

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	8541 N Marston Avenue, Kansas City, MISSOURI 64154	Order ID	7296106	Property ID	30152914
Inspection Date	05/13/2021	Date of Report	05/17/2021		
Loan Number	44786	APN	192009100007010000		
Borrower Name	Breckenridge Property Fund 2016 LLC	County	Platte		

Tracking IDs

Order Tracking ID	0513BPO	Tracking ID 1	BPF2
Tracking ID 2	--	Tracking ID 3	--

General Conditions

Owner	MOODY,BILL B TRUST	Condition Comments	
R. E. Taxes	\$1,888	Extensive termite damage per listing agent. Many repairs are needed. No basement, property on a crawl space. No updating has been completed on the home.	
Assessed Value	\$23,885		
Zoning Classification	Residential		
Property Type	SFR		
Occupancy	Vacant		
Secure?	Yes		
(Property was for sale and went under contract 5/3/21 and closed 5/12/21 for \$152,000)			
Ownership Type	Fee Simple		
Property Condition	Poor		
Estimated Exterior Repair Cost	\$5,000		
Estimated Interior Repair Cost	\$0		
Total Estimated Repair	\$5,000		
HOA	No		
Visible From Street	Visible		
Road Type	Public		

Neighborhood & Market Data

Location Type	Suburban	Neighborhood Comments	
Local Economy	Stable	Great neighborhood. Close to transportation, shopping and schools.	
Sales Prices in this Neighborhood	Low: \$180000 High: \$344480		
Market for this type of property	Remained Stable for the past 6 months.		
Normal Marketing Days	<30		

Current Listings

	Subject	Listing 1	Listing 2 *	Listing 3
Street Address	8541 N Marston Avenue	8112 N Jefferson Street, Kansas City, Mo 64118	8101 N Jefferson Street, Kansas City, Mo 64118	8613 N Charlotte Street, Kansas City, Mo 64155
City, State	Kansas City, MISSOURI	Kansas City, MO	Kansas City, MO	Kansas City, MO
Zip Code	64154	64118	64118	64155
Datasource	MLS	MLS	MLS	MLS
Miles to Subj.	--	1.12 ¹	1.20 ¹	1.95 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$120,000	\$160,000	\$225,000
List Price \$	--	\$120,000	\$160,000	\$225,000
Original List Date		04/23/2021	05/11/2021	05/13/2021
DOM · Cumulative DOM	-- · --	11 · 24	2 · 6	0 · 4
Age (# of years)	59	63	66	58
Condition	Poor	Poor	Fair	Good
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 Traditional	1 Story Traditional	1 Story Traditional	1 Story Traditional
# Units	1	1	1	1
Living Sq. Feet	1,628	1,168	1,144	1,136
Bdrm · Bths · ½ Bths	3 · 1 · 1	3 · 1	3 · 1	3 · 2
Total Room #	8	8	7	8
Garage (Style/Stalls)	Attached 2 Car(s)	Attached 1 Car	None	Attached 2 Car(s)
Basement (Yes/No)	No	No	No	Yes
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	1,136
Pool/Spa	--	--	--	--
Lot Size	0.34 acres	.3 acres	.42 acres	.2 acres
Other	--	--	--	--

* Listing 2 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 Interior condition appears to be more rough than subject.

Listing 2 No garage. Updated flooring and bathroom wall tile. On a slab.

Listing 3 Remodeled kitchen, stainless steel, 5-burner gas stove, quartz countertops w raised bar, new cabinets. New HVAC, refinished hardwood floors throughout, replacement windows, new water heater, humidifier, vinyl siding, new brick patio, fenced yard. Bathrooms remodeled. All light fixtures updated

