

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>	1209 Griefield Place, Saint Louis, MO 63133	<b>Order ID</b>	6843791	<b>Property ID</b>	28808397
<b>Inspection Date</b>	09/16/2020	<b>Date of Report</b>	09/16/2020		
<b>Loan Number</b>	41917	<b>APN</b>	17J-63-1021		
<b>Borrower Name</b>	Breckenridge Property Fund 2016 LLC	<b>County</b>	St. Louis		

<b>Tracking IDs</b>					
<b>Order Tracking ID</b>	0916BPOs	<b>Tracking ID 1</b>	0916BPOs		
<b>Tracking ID 2</b>	--	<b>Tracking ID 3</b>	--		

## General Conditions

<b>Owner</b>	Pensco Trust Company	<b>Condition Comments</b>	
<b>R. E. Taxes</b>	\$605	<p>The subject is a one story, brick, bungalow style, sfr. The subject is similar in style and conforms to some other homes in the neighborhood. The subject's view is of similar homes and is in a urban subdivision. This is a similar view as other homes in the area. I observed no required repairs from the exterior inspection. The subject has a notice on the door consistent with foreclosed homes in the area. I used GLA (1000 sq. ft.) from a prior MLS listing as it is stated it was from an appraisal. Please see the uploaded MLS sheet. This home sold as renovated in 2006.</p>	
<b>Assessed Value</b>	\$5,050		
<b>Zoning Classification</b>	85A		
<b>Property Type</b>	SFR		
<b>Occupancy</b>	Vacant		
<b>Secure?</b>	Yes		
(Doors and windows appear secure. )			
<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>	Urban	<b>Neighborhood Comments</b>	
<b>Local Economy</b>	Stable	<p>Please see the attached neighborhood profile for detailed neighborhood information. I've also attached a market report with market trends in the neighborhood. The market was mixed with almost 30% of the sales being reo or distressed. Supply and demand appear in balance. The median DOM is 65. The subject is located less than 3 blocks from a main road and commercial/ employment centers. The subject is less than 4 blocks from an industrial complex.</p>	
<b>Sales Prices in this Neighborhood</b>	Low: \$6,500 High: \$48,144		
<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 *
Street Address	1209 Griefield Place	7016 Robbins Ave	7613 Taber	7348 Grand Dr
City, State	Saint Louis, MO	Saint Louis, MO	Saint Louis, MO	Saint Louis, MO
Zip Code	63133	63133	63133	63133
Datasource	MLS	MLS	MLS	MLS
Miles to Subj.	--	0.24 <sup>1</sup>	0.87 <sup>1</sup>	0.83 <sup>1</sup>
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$19,900	\$47,500	\$38,900
List Price \$	--	\$29,900	\$47,500	\$38,900
Original List Date		02/20/2020	08/23/2020	07/24/2020
DOM · Cumulative DOM	-- · --	209 · 209	24 · 24	8 · 54
Age (# of years)	92	94	70	86
Condition	Average	Fair	Average	Average
Sales Type	--	Fair Market Value	Fair Market Value	Fair Market Value
Location	Adverse ; Industrial	Adverse ; Industrial	Beneficial ; Adjacent to Park	Beneficial ; Adjacent to Park
View	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
Style/Design	1 Story bungalow	1 Story bungalow	1 Story bungalow	1 Story bungalow
# Units	1	1	1	1
Living Sq. Feet	1,000	840	1,048	810
Bdrm · Bths · ½ Bths	2 · 1	2 · 1	2 · 1	2 · 1
Total Room #	5	4	6	5
Garage (Style/Stalls)	None	None	None	None
Basement (Yes/No)	Yes	Yes	Yes	Yes
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	800	840	792	810
Pool/Spa	--	--	--	--
Lot Size	.13 acres	.10 acres	.14 acres	.10 acres
Other	--	--	--	--

\* Listing 3 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** The comp was used to show a value if the subject is distressed on the interior. I adjusted the comp for inferior damaged walls (+5000), inferior gla (+2400)

**Listing 2** I adjusted the comp for superior park location (-3000) I made no other adjustments to the comp. The other features were similar to the subject.

**Listing 3** I adjusted the comp for superior park location (-3000), inferior gla (+2850) No other adjustments were required.

