

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 | 6763 Chamberlain Avenue, Saint Louis, MISSOURI 63130 | Order ID | 7293132 | Property ID | 30147147 |
| Inspection Date | 05/13/2021 | Date of Report | 05/14/2021 | | |
| Loan Number | 44821 | APN | 17J321117 | | |
| Borrower Name | Breckenridge Property Fund 2016 LLC | County | St. Louis | | |

| | | | | | |
|--------------------------|---------|----------------------|---------|--|--|
| Tracking IDs | | | | | |
| Order Tracking ID | 0512BPO | Tracking ID 1 | 0512BPO | | |
| Tracking ID 2 | -- | Tracking ID 3 | -- | | |

| General Conditions | | Condition Comments |
|---------------------------------------|--------------------------------------|---|
| Owner | PAUL L REYNOLDS and Sarah E Reynolds | <p>**There was no address on the subject. I have uploaded the neighbors address and verified the home using Google maps.** The subject is a 2 story, brick, traditional style, sfr. The subject is similar in style and conforms to some other homes in the neighborhood. The subject's view is of similar homes and is in a suburban subdivision. This is a similar view as other homes in the area. I observed no required repairs from the exterior inspection. **The subject is in pre foreclosure** Please see the attached sheet. I strongly recommend an interior inspection due to the possibility of interior damage.</p> |
| R. E. Taxes | \$1,565 | |
| Assessed Value | \$19,760 | |
| Zoning Classification | Residential 57SFR | |
| Property Type | SFR | |
| Occupancy | Occupied | |
| Ownership Type | Fee Simple | |
| Property Condition | Average | |
| Estimated Exterior Repair Cost | \$0 | |
| Estimated Interior Repair Cost | \$0 | |
| Total Estimated Repair | \$0 | |
| HOA | No | |
| Visible From Street | Visible | |
| Road Type | Public | |

| Neighborhood & Market Data | | Neighborhood Comments |
|--|-------------------------------------|--|
| Location Type | Suburban | <p>Please see the attached neighborhood profile for detailed neighborhood information. I've also attached a market report with market trends in the neighborhood. The neighborhood was driven by fair market sales. Supply and demand appear in balance. The neighborhood is 52% owner occupied, 39% rentals and 9% vacant. The median DOM is 38. The subject is located less than 3 blocks from a main road and commercial/ employment centers. The subject is less than 5 blocks from a county park.</p> |
| Local Economy | Stable | |
| Sales Prices in this Neighborhood | Low: \$32,100 High: \$560,000 | |
| Market for this type of property | Increased 4 % in the past 6 months. | |
| Normal Marketing Days | <90 | |

Current Listings

| | Subject | Listing 1 | Listing 2 | Listing 3 * |
|-------------------------------|-------------------------|-----------------------|-------------------------|-------------------------|
| Street Address | 6763 Chamberlain Avenue | 7028 Arcadia Ave | 6621 Chamberlain Ave | 7542 Trenton Ave |
| City, State | Saint Louis, MISSOURI | Saint Louis, MO | Saint Louis, MO | Saint Louis, MO |
| Zip Code | 63130 | 63130 | 63130 | 63130 |
| Datasource | Public Records | MLS | MLS | MLS |
| Miles to Subj. | -- | 0.47 ¹ | 0.26 ¹ | 1.66 ¹ |
| Property Type | SFR | SFR | SFR | SFR |
| Original List Price \$ | \$ | \$165,000 | \$70,000 | \$125,500 |
| List Price \$ | -- | \$147,000 | \$70,000 | \$119,900 |
| Original List Date | | 05/04/2021 | 01/20/2021 | 08/24/2020 |
| DOM · Cumulative DOM | -- · -- | 8 · 10 | 27 · 114 | 195 · 263 |
| Age (# of years) | 99 | 85 | 122 | 97 |
| Condition | Average | Good | 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 | 2 Stories traditional | 1 Story bungalow | 1.5 Stories traditional | 1.5 Stories traditional |
| # Units | 1 | 1 | 1 | 1 |
| Living Sq. Feet | 1,242 | 1,320 | 1,046 | 1,215 |
| Bdrm · Bths · ½ Bths | 3 · 1 | 2 · 1 | 3 · 1 | 3 · 1 |
| Total Room # | 6 | 5 | 5 | 6 |
| Garage (Style/Stalls) | Detached 2 Car(s) | None | Detached 2 Car(s) | None |
| Basement (Yes/No) | Yes | Yes | Yes | Yes |
| Basement (% Fin) | 0% | 0% | 0% | 0% |
| Basement Sq. Ft. | 621 | 1,100 | 576 | 868 |
| Pool/Spa | -- | -- | -- | -- |
| Lot Size | 0.13 acres | .10 acres | .16 acres | .35 acres |
| Other | -- | -- | -- | -- |