Recent Sales

	Subject	Sold 1	Sold 2 *	Sold 3
Street Address	8541 N Marston Avenue	2316 Nw 86th St	2316 Nw 85th Ter	2700 Nw 86th St
City, State	Kansas City, MISSOURI	Kansas City, MO	Kansas City, MO	Kansas City, MO
Zip Code	64154	64154	64154	64154
Datasource	MLS	MLS	MLS	MLS
Miles to Subj.	--	0.08 ¹	0.08 ¹	0.26 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$190,000	\$165,000	\$190,000
List Price \$	--	\$190,000	\$165,000	\$190,000
Sale Price \$	--	\$215,000	\$155,000	\$194,000
Type of Financing	--	Conventional	Conventional	Va
Date of Sale	--	01/08/2021	08/28/2020	06/25/2020
DOM · Cumulative DOM	-- · --	32 · 32	30 · 30	31 · 31
Age (# of years)	59	60	64	47
Condition	Poor	Average	Good	Good
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 Traditional	1 Story Traditional	1 Story Traditional	1 Story Traditional
# Units	1	1	1	1
Living Sq. Feet	1,628	1,835	1,076	1,732
Bdrm · Bths · ½ Bths	3 · 1 · 1	3 · 2	3 · 1	4 · 2 · 1
Total Room #	8	8	7	11
Garage (Style/Stalls)	Attached 2 Car(s)	Attached 4 Car(s)	Attached 2 Car(s)	None
Basement (Yes/No)	No	Yes	No	Yes
Basement (% Fin)	0%	25%	0%	50%
Basement Sq. Ft.		450	--	600
Pool/Spa	--	--	--	--
Lot Size	0.34 acres	.35 acres	.35 acres	.35 acres
Other	--	--	--	--
Net Adjustment	--	-\$10,000	-\$15,000	-\$20,000
Adjusted Price	--	\$205,000	\$140,000	\$174,000

* 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.

Reasons for Adjustments Why the comparable sale is superior or inferior to the subject.

Sold 1 Extra two car garage. basement with some finished space.

Sold 2 Nicely updated home, fresh paint, hardwood floors throughout, renovated bath with double vanity, renovated kitchen with new soft close cabinets, stainless appliances and quartz counters.

Sold 3 updated with fresh paint, refinished hardwoods, some new flooring. Basement with half finished space. Additional full bath and bedroom.

Subject Sales & Listing History

Current Listing Status	Currently Listed			Listing History Comments			
Listing Agency/Firm	United Real Estate			Pending 05/03/21 \$178,000 ACT->PND 05/03/21 09:42 PM 6 Back On Market 04/29/21 \$178,000 PND->ACT 04/29/21 09:47 PM 2 Pending 04/24/21 \$178,000 ACT->PND 04/24/21 05:01 PM 2 New Listing 04/22/21 \$178,000 When under contract 4/24/21, it was for a sales price of \$194,000. Buyer canceled based on inspections and extensive termite damage. New contract included the buyer paying for seller closing costs: \$152,000. Closed 5/12/21			
Listing Agent Name	Terry Moorehead						
Listing Agent Phone	816-878-4847						
# of Removed Listings in Previous 12 Months	0						
# of Sales in Previous 12 Months	1						
Original List Date	Original List Price	Final List Date	Final List Price	Result	Result Date	Result Price	Source
04/22/2021	\$178,000	04/29/2021	\$178,000	Sold	05/12/2021	\$152,000	MLS

Marketing Strategy

	As Is Price	Repaired Price
Suggested List Price	\$152,000	\$162,000
Sales Price	\$152,000	\$162,000
30 Day Price	\$152,000	--
Comments Regarding Pricing Strategy		
As is price is the price with which the property sold yesterday. \$194,000 is the price the property would have sold at if the inspection had not been so poor.		

Clear Capital Quality Assurance Comments Addendum

Reviewer's Notes The current report has included the most current and most proximate data available to support the price conclusion. The broker's comps are appropriate for the subject's attributes, surrounding amenities and market conditions. Thus, the price conclusion appears to be adequately supported

