will feel right at home. This home had the same owner since it was built in 1958. Now it's ready for a new owner to love it Beautiful hardwood flooring in main areas - take out the carpet and transform the look of the home. Maintenance free vinyl siding. Fenced back yard. Two car garage. Vintage appliances still work! A little sweat equity and cosmetic updates would quickly raise the value of this house tremendously! Estate property, Selling as is.
- Listing 2** Ranch with vaulted ceilings and open floor plan. Large kitchen with virtually Seamless Corian Countertops and 2 Custom Lazy Susans. Spectacular Sunrise overlooking the lake right down the street. You can enjoy this cozy patio with coffee & or sit out on the large deck. Unfinished basement for storage. One room in the basement is framed out, ready to be closed in for a recreation room. 3 bedrooms, one is not pictured as it is being used for storage. Come take a look today!
- Listing 3** Adorable home in an established & quiet neighborhood! Near all the conveniences & walking distance to park! Lovely original hardwood floors throughout, steel siding-no need to paint, efficient thermo-pane windows & added insulation. Tons of natural light! Kitchen features stainless steel appliances. Large open basement, nice sized bedrooms & deep closets. Oversized stamped stained concrete patio 26x16, heated garage, newer HVAC w/ trans warranty, newer garage door openers & 200 amp electrical panel. .4 Acre lot!

## Recent Sales

	Subject	Sold 1 *	Sold 2	Sold 3
<b>Street Address</b>	7312 Harvard Avenue	6708 Sterling Avenue	9611 77th Street E	7408 Ralston Avenue
<b>City, State</b>	Raytown, MO	Raytown, MO	Raytown, MO	Raytown, MO
<b>Zip Code</b>	64133	64133	64138	64133
<b>Datasource</b>	Tax Records	MLS	MLS	MLS
<b>Miles to Subj.</b>	--	0.77 <sup>1</sup>	0.97 <sup>1</sup>	0.34 <sup>1</sup>
<b>Property Type</b>	SFR	SFR	SFR	SFR
<b>Original List Price \$</b>	--	\$105,000	\$115,000	\$117,500
<b>List Price \$</b>	--	\$105,000	\$115,000	\$117,500
<b>Sale Price \$</b>	--	\$110,000	\$120,000	\$118,000
<b>Type of Financing</b>	--	Fha	Fha	Fha
<b>Date of Sale</b>	--	06/22/2019	06/28/2019	01/29/2019
<b>DOM · Cumulative DOM</b>	-- · --	2 · 28	8 · 36	19 · 50
<b>Age (# of years)</b>	54	79	62	54
<b>Condition</b>	Average	Average	Average	Average
<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>	1 Story ranch	1 Story ranch	1 Story ranch	1 Story ranch
<b># Units</b>	1	1	1	1
<b>Living Sq. Feet</b>	1,072	1,000	1,078	1,098
<b>Bdrm · Bths · ½ Bths</b>	3 · 2	3 · 1	3 · 1	4 · 2
<b>Total Room #</b>	6	6	6	7
<b>Garage (Style/Stalls)</b>	Attached 2 Car(s)	None	Attached 2 Car(s)	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>	.20 acres	0.23 acres	.25 acres	.20 acres
<b>Other</b>	none	MLS#2168021	MLS#2167643	MLS#2141452
<b>Net Adjustment</b>	--	+\$1,000	+\$1,000	-\$2,000
<b>Adjusted Price</b>	--	\$111,000	\$121,000	\$116,000

\* Sold 1 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** Beautiful move-in-ready home. New privacy fence. Carpet on main level 1 year new. Large open living area. Walkout basement with newer workbench. Newer vinyl windows in home with nice blinds. Large covered deck off of kitchen area. Newer porch. 2 dining areas. Spacious 3rd bedroom is 29 x 12 with skylights. Low traffic street, Wildwood Lakes. 700 sq. ft. basement
- Sold 2** True ranch offers 3 bedrooms, 1 extra large newer & updated bath, large 2 car front entry garage, huge partially finished basement, screened in patio off kitchen, outer patio to huge park-like treed fenced yard, great for children and entertaining, beautiful wood floors in living room and all 3 bedrooms.
- Sold 3** Look at all the NEW! Kitchen cabinets, flooring, dishwasher, stove and fridge. All stainless. Wood counter tops! 70% wood floors, new vanities and tile in baths. Nice Rehab!

## Subject Sales & Listing History

<b>Current Listing Status</b>	Not Currently Listed			<b>Listing History Comments</b>			
<b>Listing Agency/Firm</b>				none			
<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>	\$116,000	\$116,000
<b>Sales Price</b>	\$111,000	\$111,000
<b>30 Day Price</b>	\$103,000	--
<b>Comments Regarding Pricing Strategy</b>		
Subject property appears to be well maintained and conforms to the neighborhood I do not see any resale problem for subject to sell in 90 to 120 days. Most of the weight in this BPO was giving to Sold Com 1 because it is the most similar in GLA. Note: this valuation is NOT intended to be an Appraisal and should not be used as one, it was completed by a Licensed Real Estate Broker. This is for valuation purposes only		

