

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	5129 W 55th Street - Holdback, Roeland Park, KANSAS 66205	Order ID	6483843	Property ID	27765453
Inspection Date	01/10/2020	Date of Report	01/11/2020	APN	PP63000030-0026
Loan Number	39729	County	Johnson		
Borrower Name	Breckenridge Property Fund 2016 LLC				

Tracking IDs

Order Tracking ID	BotW New Fac-DriveBy BPO 01.09.20	Tracking ID 1	BotW New Fac-DriveBy BPO 01.09.20
Tracking ID 2	--	Tracking ID 3	--

General Conditions

Owner	Werner Kurt	Condition Comments Subject property appears to be well maintained and conforms to the neighborhood, no obvious maintenance issues were observed at the time of the inspection.
R. E. Taxes	\$2,609	
Assessed Value	\$165,100	
Zoning Classification	residential	
Property Type	SFR	
Occupancy	Occupied	
Ownership Type	Fee Simple	
Property Condition	Average	
Estimated Exterior Repair Cost	\$0	
Estimated Interior Repair Cost	\$0	
Total Estimated Repair	\$0	
HOA	No	
Visible From Street	Visible	
Road Type	Public	

Neighborhood & Market Data

Location Type	Suburban	Neighborhood Comments Neighborhood is in average condition close to schools and shopping centers. subject property conforms to the neighborhood in age sqft and location.
Local Economy	Stable	
Sales Prices in this Neighborhood	Low: \$190,000 High: \$270,000	
Market for this type of property	Remained Stable for the past 6 months.	
Normal Marketing Days	<180	

Current Listings

	Subject	Listing 1	Listing 2 *	Listing 3
Street Address	5129 W 55th Street - Holdback	5409 Reeds Road	5942 Fontana Street	5210 50th Terrace W
City, State	Roeland Park, KANSAS	Mission, KS	Fairway, KS	Roeland Park, KS
Zip Code	66205	66202	66205	66205
Datasource	Tax Records	Tax Records	Tax Records	Tax Records
Miles to Subj.	--	0.32 ¹	0.75 ¹	0.58 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$259,950	\$210,000	\$235,000
List Price \$	--	\$259,950	\$210,000	\$235,000
Original List Date		01/09/2020	12/05/2019	12/19/2019
DOM · Cumulative DOM	-- · --	1 · 2	8 · 37	6 · 23
Age (# of years)	69	70	70	71
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	1,024	1,132	880	1,214
Bdrm · Bths · ½ Bths	3 · 1	3 · 2	2 · 1	3 · 2
Total Room #	6	6	5	6
Garage (Style/Stalls)	Attached 1 Car	Attached 1 Car	Attached 1 Car	Attached 1 Car
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	0.16 acres	0.2 acres	0.18 acres	0.15 acres
Other	none	MLS#2201881	MLS#2199650	MLS#2201053

* Listing 2 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.

Current Listings - Cont.

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

- Listing 1** MISSION MASTERPIECE! Come check out this amazing 3 bed/2 bath mid-century modern remodel! Grand open floor-plan with vaulted ceilings, gleaming hardwood floors & stack stone fireplace. Stunning kitchen with granite countertops, trendy backsplash, custom cabinets & stainless steel appliances. Tasteful master bath/closet addition. Covered AND uncovered patios overlooking fenced yard. New: HVAC, tank-less WH & interior/exterior paint. Award winning school district. AND close to Johnson Drive/Country Club Plaza! Hurry!
- Listing 2** A jewel in convenient Fairway. You must see this move in ready, renovated beautiful two bedroom, one bath home. Lots of character throughout including arched entries, crystal doorknobs and a white Ikea kitchen with granite countertops and stainless steel appliances. The adjoining dining area includes built-in cabinetry with granite counter that can be used for serving and storage. The spacious bathroom includes ample storage. Bonus includes a rebuilt screened-in patio for entertaining. A must see!
- Listing 3** Updated 3 Bedrooms, 2 Baths w/Finished Basement. Improvements include Roof, Gutters, HVAC, Water Heater, Windows & Egress Windows, Front, Back & Garage Doors, Ext. Paint, Sump Pump Pit & Pump. New Service Entrance & Electric Panel, Concrete Pad, Sidewalk, Refinished Hardwood Floors, Ceramic Tile Floors in Bathrooms & Carpet in Lower Level. New Kitchen Cabinets, SS Appliances, Granite Kitchen & Bath Tops, Lighting & Ceiling Fans, Int. Paint & Trim. Nothing left to do but move-in! See supplements for improvements.

