

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	345 Benton Boulevard, Kansas City, MO 64124	Order ID	7217376	Property ID	29917471
Inspection Date	04/07/2021	Date of Report	04/07/2021		
Loan Number	44016	APN	13930142000000000		
Borrower Name	Breckenridge Property Fund 2016 LLC	County	Jackson		

Tracking IDs					
Order Tracking ID	0406BPO	Tracking ID 1	0406BPO		
Tracking ID 2	--	Tracking ID 3	--		

General Conditions		
Owner	BRETT WILLIAMS	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. subject property need exterior paint, it need a roof inspection to be sure it needs repair
R. E. Taxes	\$932	
Assessed Value	\$11,228	
Zoning Classification	Residential	
Property Type	SFR	
Occupancy	Occupied	
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 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: \$50,000 High: \$94,000	
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	345 Benton Boulevard	805 Monroe Avenue	435 Montgall Avenue	1014 Agnes Street
City, State	Kansas City, MO	Kansas City, MO	Kansas City, MO	Kansas City, MO
Zip Code	64124	64124	64124	64127
Datasource	Tax Records	Tax Records	Tax Records	Tax Records
Miles to Subj.	--	0.57 ¹	0.27 ¹	0.65 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$52,000	\$70,000	\$86,000
List Price \$	--	\$71,000	\$70,000	\$79,961
Original List Date		05/08/2020	09/25/2020	02/06/2020
DOM · Cumulative DOM	-- · --	255 · 334	3 · 194	137 · 426
Age (# of years)	116	105	121	105
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	2 Stories bungalow	2 Stories bungalow	2 Stories bungalow	2 Stories bungalow
# Units	1	1	1	1
Living Sq. Feet	1,816	1,804	1,636	1,620
Bdrm · Bths · ½ Bths	4 · 1	2 · 1	2 · 2	3 · 2
Total Room #	7	5	5	6
Garage (Style/Stalls)	None	None	None	None
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	0.13 acres	0.1 acres	0.1 acres	0.08 acres
Other	none	MLS#2219779	MLS#2244972	MLS#2206072

* 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** 2 bed/1 bath bungalow in NE area is ready for a new investor or homeowner! Tenant occupied, rent at \$650/mo. Enclosed front porch. Formal living room w/ fireplace. Formal dining room. Gas stove to remain with kitchen. Amenities nearby on Independence Ave. Pictures coming soon.
- Listing 2** Attention investors!! THIS PROPERTY ALSO comes with the vacant lot next door to it. This bungalow is solid and in a very popular neighborhood. This bungalow features a semi-open floor plan, original hardwood floors, enclosed back porch, and a full basement with a second bathroom. Most of the major items are updated but there is still plenty of work to be done. This home needs work but your possibilities are endless.
- Listing 3** INVESTOR SPECIAL! TENANT OCCUPIED UNTIL 4/24/2020. PROPERTY IS PROFESSIONALLY MANAGED. This 1620 Sq ft property was built in 1916 and has 3 bedrooms and 2 bathrooms. Newer Carpet, New Countertops and tile backsplash. New Refrigerator, and dishwasher included. New Furnace and Central Air Conditioning. Unfinished basement

