

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>	1945 N 30th Street, Kansas City, KS 66104	<b>Order ID</b>	7286725	<b>Property ID</b>	30126187
<b>Inspection Date</b>	05/11/2021	<b>Date of Report</b>	05/11/2021		
<b>Loan Number</b>	44653	<b>APN</b>	196109		
<b>Borrower Name</b>	Breckenridge Property Fund 2016 LLC	<b>County</b>	Wyandotte		

<b>Tracking IDs</b>					
<b>Order Tracking ID</b>	0510BPO	<b>Tracking ID 1</b>	0510BPO		
<b>Tracking ID 2</b>	--	<b>Tracking ID 3</b>	--		

General Conditions		Condition Comments
<b>Owner</b>	Breckenridge Property Fund 2016 LLC	The subject has been adequately maintained and considered to be in average marketable condition. No immediate repair or innovation required.
<b>R. E. Taxes</b>	\$623	
<b>Assessed Value</b>	\$3,996	
<b>Zoning Classification</b>	Residential	
<b>Property Type</b>	SFR	
<b>Occupancy</b>	Occupied	
<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		Neighborhood Comments
<b>Location Type</b>	Suburban	The subject is located in a suburban neighborhood with stable property values and the economy and employment conditions are stable, neighborhood market trends are stable, conditions are stable, supply & demand is stable, the prevalence of REO is stable and seller concessions are stable.
<b>Local Economy</b>	Stable	
<b>Sales Prices in this Neighborhood</b>	Low: \$20,000 High: \$100,000	
<b>Market for this type of property</b>	Remained Stable for the past 6 months.	
<b>Normal Marketing Days</b>	<180	

### Current Listings

	Subject	Listing 1 *	Listing 2	Listing 3
Street Address	1945 N 30th Street	3910 Walker Avenue	2941 N 47th Street	1865 N 30th Street
City, State	Kansas City, KS	Kansas City, KS	Kansas City, KS	Kansas City, KS
Zip Code	66104	66102	66104	66104
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.75 <sup>1</sup>	1.58 <sup>1</sup>	0.11 <sup>1</sup>
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$65,000	\$66,750	\$72,000
List Price \$	--	\$59,000	\$63,250	\$70,000
Original List Date		01/01/2021	04/08/2021	03/01/2021
DOM · Cumulative DOM	-- · --	130 · 130	33 · 33	71 · 71
Age (# of years)	101	75	66	91
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	876	863	672	1,052
Bdrm · Bths · ½ Bths	2 · 1	1 · 1	2 · 1	2 · 1
Total Room #	4	4	4	4
Garage (Style/Stalls)	Attached 1 Car	Attached 1 Car	None	Detached 1 Car
Basement (Yes/No)	Yes	No	Yes	Yes
Basement (% Fin)	100%	0%	100%	100%
Basement Sq. Ft.	1,102	--	600	990
Pool/Spa	--	--	--	--
Lot Size	0.120 acres	0.18 acres	0.49 acres	0.08 acres
Other	None	None	None	None

\* Listing 1 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** Adjustments:;Bed:\$3000,Age:\$-650,Lot:\$-120,Total Adjustment:\$2230,Net Adjustment Value:\$61230 The property is similar in GLA and view to the subject.

**Listing 2** Adjustments:;GLA:\$4080,Age:\$-875,Garage:\$2000,Lot:\$-740,Total Adjustment:\$4465,Net Adjustment Value:\$67715 The property is inferior in GLA and similar in bed count to the subject.

**Listing 3** Adjustments:;GLA:\$-3520,Total Adjustment:\$-3520,Net Adjustment Value:\$66480 The property is superior in GLA and similar in lot size to the subject.