Subject Photos



Front



Side



Side



Back



Street



Street

Subject Photos



Other



Other

Listing Photos

L1 8112 N JEFFERSON Street, Kansas City, MO 64118
Kansas City, MO 64118



Front

L2 8101 N Jefferson Street, Kansas City, MO 64118
Kansas City, MO 64118



Front

L3 8613 N Charlotte Street, Kansas City, MO 64155
Kansas City, MO 64155



Front

Sales Photos

S1 2316 NW 86th St
Kansas City, MO 64154



Front

S2 2316 NW 85th Ter
Kansas City, MO 64154



Front

S3 2700 NW 86th St
Kansas City, MO 64154



Front

ClearMaps Addendum

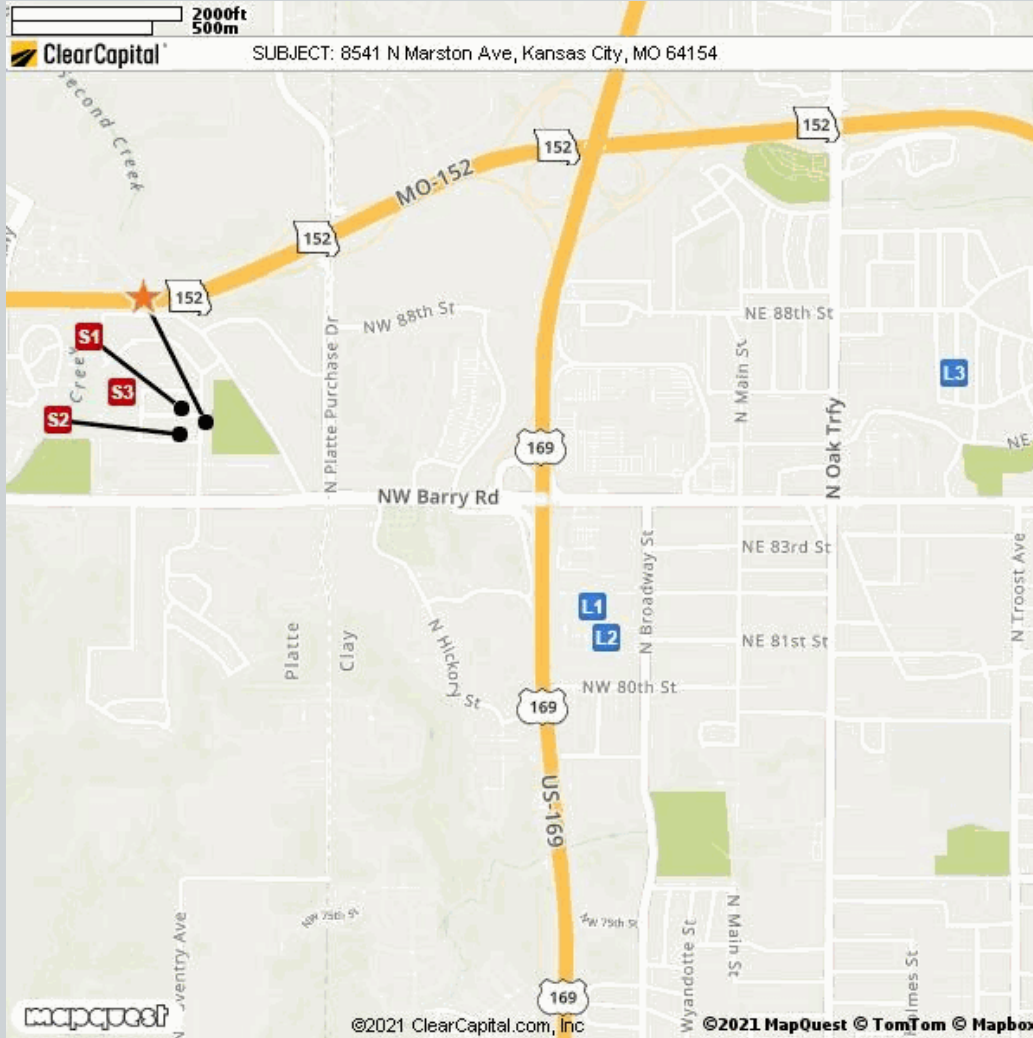
Address ★ 8541 N Marston Avenue, Kansas City, MISSOURI 64154

Loan Number 44786

Suggested List \$152,000

Suggested Repaired \$162,000

Sale \$152,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	8541 N Marston Avenue, Kansas City, Missouri 64154	--	Parcel Match
L1 Listing 1	8112 N Jefferson Street, Kansas City, Mo 64118, Kansas City, MO 64118	1.12 Miles ¹	Parcel Match
L2 Listing 2	8101 N Jefferson Street, Kansas City, Mo 64118, Kansas City, MO 64118	1.20 Miles ¹	Parcel Match
L3 Listing 3	8613 N Charlotte Street, Kansas City, Mo 64155, Kansas City, MO 64155	1.95 Miles ¹	Parcel Match
S1 Sold 1	2316 Nw 86th St, Kansas City, MO 64154	0.08 Miles ¹	Parcel Match
S2 Sold 2	2316 Nw 85th Ter, Kansas City, MO 64154	0.08 Miles ¹	Parcel Match
S3 Sold 3	2700 Nw 86th St, Kansas City, MO 64154	0.26 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	Andrea Sheridan	Company/Brokerage	Keller Williams
License No	2002007382	Address	310 NW Englewood Road Kansas City MO 64118
License Expiration	06/30/2022	License State	MO
Phone	8166687756	Email	andreasheridan@kw.com
Broker Distance to Subject	3.80 miles	Date Signed	05/17/2021

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.