* Listing 3 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 I adjusted the comp for inferior garage (+5000), superior updated kitchen (-10,000), superior updated bath (-5000), superior updated flooring (-4000), superior age (-1000)

Listing 2 I adjusted the comp for inferior dated kitchen/ bath (+10,000), inferior damaged walls (+5000), inferior age (+2000)

Listing 3 I adjusted the comp for superior lot size (-2750), inferior garage (+5000),

Recent Sales

| | Subject | Sold 1 | Sold 2 * | Sold 3 |
|-------------------------------|-------------------------|-----------------------|-----------------------|-----------------------|
| Street Address | 6763 Chamberlain Avenue | 6562 Corbitt Ave | 6719 Chamberlain Ave | 6911 Julian Ave |
| City, State | Saint Louis, MISSOURI | Saint Louis, MO | Saint Louis, MO | Saint Louis, MO |
| Zip Code | 63130 | 63130 | 63130 | 63130 |
| Datasource | Public Records | MLS | MLS | MLS |
| Miles to Subj. | -- | 0.31 ¹ | 0.11 ¹ | 0.46 ¹ |
| Property Type | SFR | SFR | SFR | SFR |
| Original List Price \$ | -- | \$99,900 | \$105,000 | \$129,900 |
| List Price \$ | -- | \$99,900 | \$105,000 | \$124,900 |
| Sale Price \$ | -- | \$85,000 | \$105,000 | \$118,000 |
| Type of Financing | -- | Other | Fha | Conventional |
| Date of Sale | -- | 12/11/2020 | 01/15/2021 | 12/09/2020 |
| DOM · Cumulative DOM | -- · -- | 33 · 49 | 12 · 58 | 46 · 74 |
| Age (# of years) | 99 | 74 | 97 | 93 |
| Condition | Average | Fair | Average | 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 | 2 Stories traditional | 2 Stories traditional | 2 Stories traditional | 2 Stories traditional |
| # Units | 1 | 1 | 1 | 1 |
| Living Sq. Feet | 1,242 | 1,302 | 1,248 | 1,467 |
| Bdrm · Bths · ½ Bths | 3 · 1 | 3 · 1 · 1 | 3 · 1 | 3 · 2 |
| Total Room # | 6 | 7 | 6 | 7 |
| Garage (Style/Stalls) | Detached 2 Car(s) | None | Detached 1 Car | Detached 2 Car(s) |
| Basement (Yes/No) | Yes | Yes | Yes | Yes |
| Basement (% Fin) | 0% | 0% | 0% | 0% |
| Basement Sq. Ft. | 621 | 840 | 624 | 672 |
| Pool/Spa | -- | -- | -- | -- |
| Lot Size | 0.13 acres | .13 acres | .13 acres | .11 acres |
| Other | -- | -- | -- | -- |
| Net Adjustment | -- | +\$14,000 | \$0 | -\$29,175 |
| Adjusted Price | -- | \$99,000 | \$105,000 | \$88,825 |

* 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** I adjusted the comp for inferior garage (+5000), inferior dated kitchen/ bath (+10,000), inferior damaged walls (+5000), superior bath count (-4000), superior age (-2000)
- Sold 2** I made no adjustments to the comp. The criteria and features were similar to the subject. Location and view are similar to the subject.
- Sold 3** I adjusted the comp for superior updated kitchen (-10,000), superior updated bath (-5000), superior updated flooring (-4000), superior bath count (-5000), superior gla (-5175)

Subject Sales & Listing History

| | | | | | | | |
|--|----------------------------|---------------------------------|-------------------------|---------------|--------------------|---------------------|---------------|
| Current Listing Status | Not Currently Listed | Listing History Comments | | | | | |
| Listing Agency/Firm | | No recent sales history. | | | | | |
| 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 | \$109,000 | \$109,000 |
| Sales Price | \$105,000 | \$105,000 |
| 30 Day Price | \$103,000 | -- |

