

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>	109 W 90th Street, Kansas City, MO 64114	<b>Order ID</b>	8338450	<b>Property ID</b>	33079142
<b>Inspection Date</b>	07/19/2022	<b>Date of Report</b>	07/19/2022		
<b>Loan Number</b>	45012	<b>APN</b>	48-230-24-08-00-0-00-000		
<b>Borrower Name</b>	Breckenridge Property Fund 2016 LLC	<b>County</b>	Jackson		

Tracking IDs					
<b>Order Tracking ID</b>	07.19.22 BPO	<b>Tracking ID 1</b>	07.19.22 BPO		
<b>Tracking ID 2</b>	--	<b>Tracking ID 3</b>	--		

## General Conditions

General Conditions		Condition Comments
<b>Owner</b>	Breckenridge Prop Fund 2016 LI	Based on an observation the subject property appears to be in average condition.
<b>R. E. Taxes</b>	\$2,328	
<b>Assessed Value</b>	\$26,791	
<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 & Market Data		Neighborhood Comments
<b>Location Type</b>	Suburban	The subject is located in an established neighborhood that consists of mostly homes displaying general similarity in design, appeal and size.
<b>Local Economy</b>	Stable	
<b>Sales Prices in this Neighborhood</b>	Low: \$80,000 High: \$280,000	
<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	109 W 90th Street	8810 Hiawatha Road	311 E Bannister Road	218 W 82nd Terrace
City, State	Kansas City, MO	Kansas City, MO	Kansas City, MO	Kansas City, MO
Zip Code	64114	64114	64114	64114
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.29 <sup>1</sup>	0.73 <sup>1</sup>	0.98 <sup>1</sup>
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$140,000	\$178,000	\$180,000
List Price \$	--	\$140,000	\$178,000	\$180,000
Original List Date		06/10/2022	06/24/2022	07/07/2022
DOM · Cumulative DOM	-- · --	39 · 39	25 · 25	1 · 12
Age (# of years)	65	68	70	71
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	Beneficial ; 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	1,159	1,145	1,202	944
Bdrm · Bths · ½ Bths	3 · 1 · 1	3 · 1	2 · 1	2 · 1
Total Room #	6	6	5	5
Garage (Style/Stalls)	Attached 1 Car	Attached 1 Car	Attached 1 Car	Attached 1 Car
Basement (Yes/No)	Yes	Yes	Yes	Yes
Basement (% Fin)	100%	100%	100%	100%
Basement Sq. Ft.	1,159	650	600	350
Pool/Spa	--	--	--	--
Lot Size	0.18 acres	0.32 acres	0.28 acres	0.18 acres
Other	None	None	None	None

\* Listing 2 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** Similar in GLA to the subject.

**Listing 2** Similar in GLA to the subject.

**Listing 3** Similar in garage count to the subject.

## Recent Sales

	Subject	Sold 1	Sold 2 *	Sold 3
Street Address	109 W 90th Street	9042 Walnut Street	8210 Main Street	9504 Mcgee Street
City, State	Kansas City, MO	Kansas City, MO	Kansas City, MO	Kansas City, MO
Zip Code	64114	64114	64114	64114
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.16 <sup>1</sup>	0.99 <sup>1</sup>	0.72 <sup>1</sup>
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$155,000	\$155,000	\$175,000
List Price \$	--	\$155,000	\$155,000	\$175,000
Sale Price \$	--	\$155,000	\$155,000	\$175,000
Type of Financing	--	Conventional	Conventional	Conventional
Date of Sale	--	02/21/2022	02/14/2022	05/16/2022
DOM · Cumulative DOM	-- · --	1 · 47	102 · 102	3 · 92
Age (# of years)	65	75	97	75
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 Traditional	1 Story Traditional	1 Story Traditional	1 Story Traditional
# Units	1	1	1	1
Living Sq. Feet	1,159	1,224	1,080	986
Bdrm · Bths · ½ Bths	3 · 1 · 1	2 · 1 · 1	3 · 1	2 · 1
Total Room #	6	5	6	5
Garage (Style/Stalls)	Attached 1 Car	Detached 1 Car	Attached 1 Car	Attached 1 Car
Basement (Yes/No)	Yes	Yes	Yes	Yes
Basement (% Fin)	100%	100%	100%	100%
Basement Sq. Ft.	1159	600	580	350
Pool/Spa	--	--	--	--
Lot Size	0.18 acres	0.20 acres	0.22 acres	0.22 acres
Other	None	None	None	None
Net Adjustment	--	+\$500	+\$3,250	+\$2,480
Adjusted Price	--	\$155,500	\$158,250	\$177,480

\* Sold 2 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.

