

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	305 4th Street, Smithville, MO 64089	Order ID	7027521	Property ID	29302442
Inspection Date	01/08/2021	Date of Report	01/09/2021		
Loan Number	42771	APN	05-613-00-02-041.00		
Borrower Name	Breckenridge Property Fund 2016 LLC	County	Clay		

Tracking IDs					
Order Tracking ID	0105BPO	Tracking ID 1	0105BPO		
Tracking ID 2	--	Tracking ID 3	--		

General Conditions		
Owner	Upland Mortgage Loan Trust A	Condition Comments
R. E. Taxes	\$1,357	From street inspection some peeling paint was noted on trim.
Assessed Value	\$85,900	
Zoning Classification	residential	
Property Type	SFR	
Occupancy	Vacant	
Secure?	Yes (door lock)	
Ownership Type	Fee Simple	
Property Condition	Fair	
Estimated Exterior Repair Cost	\$1,200	
Estimated Interior Repair Cost	\$0	
Total Estimated Repair	\$1,200	
HOA	No	
Visible From Street	Visible	
Road Type	Public	

Neighborhood & Market Data		
Location Type	Suburban	Neighborhood Comments
Local Economy	Stable	Small town near lake with swimming, boating and camping.
Sales Prices in this Neighborhood	Low: \$79,900 High: \$289,000	
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	305 4th Street	304 2nd Street	404 5th Street	325 E Main Street
City, State	Smithville, MO	Smithville, MO	Smithville, MO	Smithville, MO
Zip Code	64089	64089	64089	64089
Datasource	MLS	MLS	MLS	MLS
Miles to Subj.	--	0.15 ¹	0.12 ¹	0.52 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$147,000	\$157,000	\$159,900
List Price \$	--	\$147,000	\$157,000	\$159,900
Original List Date		01/04/2021	11/07/2020	03/02/2020
DOM · Cumulative DOM	-- · --	4 · 5	53 · 63	49 · 313
Age (# of years)	67	64	52	100
Condition	Fair	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	Split split	1 Story ranch	1 Story ranch
# Units	1	1	1	1
Living Sq. Feet	1,114	936	1,092	1,025
Bdrm · Bths · ½ Bths	3 · 1	2 · 1	2 · 1	2 · 2
Total Room #	6	6	6	6
Garage (Style/Stalls)	Attached 1 Car	Attached 1 Car	Attached 2 Car(s)	Detached 1 Car
Basement (Yes/No)	Yes	No	Yes	Yes
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	696	--	1,092	1,025
Pool/Spa	--	--	--	--
Lot Size	.18 acres	.2 acres	.2 acres	.28 acres
Other	--	--	--	--

* 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.

Current Listings - Cont.

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

- Listing 1** Charming ranch home in the heart of Smithville with a large fenced backyard! Move-in ready! Newer roof and siding in 2017! New floors and paint. Smithville AAA School District! Just minutes from Smithville Lake, Paradise Pointe Golf Course and local amenities
- Listing 2** Newly renovated brick ranch is absolutely move-in ready! Complete w/ an updated kitchen & bath, this rambler boasts new cabinets, counters, stainless appliances, new flooring & fresh modern colors. The main level space has so much to offer because the third bedroom was changed into a main floor laundry & huge walk-in closet. Kitchen steps out to a new patio w/ built-in seating. Lovely fenced yard w/ shade & privacy. Full basement is ready for finishing! Only 2 mi to lake dam.
- Listing 3** Full restoration - essentially a new house! 2bed/2bath. New plumbing throughout, new wiring throughout, new heating and air system with warranty, new water heater, new windows, new interior and exterior doors, new trim, new hardwood-soft close cabinets and vanities, new toilets, new floors throughout (carpet, tile & vinyl laminate), new paint inside & out, new roof, front porch/deck, Fenced back yard. One car garage with workshop and storage space.