Recent Sales

	Subject	Sold 1	Sold 2 *	Sold 3
Street Address	345 Benton Boulevard	201 Askew Avenue	510 Cypress Avenue	211 Jackson Avenue N
City, State	Kansas City, MO	Kansas City, MO	Kansas City, MO	Kansas City, MO
Zip Code	64124	64123	64124	64123
Datasource	Tax Records	Tax Records	Tax Records	Tax Records
Miles to Subj.	--	0.34 ¹	0.79 ¹	0.71 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$73,500	\$70,000	\$124,950
List Price \$	--	\$68,200	\$70,000	\$99,950
Sale Price \$	--	\$64,000	\$66,000	\$78,000
Type of Financing	--	Private	Cash	Cash
Date of Sale	--	07/10/2020	12/17/2020	07/10/2020
DOM · Cumulative DOM	-- · --	393 · 479	5 · 15	240 · 256
Age (# of years)	116	121	121	116
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	2 Stories bungalow	2 Stories bungalow	2 Stories bungalow	2 Stories bungalow
# Units	1	1	1	1
Living Sq. Feet	1,816	1,572	1,741	2,000
Bdrm · Bths · ½ Bths	4 · 1	3 · 1	3 · 1 · 1	3 · 1
Total Room #	7	6	6	6
Garage (Style/Stalls)	None	Detached 1 Car	None	None
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	0.13 acres	0.1 acres	0.15 acres	.13 acres
Other	none	MLS#2153691	MLS#2254634	MLS#2195522
Net Adjustment	--	+\$4,000	+\$1,500	-\$2,000
Adjusted Price	--	\$68,000	\$67,500	\$76,000

* 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** Home in historic Northeast KC with lots of updates! Kitchen w/breakfast bar and painted cabinets, vinyl plank flooring in entry & kitchen, newer carpet in formal dining & living rooms, sun porches off kitchen and 2nd level, updated electrical & insulation, some thermal windows, and a newer roof, all on a fully fenced corner lot! Original hardwood floors under carpet and in all rooms on 2nd floor. Easy access to city bus line. Detached one-car garage with side street access provides additional storage.
- Sold 2** Calling all investors! or handy owner occupants. This is a 3 bed 1.1 bath 2 story home with the potential to be a 4 bed 2 full bath home. There is a room on the 1st floor that could be turned into a 4 bedroom and the half bath is large enough to be turned into a full bath. Recent sale on the same block for \$189,900
- Sold 3** it has one less beds and same baths then property subject, it has more sqft then property subject.

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	\$72,000	\$73,000
Sales Price	\$68,000	\$69,000
30 Day Price	\$63,000	--
Comments Regarding Pricing Strategy		
<p>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</p>		

