

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	11110 Ebert Drive, Saint Louis, MO 63136	Order ID	6849632	Property ID	28837736
Inspection Date	09/21/2020	Date of Report	09/23/2020		
Loan Number	41963	APN	09G-33-0134		
Borrower Name	Breckenridge Property Fund 2016 LLC	County	St. Louis		

Tracking IDs

Order Tracking ID	0921BPOs	Tracking ID 1	0921BPOs
Tracking ID 2	--	Tracking ID 3	--

General Conditions

Owner	James and Clara Johnson	Condition Comments From doing an exterior drive by inspection, the home appears to fair condition. The landscaping is overgrown and the soffit is coming down in various places.
R. E. Taxes	\$1,984	
Assessed Value	\$19,380	
Zoning Classification	Residential	
Property Type	SFR	
Occupancy	Vacant	
Secure?	Yes (Front door locked)	
Ownership Type	Fee Simple	
Property Condition	Average	
Estimated Exterior Repair Cost	\$1,000	
Estimated Interior Repair Cost	\$0	
Total Estimated Repair	\$1,000	
HOA	No	
Visible From Street	Visible	
Road Type	Public	

Neighborhood & Market Data

Location Type	Suburban	Neighborhood Comments Home is within an area that is centrally located and where homeowners enjoy easy access to local conveniences, shopping, schools, parks and other places of interest.
Local Economy	Slow	
Sales Prices in this Neighborhood	Low: \$14,900 High: \$177,000	
Market for this type of property	Increased 1.5 % in the past 6 months.	
Normal Marketing Days	<90	

Current Listings

	Subject	Listing 1 *	Listing 2	Listing 3
Street Address	11110 Ebert Drive	2209 Ibis Ct	1818 Nashua	11110 Landseer
City, State	Saint Louis, MO	Saint Louis, MO	Saint Louis, MO	Saint Louis, MO
Zip Code	63136	63136	63136	63136
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	1.01 ¹	1.15 ¹	0.11 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$99,000	\$107,900	\$153,000
List Price \$	--	\$89,900	\$107,900	\$53,000
Original List Date		06/02/2020	08/22/2020	09/13/2020
DOM · Cumulative DOM	-- · --	98 · 113	6 · 32	8 · 10
Age (# of years)	60	64	61	57
Condition	Average	Average	Average	Fair
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	1,268	1,340	1,014	1,329
Bdrm · Bths · ½ Bths	3 · 3	3 · 1 · 1	3 · 1	3 · 2 · 1
Total Room #	5	6	5	6
Garage (Style/Stalls)	Attached 2 Car(s)	Attached 1 Car	Attached 1 Car	Attached 1 Car
Basement (Yes/No)	Yes	Yes	Yes	Yes
Basement (% Fin)	25%	0%	0%	25%
Basement Sq. Ft.	1,268	1,340	1,014	1,329
Pool/Spa	--	--	--	--
Lot Size	.28 acres	0.2 acres	0.23 acres	0.27 acres
Other	None	None	None	None

* 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 This property is inferior as it has 1.5baths vs subject property 3 full baths. Adjustments (+4500 bath, +3500 garage,+4800 fin LL, -1500 GLA)

Listing 2 This property is inferior to the subject property because it has 2 less full bathrooms than the subject property. Adjustments: +6k bath, +3500 garage, +4800 fin LL, +2000 GLA)

Listing 3 This property is most comparable to the subject property because it has 2.5 baths and a partially finished basement. Adjustments: (+5000 condition, +1500 bath, +3500 garage, -1500 GLA)

Recent Sales

	Subject	Sold 1	Sold 2	Sold 3 *
Street Address	11110 Ebert Drive	10822 Hallwood Dr	11160 Linnell Dr	5851 Sir Edward Ln
City, State	Saint Louis, MO	Saint Louis, MO	Saint Louis, MO	Florissant, MO
Zip Code	63136	63136	63136	63033
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.64 ¹	0.33 ¹	1.43 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$89,900	\$105,000	\$101,000
List Price \$	--	\$81,500	\$105,000	\$101,000
Sale Price \$	--	\$85,500	\$101,000	\$101,750
Type of Financing	--	Fha	Fha	Other
Date of Sale	--	08/21/2020	07/27/2020	08/21/2020
DOM · Cumulative DOM	-- · --	34 · 65	45 · 41	17 · 33
Age (# of years)	60	61	58	50
Condition	Average	Average	Average	Fair
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	1,268	1,073	1,114	1,459
Bdrm · Bths · ½ Bths	3 · 3	3 · 2	3 · 1 · 1	3 · 2 · 1
Total Room #	5	6	8	6
Garage (Style/Stalls)	Attached 2 Car(s)	Attached 1 Car	Attached 1 Car	Attached 2 Car(s)
Basement (Yes/No)	Yes	Yes	Yes	Yes
Basement (% Fin)	25%	25%	50%	50%
Basement Sq. Ft.	1268	1,073	1,114	1,459
Pool/Spa	--	--	--	--
Lot Size	.28 acres	0.28 acres	0.2 acres	0.26 acres
Other	None	None	None	None
Net Adjustment	--	+\$10,000	+\$4,700	-\$9,200
Adjusted Price	--	\$95,500	\$105,700	\$92,550