Recent Sales

	Subject	Sold 1 *	Sold 2	Sold 3
Street Address	305 4th Street	8633 N Main Street	313 Dundee Road	1211 Ne 88th Street
City, State	Smithville, MO	Kansas City, MO	Smithville, MO	Smithville, MO
Zip Code	64089	64155	64089	64089
Datasource	MLS	MLS	MLS	MLS
Miles to Subj.	--	9.90 ¹	0.75 ¹	9.65 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$98,000	\$110,000	\$115,000
List Price \$	--	\$98,000	\$110,000	\$115,000
Sale Price \$	--	\$95,000	\$97,800	\$115,000
Type of Financing	--	Cash	Conv	Cash
Date of Sale	--	10/30/2020	11/20/2020	09/02/2020
DOM · Cumulative DOM	-- · --	7 · 26	5 · 35	4 · 27
Age (# of years)	67	76	75	76
Condition	Fair	Fair	Fair	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	1 Story ranch	1 Story ranch	1 Story ranch
# Units	1	1	1	1
Living Sq. Feet	1,114	1,096	1,360	1,389
Bdrm · Bths · ½ Bths	3 · 1	2 · 1	3 · 1 · 1	3 · 1
Total Room #	6	6	6	6
Garage (Style/Stalls)	Attached 1 Car	Attached 1 Car	Attached 1 Car	Detached 1 Car
Basement (Yes/No)	Yes	No	Yes	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	696	--	400	--
Pool/Spa	--	--	--	--
Lot Size	.18 acres	.2 acres	.3 acres	1 acres
Other	--	--	--	--
Net Adjustment	--	\$0	\$0	\$0
Adjusted Price	--	\$95,000	\$97,800	\$115,000

* Sold 1 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** Close to Barry Rd & 169. Selling AS-IS. Investment opportunity and investors welcome. Updated and move-in ready. LVT in most rooms
- Sold 2** This home is ready for your finishing touches! The large living room has hardwood floors and large front-facing windows that fill the room with natural lighting. The kitchen has tons of cabinet and counter space as well as an adjoining dining area. Three bedrooms, 1.5 bathrooms as well as a 4th non-conforming! The finished basement includes a family room as well as a rec area with chalkboard wall! You'll enjoy spending time in the large fenced backyard w/ a patio & shed
- Sold 3** Enjoy spacious country living while having easy access to highways and being minutes away from shops and restaurants. Have fun entertaining friends on the large deck out back that looks onto beautiful green space. There is even a workshop room that is a great space for your hobbies. Do not forget to check out the huge outbuilding that could be used as a garage along with additional room for storage.

Subject Sales & Listing History

Current Listing Status	Currently Listed	Listing History Comments					
Listing Agency/Firm	Vylla Home	305 4th Street 12/05/2020 Status Pending					
Listing Agent Name	Mark Patterson						
Listing Agent Phone	816-885-7850						
# 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
08/13/2020	\$79,900	12/04/2020	\$79,900	--	--	--	MLS

Marketing Strategy

	As Is Price	Repaired Price
Suggested List Price	\$112,000	\$113,500
Sales Price	\$112,000	\$113,500
30 Day Price	\$112,000	--
Comments Regarding Pricing Strategy		
As is price to not include any required lender		

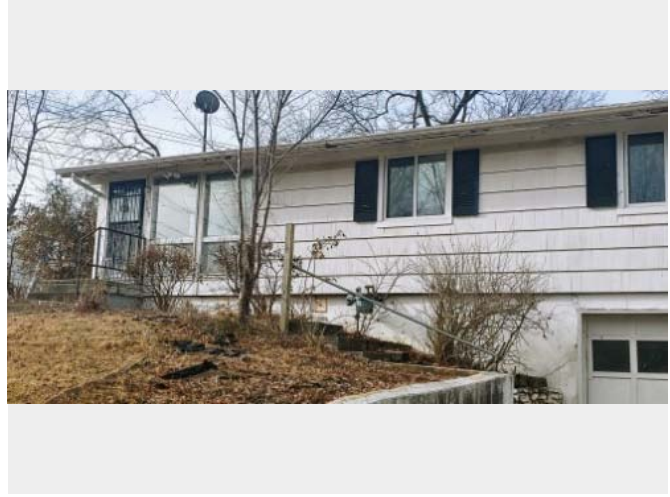
Clear Capital Quality Assurance Comments Addendum

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.