### Recent Sales

	Subject	Sold 1 *	Sold 2	Sold 3
<b>Street Address</b>	1209 Griefield Place	1201 Gregan Place	1601 Faris Ave	1326 Belrue Ave
<b>City, State</b>	Saint Louis, MO	Saint Louis, MO	Saint Louis, MO	Saint Louis, MO
<b>Zip Code</b>	63133	63133	63133	63133
<b>Datasource</b>	MLS	MLS	MLS	MLS
<b>Miles to Subj.</b>	--	0.52 <sup>1</sup>	0.47 <sup>1</sup>	0.34 <sup>1</sup>
<b>Property Type</b>	SFR	SFR	SFR	SFR
<b>Original List Price \$</b>	--	\$41,500	\$45,000	\$44,900
<b>List Price \$</b>	--	\$41,500	\$45,000	\$44,900
<b>Sale Price \$</b>	--	\$36,000	\$43,000	\$48,144
<b>Type of Financing</b>	--	Cash	Cash	Conventional
<b>Date of Sale</b>	--	03/26/2020	12/27/2019	11/07/2019
<b>DOM · Cumulative DOM</b>	-- · --	131 · 162	12 · 21	4 · 45
<b>Age (# of years)</b>	92	94	79	91
<b>Condition</b>	Average	Average	Average	Average
<b>Sales Type</b>	--	Fair Market Value	Fair Market Value	Fair Market Value
<b>Location</b>	Adverse ; Industrial	Adverse ; Industrial	Adverse ; Industrial	Adverse ; Industrial
<b>View</b>	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
<b>Style/Design</b>	1 Story bungalow	1 Story bungalow	1 Story bungalow	1 Story bungalow
<b># Units</b>	1	1	1	1
<b>Living Sq. Feet</b>	1,000	840	912	1,064
<b>Bdrm · Bths · ½ Bths</b>	2 · 1	2 · 1	2 · 1	2 · 1 · 1
<b>Total Room #</b>	5	4	5	5
<b>Garage (Style/Stalls)</b>	None	None	None	Detached 2 Car(s)
<b>Basement (Yes/No)</b>	Yes	Yes	Yes	Yes
<b>Basement (% Fin)</b>	0%	0%	0%	0%
<b>Basement Sq. Ft.</b>	800	840	132	1,064
<b>Pool/Spa</b>	--	--	--	--
<b>Lot Size</b>	.13 acres	.10 acres	.37 acres	.24 acres
<b>Other</b>	--	--	--	--
<b>Net Adjustment</b>	--	-\$1,000	-\$5,200	-\$7,000
<b>Adjusted Price</b>	--	\$35,000	\$37,800	\$41,144

\* 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** I adjusted the comp for superior updated kitchen counter top (-1000), inferior gla (+2400) The other features were similar to the subject.

**Sold 2** I adjusted the comp for superior lot size (-1200), superior updated bath (-4000) No other adjustments were required.

**Sold 3** I adjusted the comp for superior garage (-4000), superior bath count (-3000) I made no other adjustments to the comp. The other features were similar 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>		No recent sales history.					
<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

	As Is Price	Repaired Price
<b>Suggested List Price</b>	\$38,000	\$38,000
<b>Sales Price</b>	\$36,000	\$36,000
<b>30 Day Price</b>	\$34,000	--
<b>Comments Regarding Pricing Strategy</b>		
<p>I used the attached tax records and prior MLS sheet for the subject's characteristics. In order to find similar comps I searched the MLS and tax records. I used GLA (1000 sq. ft.) from a prior MLS listing as it is stated it was from an appraisal. I started with a .35 mile radius in the same zip code. I used a gla range of sq. ft. (20%) I used an age range of years (30%) I looked at all one story homes that have sold in the last 6 months. The search produced one sale at 19,000. It was REO and distressed. I did not consider this comp. I relaxed the search to include neighboring zip codes and found sales that had tax rates almost double that of the subject.**The subject borders a superior zip code** Homes from 63130 should not be considered as comparables from the subject. I looked back 12 months and found 3 sales in the same neighborhood that ranged from 6,500-48,144. I used the two fair market comps on this report. I had to expand the radius to have at least one home that sold recently. **Proximity and condition were a high priority in comp selection** I used the same search to look for similar active listings. I found only one list comp in a .5 mile radius at 29,900. It was in need of repairs and was used to have at least one comp in the same neighborhood. Value is a fair market value. Value is based on the subject being in C4/ average/ non distressed condition. This market has a lower tier of values for distressed homes. I adjusted any comps with recent updates. I strongly recommend an interior inspection to help determine what tier the property belongs in. In the absence of an interior inspection, I valued the subject in average/ C4 condition. I adjusted any comps with recent updates. I relied heavily on sold comp 1 for value. This comp has a similar tax rate to the subject. The subject has an annual tax rate of \$605. Sold comp 1 has a tax rate of \$577 annually.</p>		