Comments Regarding Pricing Strategy

I used the attached tax records for the subject's characteristics. In order to find similar comps I searched the MLS and tax records. I started with a .35 mile radius in the same zip code. I used a gla range of 994-1490 sq. ft. (20%) I used an age range of 69-129 years (30%) I looked at all traditional style homes that have sold in the last 3 months. The search produced 8 sales that ranged from 86,500-245,000. The comps at the low end of the scale were REO/ distressed. The comps at the high end of the range were renovated. I used one sale that was in dated condition to show a distressed value for the subject. I used two additional sales that were in average/ non updated condition. **Proximity and condition were a high priority in comp selection** I used the same search to look for similar active listings. The search produced 3 listings in a .5 mile radius that ranged form 16,900-189,900. The comp at the low end of the scale was REO/ distressed. The comp at the high end of the range was renovated. I used a list comp that was in dated condition and in need of some repairs to show a distressed value. I had to expand the radius and use some comps with updates in order to have enough list comps that were in non dated condition. Value is a fair market value. Value is based on the subject being in C4/ average/ non updated condition. **There is a higher tier of values for renovated homes in the area.** There is a lower tier of values for dated homes in the area. **The subject is in pre foreclosure** Please see the attached sheet. I strongly recommend an interior inspection due to the possibility of interior damage. I have uploaded one list and one sold comp that were in dated condition and in need of minor repairs. This is to show a value if the subject has interior damage. I valued the subject in average condition. I relied heavily on sold comp 2 for value. This home was on the same street and has a similar tax rate. The subject has a tax rate of \$1,565 annually. Sold comp 2 has an annual tax rate of \$1,458.

Clear Capital Quality Assurance Comments Addendum

Reviewer's The broker's as-is conclusion reflects the market for the subject. Comps are within a reasonable distance, relatively current, and accurately reflect
Notes the subject's defining characteristics. Thus, the as-is conclusion appears to be adequately supported.

