

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	1405 Nw Cedar Court, Grain Valley, MO 64029	Order ID	6215779	Property ID	26696831
Inspection Date	06/19/2019	Date of Report	06/20/2019		
Loan Number	37628	APN	37-420-03-07		
Borrower Name	Breckenridge Property Fund 2016 LLC	County	Jackson		

Tracking IDs

Order Tracking ID	BotW New Fac-DriveBy BPO 06.19.19	Tracking ID 1	BotW New Fac-DriveBy BPO 06.19.19
Tracking ID 2	--	Tracking ID 3	--

General Conditions

Owner	BRECKENRIDGE PROPERTY FUND 2016 LLC	Condition Comments THE SUBJECT IS A SPLIT LEVEL STYLE LOCATED ON A CUL DE SAC STREET WITH NO NEEDED REPAIRS NOTED.
R. E. Taxes	\$3,593	
Assessed Value	\$37,765	
Zoning Classification	R-1	
Property Type	SFR	
Occupancy	Vacant	
Secure?	Yes	
(SINCE THIS IS AN EXTERIOR THIS BROKER CANNOT BE CERTAIN THAT THE PROPERTY IS SECURE.)		
Ownership Type	Fee Simple	
Property Condition	Average	
Estimated Exterior Repair Cost	\$0	
Estimated Interior Repair Cost		
Total Estimated Repair	\$0	
HOA	WOODBURY HOMES ASSOCIATION (816) 847-0988	
Association Fees	\$22 / Month (Pool)	
Visible From Street	Visible	
Road Type	Public	

Neighborhood & Market Data

Location Type	Suburban	Neighborhood Comments The neighborhood is established with similar style homes and conditions good to average conditions. The subject is located within close proximity to amenities such as transportation, freeway access, restaurants, medical facilities, entertainment and shopping.
Local Economy	Stable	
Sales Prices in this Neighborhood	Low: \$246,000 High: \$285,000	
Market for this type of property	Remained Stable for the past 6 months.	
Normal Marketing Days	<90	

Current Listings

	Subject	Listing 1 *	Listing 2	Listing 3
Street Address	1405 Nw Cedar Court	2304 Ne 23rd St	1909 Nw Elmwood	1002 Nw Pecan
City, State	Grain Valley, MO	Blue Springs, MO	Grain Valley, MO	Grain Valley, MO
Zip Code	64029	64029	64029	64029
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.98 ¹	0.34 ¹	0.37 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$274,900	\$264,900	\$269,900
List Price \$	--	\$259,900	\$264,900	\$269,900
Original List Date		05/10/2019	06/05/2019	06/14/2019
DOM · Cumulative DOM	-- · --	9 · 41	15 · 15	6 · 6
Age (# of years)	16	15	15	13
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	Split SPLIT LEVEL	Split SPLIT LEVEL	Split SPLIT LEVEL	Split SPLIT LEVEL
# Units	1	1	1	1
Living Sq. Feet	2,113	2,300	1,944	2,370
Bdrm · Bths · ½ Bths	3 · 2	4 · 2 · 1	4 · 2 · 1	3 · 3
Total Room #	6	7	7	7
Garage (Style/Stalls)	Attached 3 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)	Attached 3 Car(s)
Basement (Yes/No)	Yes	Yes	Yes	Yes
Basement (% Fin)	75%	75%	75%	0%
Basement Sq. Ft.	1,113	875	490	702
Pool/Spa	--	--	--	--
Lot Size	0.3 acres	0.2 acres	0.2 acres	0.2 acres
Other	PATIO, FENCED, FIREPLACE	DECK, FENCED, PATIO	DECK, FENCED, PATIO	DECK

* Listing 1 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 Large Master Suite, Bdrm Level Laundry, Open Concept Kitchen/Family Room is Great for Family & Entertaining! Walk Out Basement is Finished incl Bath

Listing 2 Formal dining room, wood floors in kitchen and eating area, four bedrooms upstairs, master has whirlpool tub and heated ceramic tile floors, walk in closet, bedroom 4 has walk in closet, finished family room in the lower level, full bath in the lower level, fenced yard, expanded deck, patio, treed level lot, laundry room on main level

Listing 3 LR, KIT/DIN combo, SS appl., large master bath, double vanity, jetted tub, large walk-in closet, 4th room great as an office, three car garage, spacious family room w/built-ins, sub basement for a rec room or great for storage, peaceful deck looking over nice-size backyard. SUBJECT NEIGHBORHOOD