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



Address Verification



Side



Side



Street



Street

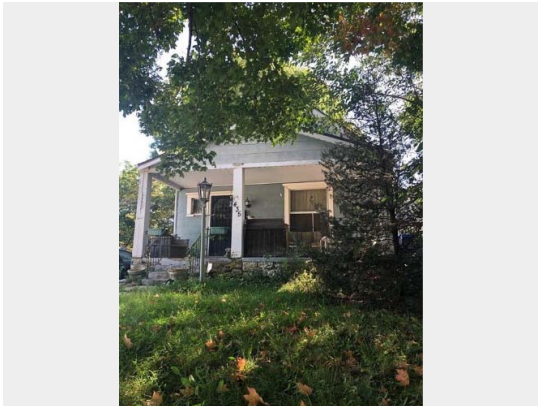
Listing Photos

L1 805 Monroe Avenue
Kansas City, MO 64124



Front

L2 435 Montgall Avenue
Kansas City, MO 64124



Front

L3 1014 Agnes Street
Kansas City, MO 64127



Front

Sales Photos

S1 201 Askew Avenue
Kansas City, MO 64123



Front

S2 510 Cypress Avenue
Kansas City, MO 64124



Front

S3 211 Jackson Avenue N
Kansas City, MO 64123



Front

ClearMaps Addendum

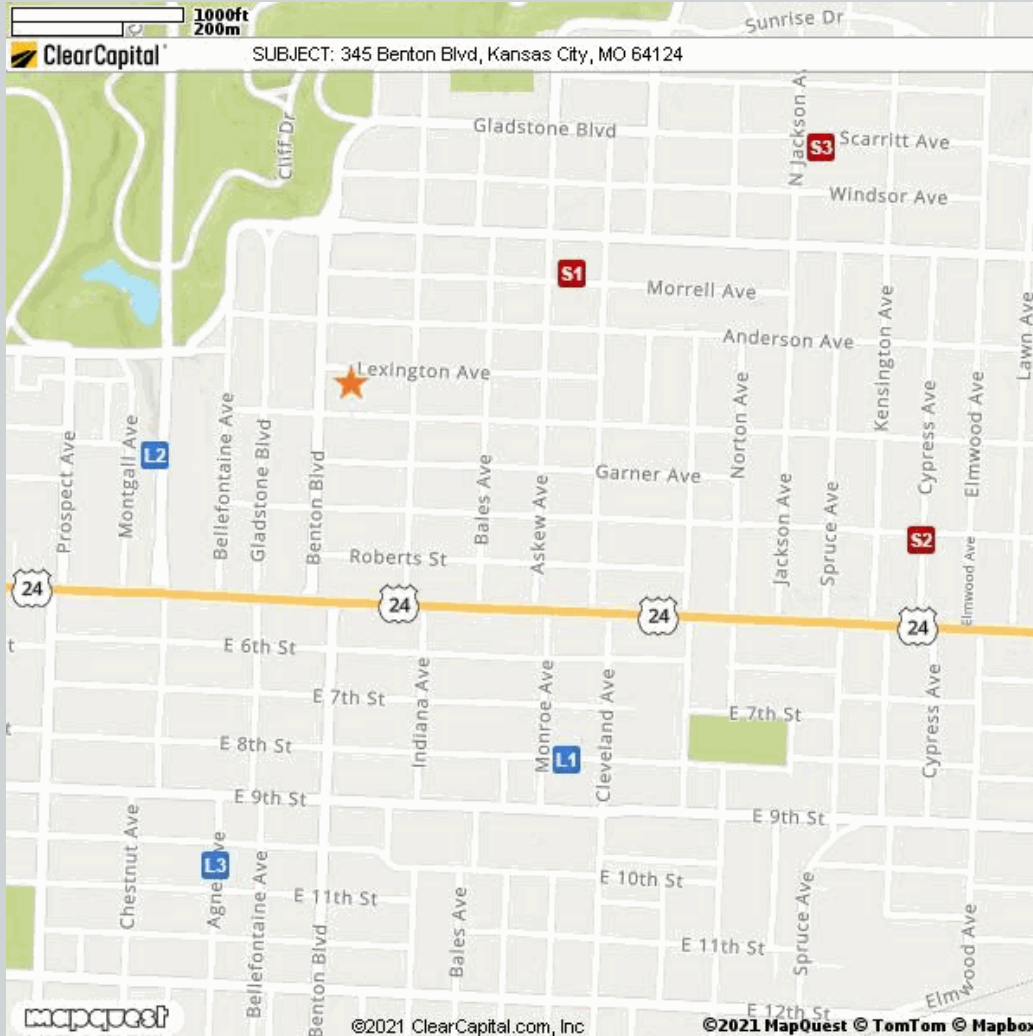
Address ★ 345 Benton Boulevard, Kansas City, MO 64124

Loan Number 44016

Suggested List \$72,000

Suggested Repaired \$73,000

Sale \$68,000



Comparable

Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	345 Benton Boulevard, Kansas City, MO 64124	--	Parcel Match
L1 Listing 1	805 Monroe Avenue, Kansas City, MO 64124	0.57 Miles ¹	Parcel Match
L2 Listing 2	435 Montgall Avenue, Kansas City, MO 64124	0.27 Miles ¹	Parcel Match
L3 Listing 3	1014 Agnes Street, Kansas City, MO 64127	0.65 Miles ¹	Parcel Match
S1 Sold 1	201 Askew Avenue, Kansas City, MO 64123	0.34 Miles ¹	Parcel Match
S2 Sold 2	510 Cypress Avenue, Kansas City, MO 64124	0.79 Miles ¹	Parcel Match
S3 Sold 3	211 Jackson Avenue N, Kansas City, MO 64124	0.71 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	1999130936	Address	311 W 80th Terrace Kansas City MO 64131
License Expiration	06/30/2022	License State	MO
Phone	9134886661	Email	gkcrbpo@gmail.com
Broker Distance to Subject	9.23 miles	Date Signed	04/07/2021

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.