## 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



## Listing Photos

**L1** 10505 79th Street E  
Raytown, MO 64138



Front

**L2** 6712 STERLING Avenue  
Raytown, MO 64133



Front

**L3** 9808 77th Terrace E  
Raytown, MO 64138



Front

## Sales Photos

**S1** 6708 Sterling Avenue  
Raytown, MO 64133



Front

**S2** 9611 77th Street E  
Raytown, MO 64138



Front

**S3** 7408 Ralston Avenue  
Raytown, MO 64133



Front

## ClearMaps Addendum

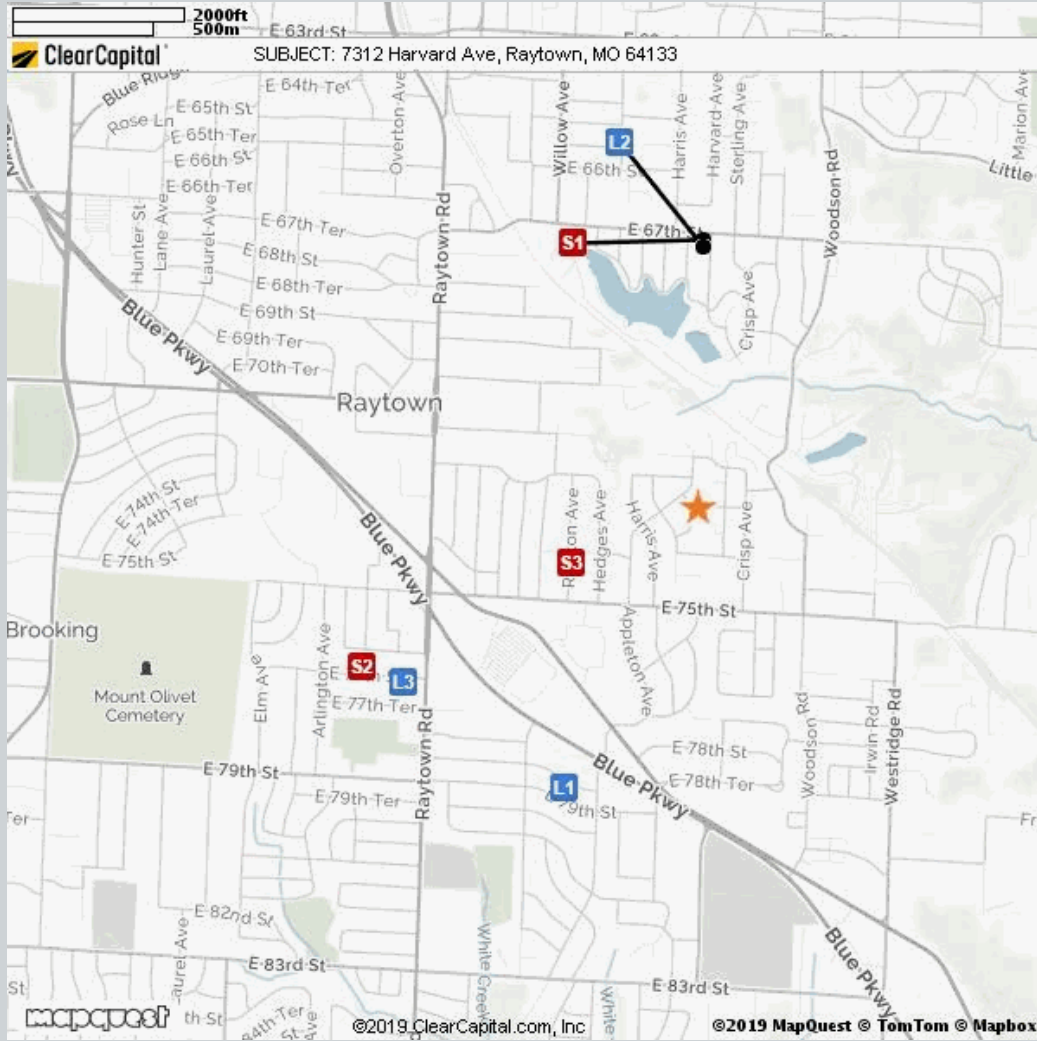
**Address** ★ 7312 Harvard Avenue, Raytown, MO 64133

**Loan Number** 36029

**Suggested List** \$116,000

**Suggested Repaired** \$116,000

**Sale** \$111,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	7312 Harvard Ave, Raytown, MO	--	Parcel Match
L1 Listing 1	10505 79th Street E, Kansas City, MO	0.80 Miles <sup>1</sup>	Parcel Match
L2 Listing 2	6712 Sterling Avenue, Kansas City, MO	0.75 Miles <sup>1</sup>	Parcel Match
L3 Listing 3	9808 77th Terrace E, Kansas City, MO	0.89 Miles <sup>1</sup>	Parcel Match
S1 Sold 1	6708 Sterling Avenue, Kansas City, MO	0.77 Miles <sup>1</sup>	Parcel Match
S2 Sold 2	9611 77th Street E, Kansas City, MO	0.97 Miles <sup>1</sup>	Parcel Match
S3 Sold 3	7408 Ralston Avenue, Kansas City, MO	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>	Trice Massey	<b>Company/Brokerage</b>	Greater Kansas City Realty
<b>License No</b>	1999130936	<b>Address</b>	311 W 80th Terrace Kansas City MO 64131
<b>License Expiration</b>	06/30/2020	<b>License State</b>	MO
<b>Phone</b>	9134886661	<b>Email</b>	gkcrbpo@gmail.com
<b>Broker Distance to Subject</b>	7.64 miles	<b>Date Signed</b>	07/12/2019

*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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