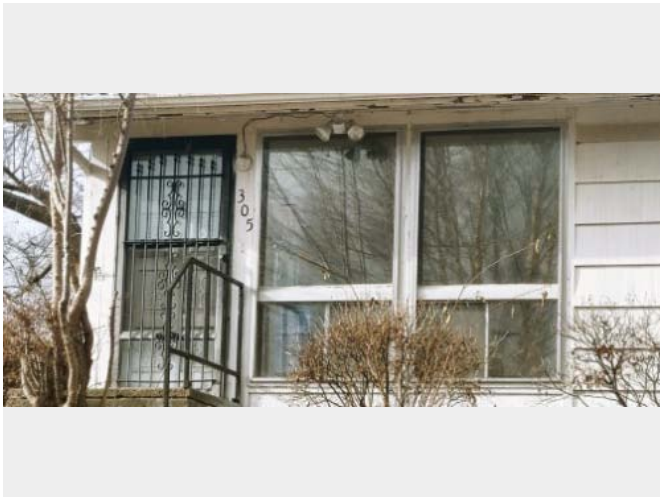
Subject Photos



Front



Front



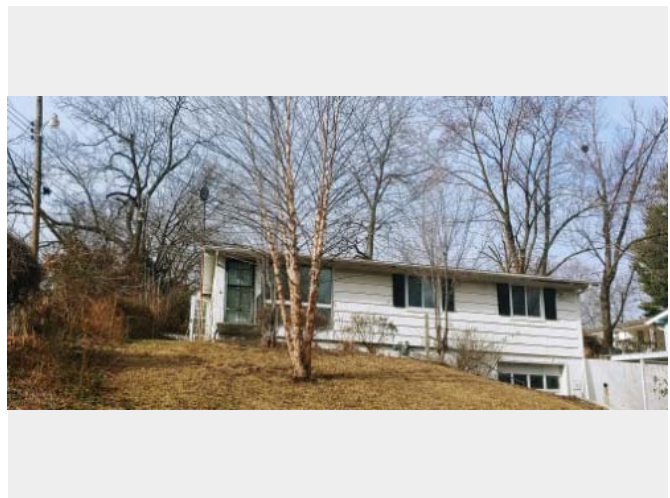
Address Verification



Side

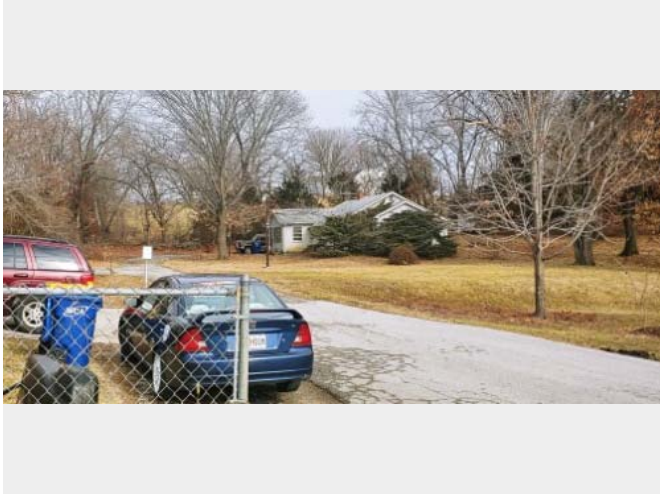


Side

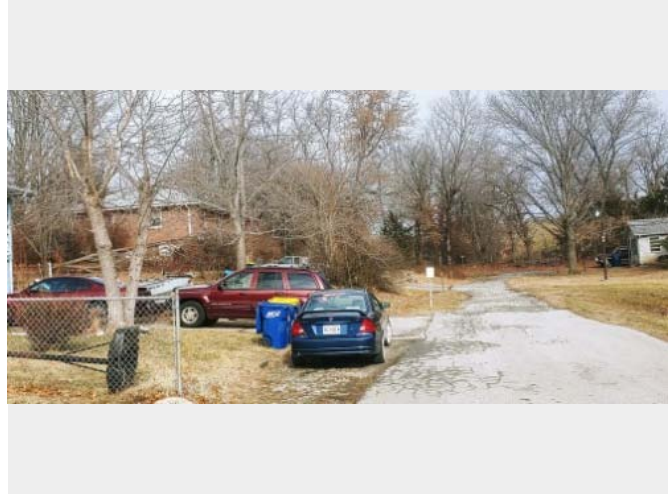


Street

Subject Photos



Street



Street



Street

Listing Photos

L1 304 2nd Street
Smithville, MO 64089



Front

L2 404 5th Street
Smithville, MO 64089



Front

L3 325 E Main Street
Smithville, MO 64089



Front

Sales Photos

S1 8633 N Main Street
Kansas City, MO 64155



Front

S2 313 Dundee Road
Smithville, MO 64089



Front

S3 1211 NE 88th Street
Smithville, MO 64089



Front

ClearMaps Addendum

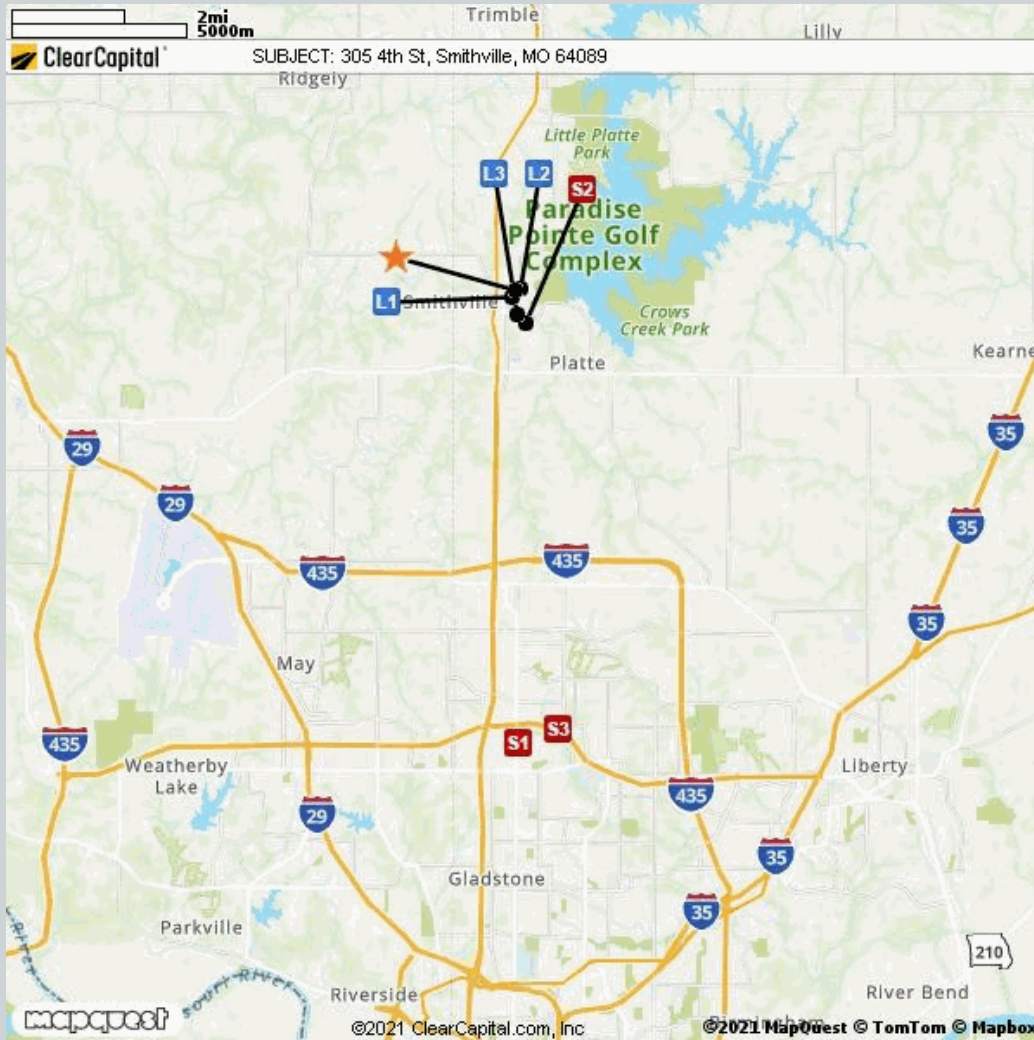
Address ★ 305 4th Street, Smithville, MO 64089

Loan Number 42771

Suggested List \$112,000

Suggested Repaired \$113,500

Sale \$112,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	305 4th Street, Smithville, MO 64089	--	Parcel Match
L1 Listing 1	304 2nd Street, Smithville, MO 64089	0.15 Miles ¹	Parcel Match
L2 Listing 2	404 5th Street, Smithville, MO 64089	0.12 Miles ¹	Parcel Match
L3 Listing 3	325 E Main Street, Smithville, MO 64089	0.52 Miles ¹	Parcel Match
S1 Sold 1	8633 N Main Street, Kansas City, MO 64155	9.90 Miles ¹	Parcel Match
S2 Sold 2	313 Dundee Road, Smithville, MO 64089	0.75 Miles ¹	Parcel Match
S3 Sold 3	1211 Ne 88th Street, Smithville, MO 64089	9.65 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	Marcy Mathewson	Company/Brokerage	MathewsonGroup.com
License No	2001006821	Address	3200 ne 83rd st Kansas City MO 64119
License Expiration	09/30/2021	License State	MO
Phone	8167280226	Email	marcymathewson@remax.net
Broker Distance to Subject	10.57 miles	Date Signed	01/09/2021

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.