### 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.

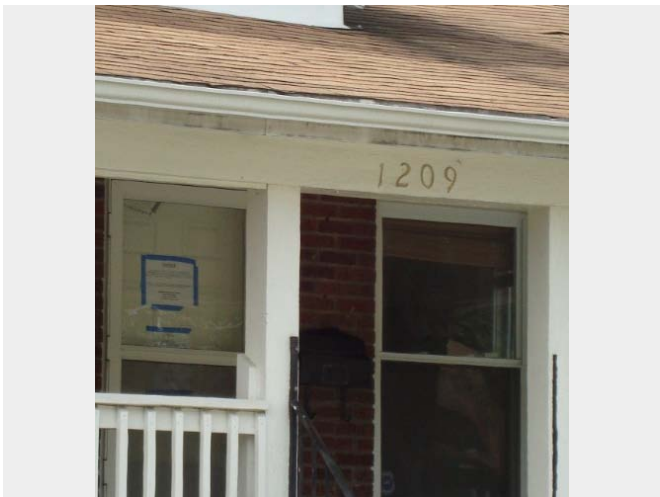
### Subject Photos



Front



Front



Address Verification



Side



Side



Street

## Subject Photos



Street



## Listing Photos

**L1** 7016 Robbins Ave  
Saint Louis, MO 63133



Front

**L2** 7613 Taber  
Saint Louis, MO 63133



Front

**L3** 7348 Grand Dr  
Saint Louis, MO 63133



Front

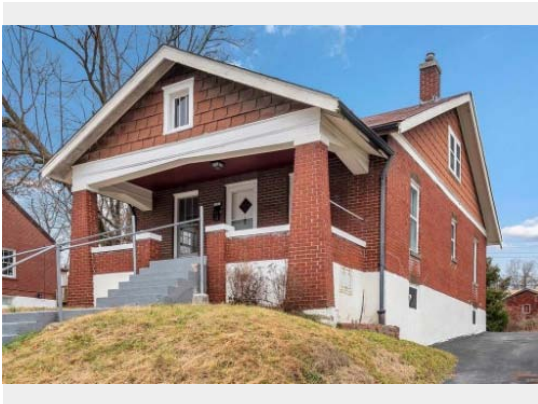
## Sales Photos

**S1** 1201 Gregan Place  
Saint Louis, MO 63133



Front

**S2** 1601 Faris Ave  
Saint Louis, MO 63133



Front

**S3** 1326 Belrue Ave  
Saint Louis, MO 63133



Front

### ClearMaps Addendum

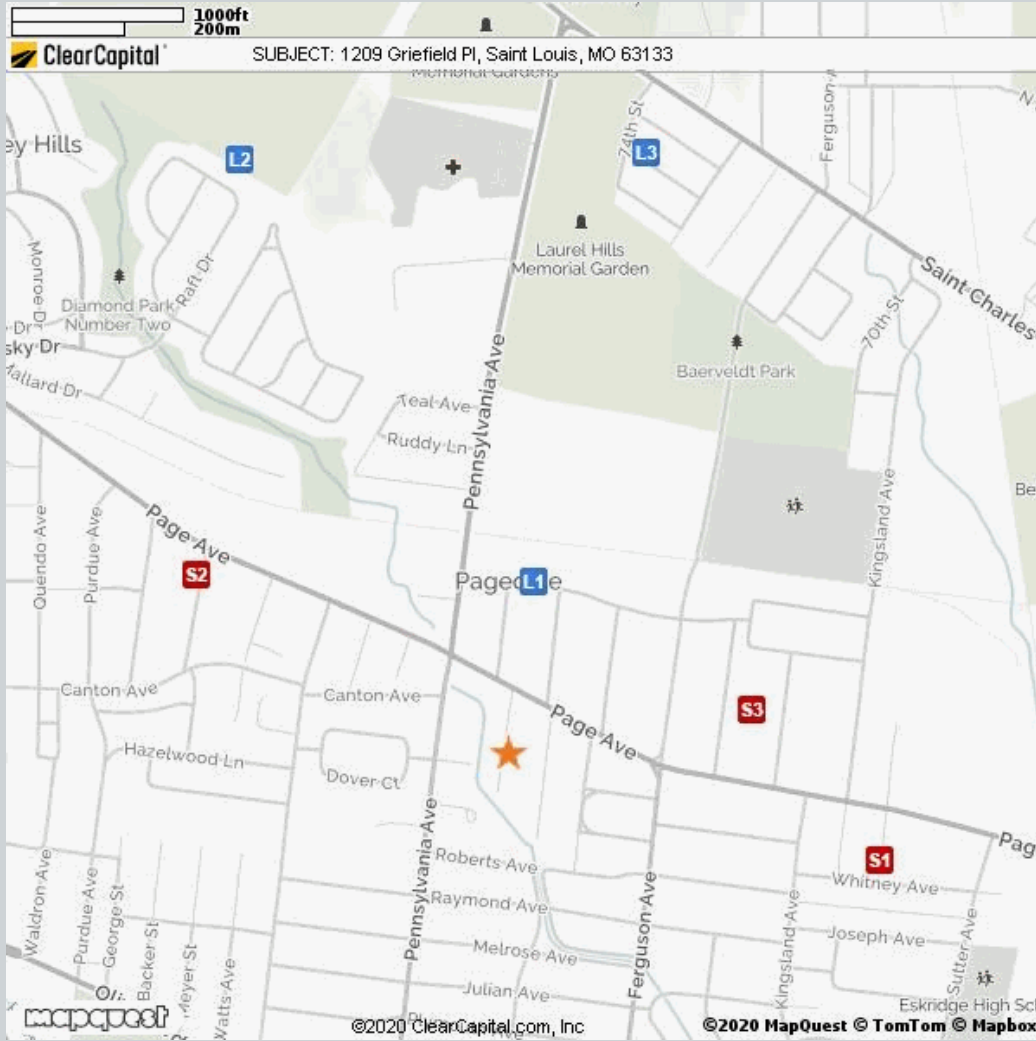
**Address** ★ 1209 Griefield Place, Saint Louis, MO 63133

**Loan Number** 41917

**Suggested List** \$38,000

**Suggested Repaired** \$38,000

**Sale** \$36,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	1209 Griefield Place, Saint Louis, MO 63133	--	Parcel Match
L1 Listing 1	7016 Robbins Ave, Saint Louis, MO 63133	0.24 Miles <sup>1</sup>	Parcel Match
L2 Listing 2	7613 Taber, Saint Louis, MO 63133	0.87 Miles <sup>1</sup>	Parcel Match
L3 Listing 3	7348 Grand Dr, Saint Louis, MO 63133	0.83 Miles <sup>1</sup>	Parcel Match
S1 Sold 1	1201 Gregan Place, Saint Louis, MO 63133	0.52 Miles <sup>1</sup>	Parcel Match
S2 Sold 2	1601 Faris Ave, Saint Louis, MO 63133	0.47 Miles <sup>1</sup>	Parcel Match
S3 Sold 3	1326 Belrue Ave, Saint Louis, MO 63133	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.

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

<b>Broker Name</b>	Phillip Jones	<b>Company/Brokerage</b>	Wood Realty
<b>License No</b>	2002027650	<b>Address</b>	4110 Concordia ave Saint Louis MO 63116
<b>License Expiration</b>	10/31/2020	<b>License State</b>	MO
<b>Phone</b>	3144841653	<b>Email</b>	philjones7989@gmail.com
<b>Broker Distance to Subject</b>	7.43 miles	<b>Date Signed</b>	09/16/2020

*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.**