Recent Sales

	Subject	Sold 1	Sold 2 *	Sold 3
Street Address	5129 W 55th Street - Holdback	5623 Birch Street	5315 Rosewood Street	5313 Ash Street
City, State	Roeland Park, KANSAS	Roeland Park, KS	Mission, KS	Roeland Park, KS
Zip Code	66205	66205	66205	66205
Datasource	Tax Records	Tax Records	Tax Records	Tax Records
Miles to Subj.	--	0.21 ¹	0.23 ¹	0.25 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$199,900	\$210,000	\$215,000
List Price \$	--	\$199,900	\$210,000	\$215,000
Sale Price \$	--	\$211,000	\$205,000	\$218,000
Type of Financing	--	Conventional	Conventional	Fha
Date of Sale	--	09/16/2019	08/15/2019	08/15/2019
DOM · Cumulative DOM	-- · --	1 · 38	32 · 84	1 · 42
Age (# of years)	69	80	70	80
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	1,024	877	995	1,160
Bdrm · Bths · ½ Bths	3 · 1	2 · 1	2 · 2	3 · 2
Total Room #	6	5	5	6
Garage (Style/Stalls)	Attached 1 Car	Attached 1 Car	Attached 1 Car	Attached 1 Car
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	0.16 acres	0.22 acres	0.16 acres	0.19 acres
Other	none	MLS#2182575	MLS#2166419	MLS#2173667
Net Adjustment	--	+\$3,000	+\$1,000	-\$2,000
Adjusted Price	--	\$214,000	\$206,000	\$216,000

* 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** STORYBOOK TUDOR loaded w/ CHARM & the architectural features you LOVE-on a BEAUTIFUL block in Roeland Park! Arched entrancesHardwoodsLate-Deco mantle over fireplaceScreened porchCombine with the updates you crave: 2yr. ROOF & sidingthermal windowsremodeled Bath & Kitchen w/Granite tops+Fun Mosaic Tile Back splashPOPCORN ceiling GONEoriginal built insdeco glass knobsSimply Slays! Strong Stone Foundation w/LOTTA storage-this home DELIVERS! Become lucky new owner of a precious, beloved address-don't delay!
- Sold 2** Welcome Home! Beautiful ranch located minutes away from downtown Mission & farmers market! Fantastic curb appeal with new exterior paint, great deck and fenced in backyard. Huge master suite on the main floor with dual closets, walk-in shower and large vanity. Beautiful hardwoods throughout the main level, nice kitchen with 42
- Sold 3** Roeland Park Charmer!!! This super cute 3 bed, 2 bath, 1 car garage home is waiting for you! The curb appeal is fantastic and the bonus double wide driveway is a win. Hardwood floors throughout, bedrooms are great sizes, main level bathroom is newly remodeled, newer windows, and angled archways give this home the wow factor. Outside you will find a deck overlooking a lovely backyard, perfect for outdoor entertaining, kids, or pets. Hurry before it sells!!

Subject Sales & Listing History

Current Listing Status	Not Currently Listed			Listing History Comments			
Listing Agency/Firm				none			
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	\$210,000	\$210,000
Sales Price	\$206,000	\$206,000
30 Day Price	\$196,000	--
Comments Regarding Pricing Strategy		
Subject property appears to be 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 given to Sold Comp 2 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 The broker's as-is conclusion reflects the market for the subject. Comps are within a reasonable distance, relatively current, and accurately reflect
Notes 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 5409 Reeds Road
Mission, KS 66202