Recent Sales

	Subject	Sold 1	Sold 2 *	Sold 3
Street Address	1405 Nw Cedar Court	812 Nw Mulberry Ct	1303 Nw Cedar Lane	1108 Nw Burr Oak Lane
City, State	Grain Valley, MO	Grain Valley, MO	Grain Valley, MO	Grain Valley, MO
Zip Code	64029	64029	64029	64029
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.53 ¹	0.08 ¹	0.23 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$225,900	\$267,000	\$295,000
List Price \$	--	\$225,900	\$248,900	\$295,000
Sale Price \$	--	\$228,000	\$246,000	\$270,000
Type of Financing	--	Fha	Conv	Conv
Date of Sale	--	01/10/2019	01/31/2019	03/08/2019
DOM · Cumulative DOM	-- · --	1 · 45	58 · 91	57 · 92
Age (# of years)	16	3	14	16
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	Split SPLIT LEVEL	Split SPLIT LEVEL	Split SPLIT LEVEL	Split SPLIT LEVEL
# Units	1	1	1	1
Living Sq. Feet	2,113	2,161	2,025	2,078
Bdrm · Bths · ½ Bths	3 · 2	3 · 2 · 1	3 · 2 · 1	3 · 2
Total Room #	6	6	6	6
Garage (Style/Stalls)	Attached 3 Car(s)	Attached 3 Car(s)	Attached 3 Car(s)	Attached 4 Car(s)
Basement (Yes/No)	Yes	Yes	Yes	Yes
Basement (% Fin)	75%	0%	0%	75%
Basement Sq. Ft.	1113	911	909	264
Pool/Spa	--	--	--	--
Lot Size	0.3 acres	0.3 acres	0.28 acres	0.2 acres
Other	PATIO, FENCED, FIREPLACE	DECK, PATIO, FIREPLACE	PATIO, FIREPLACE	DECK, FIREPLACE
Net Adjustment	--	-\$6,500	-\$3,152	-\$1,235
Adjusted Price	--	\$221,500	\$242,848	\$268,765

* 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** refinished hardwood floors, new carpet, luxury vinyl tile, and new SS microwave & range. Pride of ownership certainly shows in this lovely home. Three very spacious bedrooms all with walk-in closets. The Master Bath offers a double vanity, private water closet, plus a separate shower and jet tub. The third bay of the garage is extra deep. SELLER CONC 5000. SP EX LP
- Sold 2** formal living room with vaulted ceiling and fireplace, family room, inviting kitchen w/breakfast bar, pantry, and hardwood floors that flow through dining area. Master bedroom w/walk-in closet, double vanity, whirlpool tub, and separate shower. Additional space in sub basement w/potential for future finish, stubbed for bath. Large corner lot. SUBJECT NEIGHBORHOOD. SELLER CONC 4500
- Sold 3** Large master ensuite, 2 additional bedrooms on the same level, 4th basement bedroom is a true bedroom c/ it's own sitting room. Back yard bordered by trees along the back providing privacy & no view of the neighbors behind you. Deck & patio. SUBJECT NEIGHBORHOOD SELLER CONC \$500

Subject Sales & Listing History

Current Listing Status	Not Currently Listed		Listing History Comments				
Listing Agency/Firm			LAST SALE WAS 08/26/2014 FOR SP \$220000				
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	\$245,000	\$245,000
Sales Price	\$242,000	\$242,000
30 Day Price	\$235,000	--
Comments Regarding Pricing Strategy		
Based on this broker's opinion and the comps available it has been determined with the sold comps as the listings have not sold a value for this subject. THERE WAS A SHORTAGE OF 90 DAY SALES AND IT WAS NECESSARY TO RELAX THE SEARCH.		

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.
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Subject Photos