* Sold 3 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** This property is to the subject property because it has than the subject property. Adjustments: (+2500 GLA, +3000 bath, +3500 Garage, +1000 basement)
- Sold 2** This property is inferior to the subject property because it has 1.5 baths vs subject property 3 full baths. Adjustments: (+1500 GLA, +4500 bath, +3500 garage, -4800 fin basement)
- Sold 3** This property is most comparable to the subject property because it has 2.5 baths and a 2 car garage. It also has a finished basement. Adjustments: (-2500 GLA, +1500 bath, -8200 fin basement)

Subject Sales & Listing History

Current Listing Status	Not Currently Listed			Listing History Comments			
Listing Agency/Firm				There is no transaction or listing history on this property in the last 3 years.			
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	\$105,000	\$107,000
Sales Price	\$100,000	\$102,000
30 Day Price	\$90,000	--
Comments Regarding Pricing Strategy		
the subject property from the exterior appears to be in fair condition. There fore I utilized comps in average to fair condition. Rehabbed 3BR/3BA homes in the area range from \$150- 160k.		

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



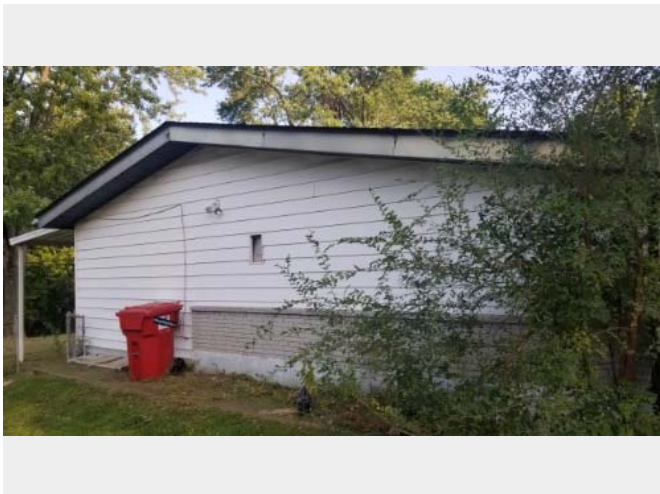
Front



Address Verification



Side



Side

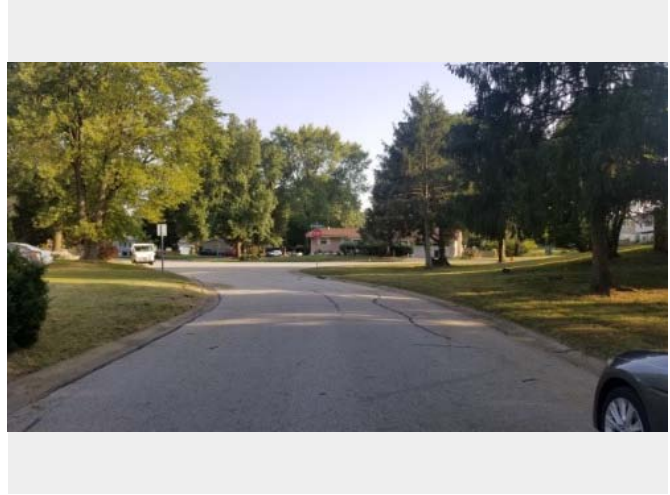


Back

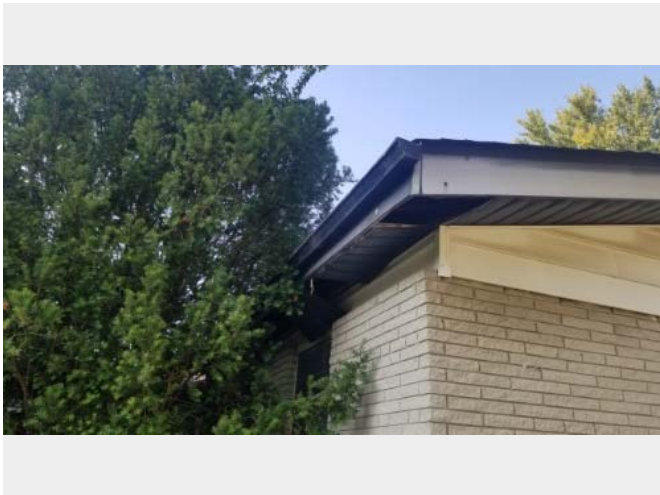
Subject Photos



Street



Street



Other



Other



Other



Other