### Recent Sales

	Subject	Sold 1	Sold 2	Sold 3 *
<b>Street Address</b>	1945 N 30th Street	2216 Haskell Avenue	3510 Yecker Street	3415 Oakland Avenue
<b>City, State</b>	Kansas City, KS	Kansas City, KS	Kansas City, KS	Kansas City, KS
<b>Zip Code</b>	66104	66104	66104	66102
<b>Datasource</b>	Tax Records	MLS	MLS	MLS
<b>Miles to Subj.</b>	--	0.47 <sup>1</sup>	0.83 <sup>1</sup>	0.56 <sup>1</sup>
<b>Property Type</b>	SFR	SFR	SFR	SFR
<b>Original List Price \$</b>	--	\$55,000	\$64,000	\$65,000
<b>List Price \$</b>	--	\$55,000	\$64,000	\$65,000
<b>Sale Price \$</b>	--	\$47,000	\$62,000	\$67,000
<b>Type of Financing</b>	--	Cash	Conventional	Cash
<b>Date of Sale</b>	--	12/30/2020	12/10/2020	12/31/2020
<b>DOM · Cumulative DOM</b>	-- · --	13 · 13	35 · 35	17 · 17
<b>Age (# of years)</b>	101	76	75	69
<b>Condition</b>	Average	Average	Average	Average
<b>Sales Type</b>	--	Fair Market Value	Fair Market Value	Fair Market Value
<b>Location</b>	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
<b>View</b>	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
<b>Style/Design</b>	1 Story Ranch	1 Story Ranch	1 Story Ranch	1 Story Ranch
<b># Units</b>	1	1	1	1
<b>Living Sq. Feet</b>	876	708	624	820
<b>Bdrm · Bths · ½ Bths</b>	2 · 1	3 · 1	2 · 1	3 · 2
<b>Total Room #</b>	4	5	4	6
<b>Garage (Style/Stalls)</b>	Attached 1 Car	Detached 1 Car	Attached 1 Car	None
<b>Basement (Yes/No)</b>	Yes	No	Yes	No
<b>Basement (% Fin)</b>	100%	0%	100%	0%
<b>Basement Sq. Ft.</b>	1102	--	600	--
<b>Pool/Spa</b>	--	--	--	--
<b>Lot Size</b>	0.120 acres	0.17 acres	0.23 acres	0.23 acres
<b>Other</b>	None	None	None	None
<b>Net Adjustment</b>	--	-\$365	+\$4,170	-\$2,900
<b>Adjusted Price</b>	--	\$46,635	\$66,170	\$64,100

\* Sold 3 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** Adjustments:;Bed:\$-3000,GLA:\$3360,Age:\$-625,Lot:\$-100,Total Adjustment:-365,Net Adjustment Value:\$46635 The property is superior in bed count and lot size to the subject.
- Sold 2** Adjustments:;GLA:\$5040,Age:\$-650,Lot:\$-220,Total Adjustment:4170,Net Adjustment Value:\$66170 The property is superior in lot size and similar in condition to the subject.
- Sold 3** Adjustments:;Bed:\$-3000,Bath:\$-2000,GLA:\$1120,Age:\$-800,Garage:\$2000,Lot:\$-220,Total Adjustment:-2900,Net Adjustment Value:\$64100 The property is similar in style and view 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>		None Noted.					
<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

	<b>As Is Price</b>	<b>Repaired Price</b>
<b>Suggested List Price</b>	\$65,000	\$65,000
<b>Sales Price</b>	\$55,000	\$55,000
<b>30 Day Price</b>	\$45,000	--
<b>Comments Regarding Pricing Strategy</b>		
<p>The subject is a single family home built in 1920, contains 2 beds and 1 baths, subject details taken from Tax record. Subject in an average condition. The subject is located next to highway, commercial area, park, school, worship center, cemetery, retail amenities and other facilities. Due to lack of comparables within subject same side it was necessary to cross major boundaries such as highway, which won't affect it's affect it's market value. Within 1 mile +/-30% Gla, there were only limited listings available, hence proximity was exceeded up to 2 mile. The subject is unique in it's year built to the neighborhood, hence comparables with age difference over 10yrs are used in the report. To locate comparable which is similar to subject attributes bed/bath count, basement, garage count were exceeded. The comparables available within 2 mile were superior in lot size to the subject, hence comparables with superior lot size are used in the report. Sold comparable 3 and list comparable 1 were given most weightage in the final analysis. Comp garages was verified by MLS pic uploaded. There was no mailbox number on subject. Address was verified by surrounding house numbers.</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