Subject Photos



Front



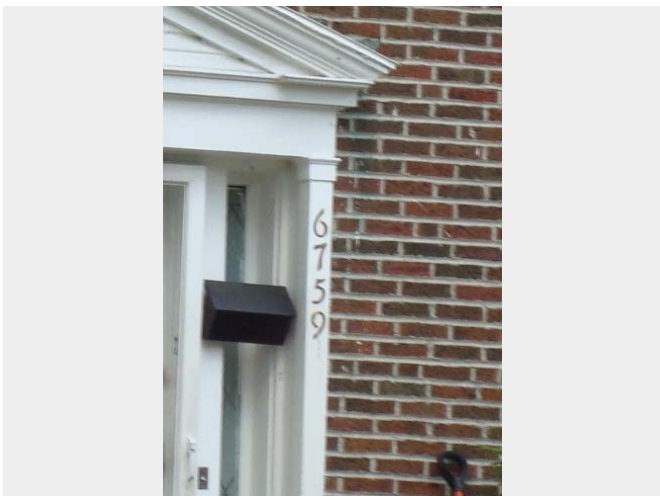
Side



Side



Street



Other

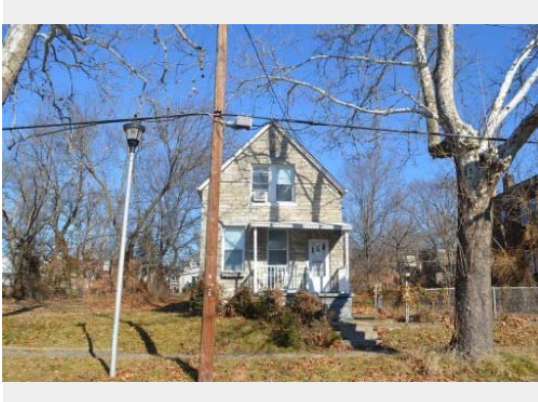
Listing Photos

L1 7028 Arcadia Ave
Saint Louis, MO 63130



Front

L2 6621 Chamberlain Ave
Saint Louis, MO 63130



Front

L3 7542 Trenton Ave
Saint Louis, MO 63130



Front

Sales Photos

S1 6562 Corbitt Ave
Saint Louis, MO 63130



Front

S2 6719 Chamberlain Ave
Saint Louis, MO 63130



Front

S3 6911 Julian Ave
Saint Louis, MO 63130



Front

ClearMaps Addendum

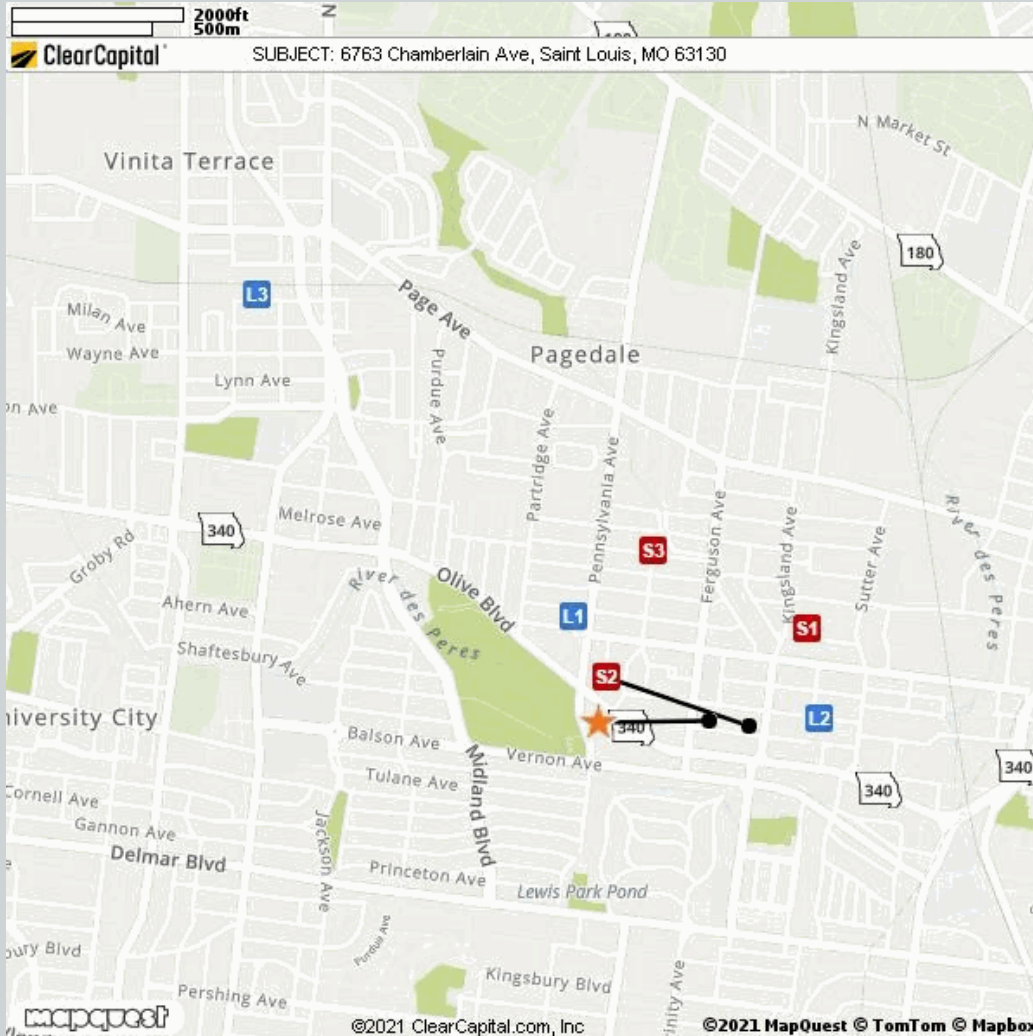
Address ★ 6763 Chamberlain Avenue, Saint Louis, MISSOURI 63130

Loan Number 44821

Suggested List \$109,000

Suggested Repaired \$109,000

Sale \$105,000



| Comparable | Address | Miles to Subject | Mapping Accuracy |
|------------|--|-------------------------|------------------|
| ★ Subject | 6763 Chamberlain Avenue, Saint Louis, Missouri 63130 | -- | Parcel Match |
| L1 | 7028 Arcadia Ave, Saint Louis, MO 63130 | 0.47 Miles ¹ | Parcel Match |
| L2 | 6621 Chamberlain Ave, Saint Louis, MO 63130 | 0.26 Miles ¹ | Parcel Match |
| L3 | 7542 Trenton Ave, Saint Louis, MO 63130 | 1.66 Miles ¹ | Parcel Match |
| S1 | 6562 Corbitt Ave, Saint Louis, MO 63130 | 0.31 Miles ¹ | Parcel Match |
| S2 | 6719 Chamberlain Ave, Saint Louis, MO 63130 | 0.11 Miles ¹ | Parcel Match |
| S3 | 6911 Julian Ave, Saint Louis, MO 63130 | 0.46 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 | Phillip Jones | Company/Brokerage | Wood Realty |
| License No | 2002027650 | Address | 4110 Concordia ave Saint Louis MO 63116 |
| License Expiration | 09/30/2022 | License State | MO |
| Phone | 3144841653 | Email | philjones7989@gmail.com |
| Broker Distance to Subject | 6.71 miles | Date Signed | 05/13/2021 |

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.