Front

L2 5942 Fontana Street
Fairway, KS 66205



Front

L3 5210 50th Terrace W
Roeland Park, KS 66205



Front

Sales Photos

S1 5623 Birch Street
Roeland Park, KS 66205



Front

S2 5315 Rosewood Street
Mission, KS 66205



Front

S3 5313 Ash Street
Roeland Park, KS 66205



Front

ClearMaps Addendum

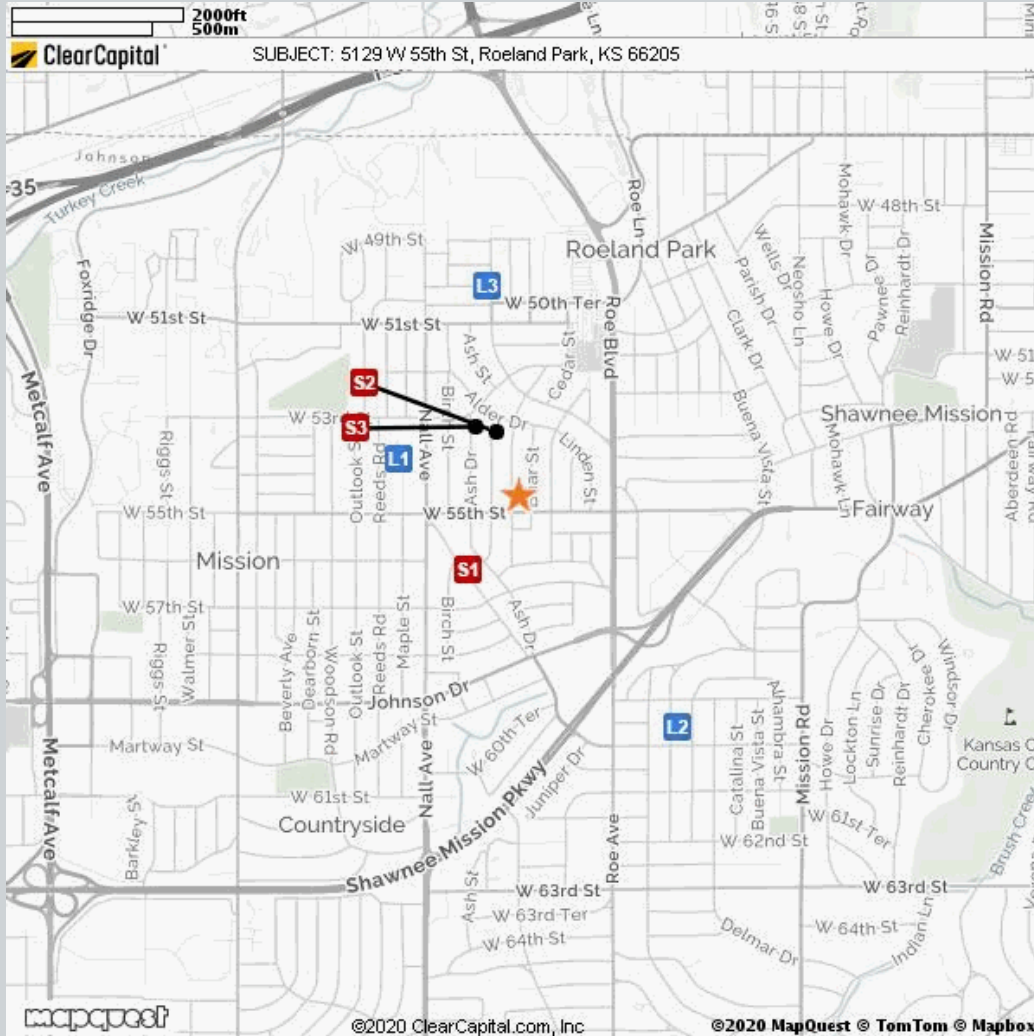
Address ★ 5129 W 55th Street - Holdback, Roeland Park, KANSAS 66205

Loan Number 39729

Suggested List \$210,000

Suggested Repaired \$210,000

Sale \$206,000



Comparable

Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	5129 W 55th St, Roeland Park, KS	--	Parcel Match
L1	5409 Reeds Road, Mission, KS	0.32 Miles ¹	Parcel Match
L2	5942 Fontana Street, Mission, KS	0.75 Miles ¹	Parcel Match
L3	5210 50th Terrace W, Mission, KS	0.58 Miles ¹	Parcel Match
S1	5623 Birch Street, Mission, KS	0.21 Miles ¹	Parcel Match
S2	5315 Rosewood Street, Mission, KS	0.23 Miles ¹	Parcel Match
S3	5313 Ash Street, Mission, KS	0.25 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.

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

Broker Name	Trice Massey	Company/Brokerage	Greater Kansas City Realty
License No	BR00049943	Address	7820 Conser Place Overland Park KS 66204
License Expiration	01/01/2022	License State	KS
Phone	9132329252	Email	gkcrbpo@gmail.com
Broker Distance to Subject	3.32 miles	Date Signed	01/10/2020

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.