Street

## Listing Photos

**L1** 3910 Walker Avenue  
Kansas City, KS 66102



Front

**L2** 2941 N 47TH Street  
Kansas City, KS 66104



Front

**L3** 1865 N 30TH Street  
Kansas City, KS 66104



Front



## Sales Photos

**S1** 2216 Haskell Avenue  
Kansas City, KS 66104



Front

**S2** 3510 yecker Street  
Kansas City, KS 66104



Front

**S3** 3415 Oakland Avenue  
Kansas City, KS 66102



Front

### ClearMaps Addendum

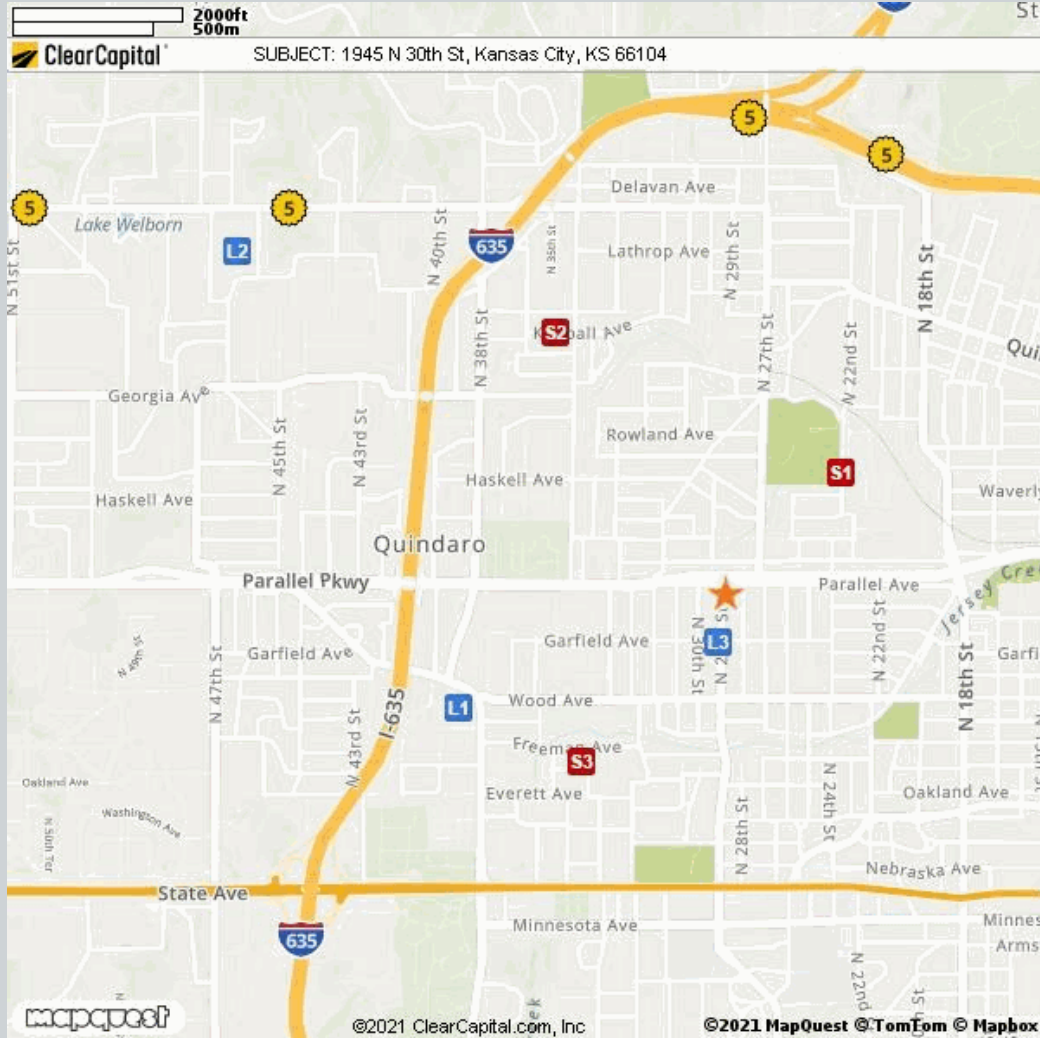
**Address** ★ 1945 N 30th Street, Kansas City, KS 66104

**Loan Number** 44653

**Suggested List** \$65,000

**Suggested Repaired** \$65,000

**Sale** \$55,000



#### Comparable

#### Address

#### Miles to Subject

#### Mapping Accuracy

Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	1945 N 30th Street, Kansas City, KS 66104	--	Parcel Match
L1 Listing 1	3910 Walker Avenue, Kansas City, KS 66102	0.75 Miles <sup>1</sup>	Parcel Match
L2 Listing 2	2941 N 47th Street, Kansas City, KS 66104	1.58 Miles <sup>1</sup>	Parcel Match
L3 Listing 3	1865 N 30th Street, Kansas City, KS 66104	0.11 Miles <sup>1</sup>	Parcel Match
S1 Sold 1	2216 Haskell Avenue, Kansas City, KS 66101	0.47 Miles <sup>1</sup>	Parcel Match
S2 Sold 2	3510 Yecker Street, Kansas City, KS 66104	0.83 Miles <sup>1</sup>	Parcel Match
S3 Sold 3	3415 Oakland Avenue, Kansas City, KS 66102	0.56 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.

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

<b>Broker Name</b>	Lawrence Myer (KS)	<b>Company/Brokerage</b>	Inner City Realty LLC
<b>License No</b>	00042489	<b>Address</b>	7221 W 79th St Overland Park KS 66204
<b>License Expiration</b>	01/01/2022	<b>License State</b>	KS
<b>Phone</b>	7739007227	<b>Email</b>	lmyerinnercity.ks@gmail.com
<b>Broker Distance to Subject</b>	9.79 miles	<b>Date Signed</b>	05/11/2021

*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:**

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