Front



Address Verification



Street



Street

Listing Photos

L1 2304 NE 23RD ST
Blue Springs, MO 64029



Front

L2 1909 NW ELMWOOD
Grain Valley, MO 64029



Front

L3 1002 NW PECAN
Grain Valley, MO 64029



Front

Sales Photos

S1 812 NW MULBERRY CT
Grain Valley, MO 64029



Front

S2 1303 NW CEDAR LANE
Grain Valley, MO 64029



Front

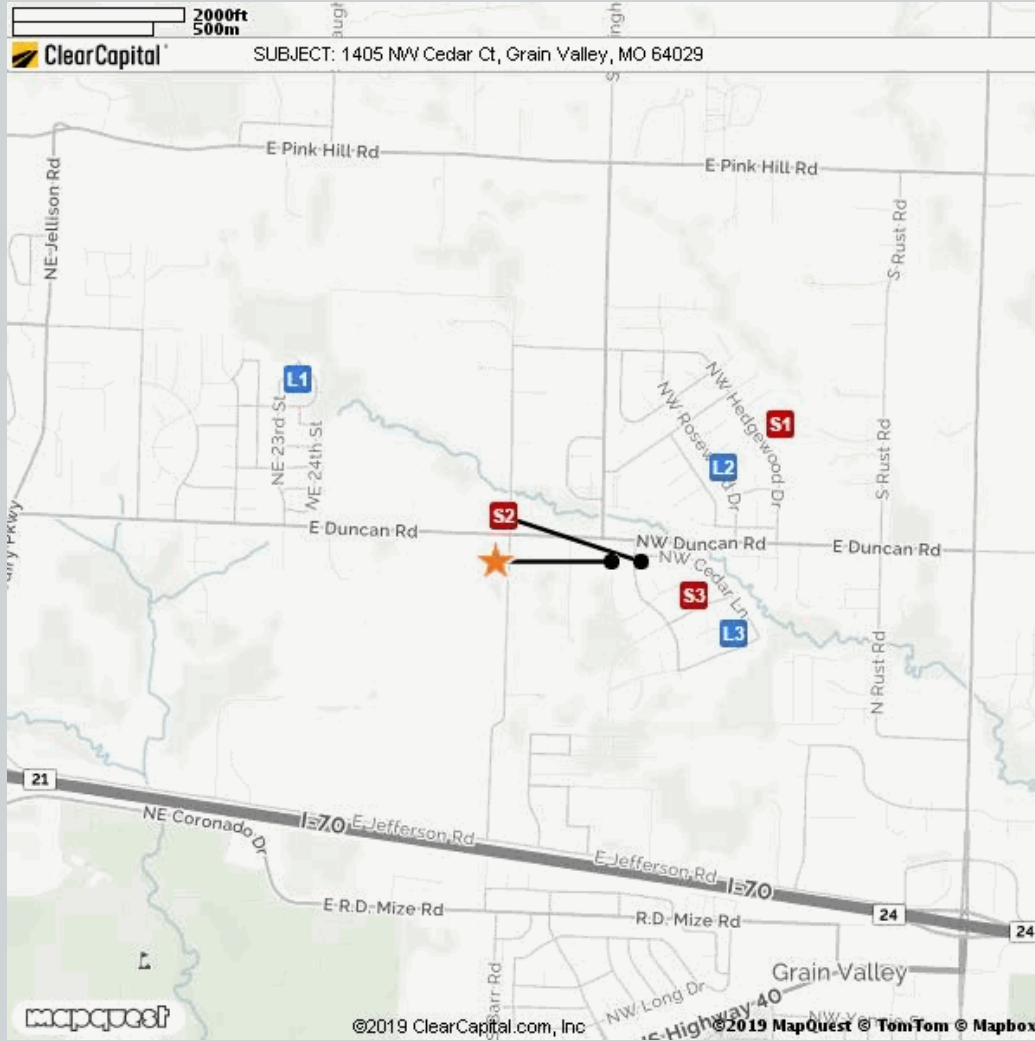
S3 1108 NW BURR OAK LANE
Grain Valley, MO 64029



Front

ClearMaps Addendum

Address ★ 1405 Nw Cedar Court, Grain Valley, MO 64029
Loan Number 37628 **Suggested List** \$245,000 **Suggested Repaired** \$245,000 **Sale** \$242,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	1405 Nw Cedar Ct, Grain Valley, MO	--	Parcel Match
L1 Listing 1	2304 Ne 23rd St, Grain Valley, MO	0.98 Miles ¹	Parcel Match
L2 Listing 2	1909 Nw Elmwood, Grain Valley, MO	0.34 Miles ¹	Parcel Match
L3 Listing 3	1002 Nw Pecan, Grain Valley, MO	0.37 Miles ¹	Parcel Match
S1 Sold 1	812 Nw Mulberry Ct, Grain Valley, MO	0.53 Miles ¹	Parcel Match
S2 Sold 2	1303 Nw Cedar Lane, Grain Valley, MO	0.08 Miles ¹	Parcel Match
S3 Sold 3	1108 Nw Burr Oak Lane, Grain Valley, MO	0.23 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.

*** Please Note: This is a RUSH assignment. Do not accept if you cannot meet the current due date and time. Please reference the set terms and contact Clear Capital at 530.582.5011 if you require any changes. Thanks! ***

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

Report Instructions - cont.

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.

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

Broker Name	Patty Mortensen	Company/Brokerage	MORTENSEN Real Estate Services
License No	1999055785	Address	711 SW 37th Terr Blue Springs MO 64015
License Expiration	06/30/2020	License State	MO
Phone	8169851550	Email	lylepatty@sbcglobal.net
Broker Distance to Subject	5.21 miles	Date Signed	06/20/2019

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:

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.