Subject Photos



Other

Listing Photos

L1 2209 Ibis Ct
Saint Louis, MO 63136



Front

L2 1818 Nashua
Saint Louis, MO 63136



Front

L3 11110 Landseer
Saint Louis, MO 63136



Front

Sales Photos

S1 10822 Hallwood Dr
Saint Louis, MO 63136



Front

S2 11160 Linnell Dr
Saint Louis, MO 63136



Front

S3 5851 Sir Edward Ln
Florissant, MO 63033



Front

ClearMaps Addendum

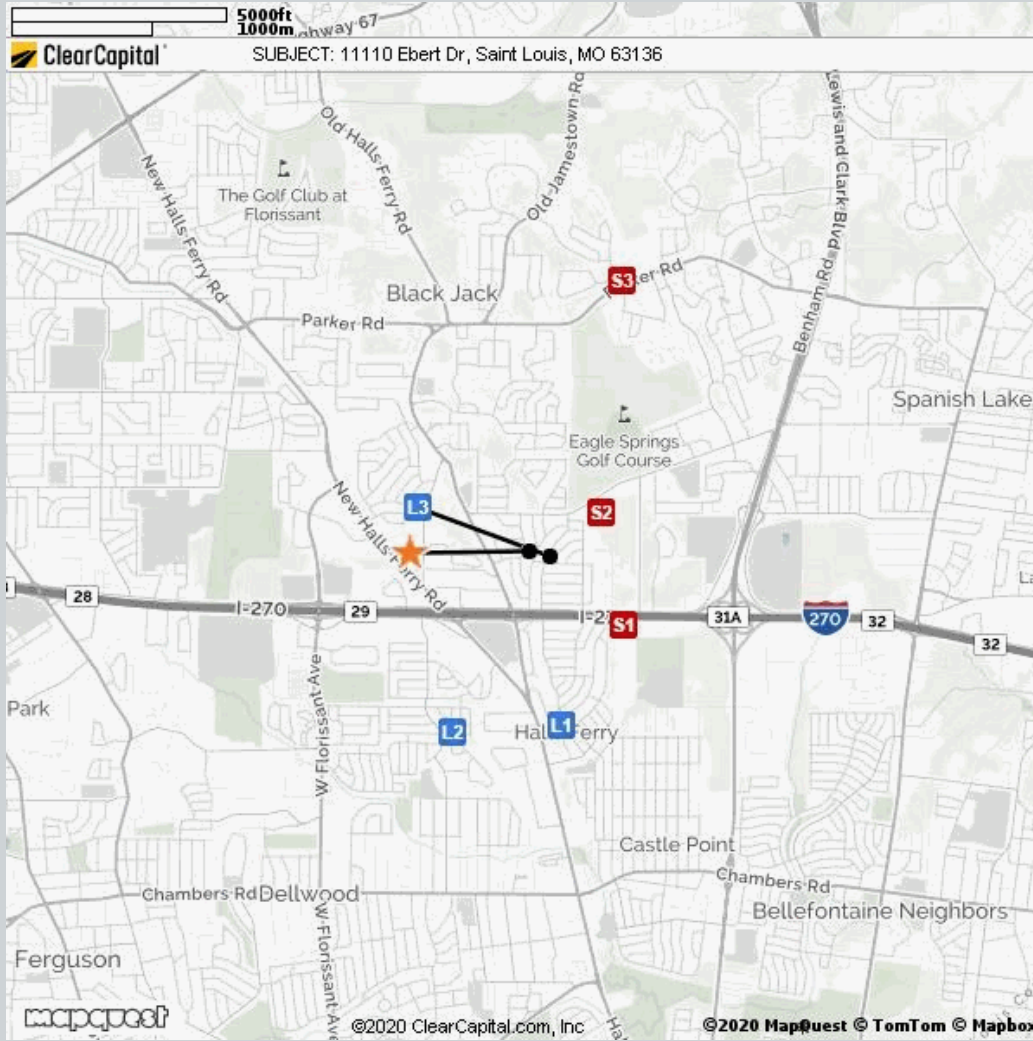
Address ★ 11110 Ebert Drive, Saint Louis, MO 63136

Loan Number 41963

Suggested List \$105,000

Suggested Repaired \$107,000

Sale \$100,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	11110 Ebert Drive, Saint Louis, MO 63136	--	Parcel Match
L1 Listing 1	2209 Ibis Ct, Saint Louis, MO 63136	1.01 Miles ¹	Parcel Match
L2 Listing 2	1818 Nashua, Saint Louis, MO 63136	1.15 Miles ¹	Parcel Match
L3 Listing 3	11110 Landseer, Saint Louis, MO 63136	0.11 Miles ¹	Parcel Match
S1 Sold 1	10822 Hallwood Dr, Saint Louis, MO 63136	0.64 Miles ¹	Parcel Match
S2 Sold 2	11160 Linnell Dr, Saint Louis, MO 63136	0.33 Miles ¹	Parcel Match
S3 Sold 3	5851 Sir Edward Ln, Florissant, MO 63033	1.43 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	Vernis Nelson	Company/Brokerage	Equity Missouri, LLC
License No	2003023012	Address	3953 Browning Drive Florissant MO 63033
License Expiration	09/30/2020	License State	MO
Phone	3144976983	Email	verniss@etalrealty.com
Broker Distance to Subject	1.62 miles	Date Signed	09/23/2020

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.