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

**Sold 1** Similar in GLA to the subject. Adjusted:\$500 for bed.

**Sold 2** Similar in GLA to the subject. Adjusted:\$3000 for age,\$250 for bath.

**Sold 3** Similar in garage count to the subject. Adjusted:\$1730 for GLA,\$500 for bed,\$250 for bath.

## Subject Sales & Listing History

<b>Current Listing Status</b>	Not Currently Listed	<b>Listing History Comments</b>					
<b>Listing Agency/Firm</b>		None					
<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

	As Is Price	Repaired Price
<b>Suggested List Price</b>	\$170,000	\$170,000
<b>Sales Price</b>	\$160,000	\$160,000
<b>30 Day Price</b>	\$155,000	--
<b>Comments Regarding Pricing Strategy</b>		
<p>Subject's final value represents a value with normal marketing times and based on the most similar and proximate comps in this report. All comparables have been given equal weight in determining an opinion of value for the subject property. Due to limited available market data for similar properties in the subject's immediate neighborhood, it was necessary to utilize comps with a variance in GLA, Year built, Garage, Lot size, Bed bath count, Sold date and proximity. Most of the Weight in this BPO was given to Sold Comp 2 because it was most similar in GLA to the subject. 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



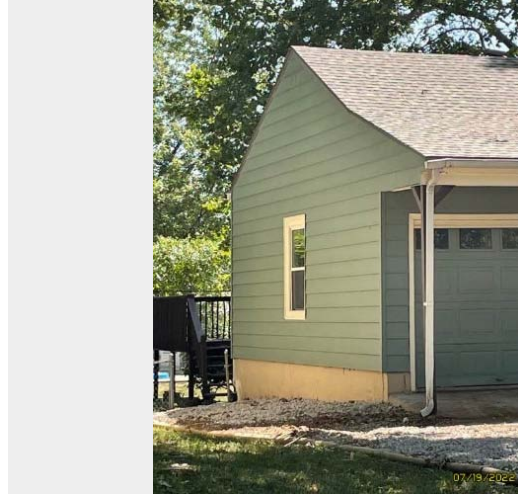
Street



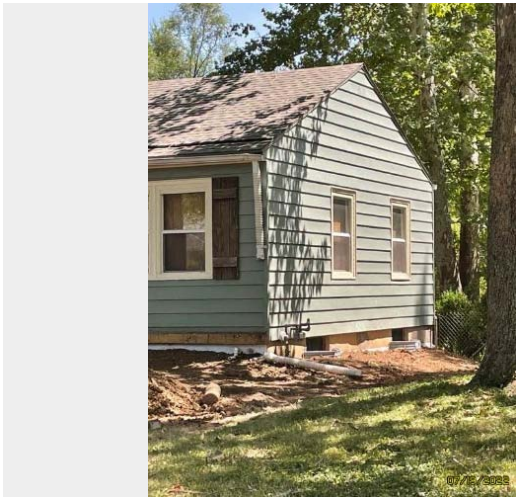
## Subject Photos



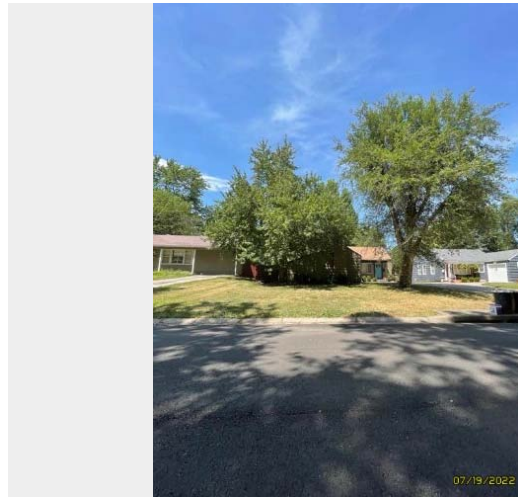
Other



Other



Other



Other

## Listing Photos

**L1** 8810 Hiawatha Road  
Kansas City, MO 64114



Front

**L2** 311 E Bannister Road  
Kansas City, MO 64114



Front

**L3** 218 W 82nd Terrace  
Kansas City, MO 64114



Front



## Sales Photos

**S1** 9042 Walnut Street  
Kansas City, MO 64114



Front

**S2** 8210 Main Street  
Kansas City, MO 64114



Front

**S3** 9504 McGee Street  
Kansas City, MO 64114



Front

## ClearMaps Addendum

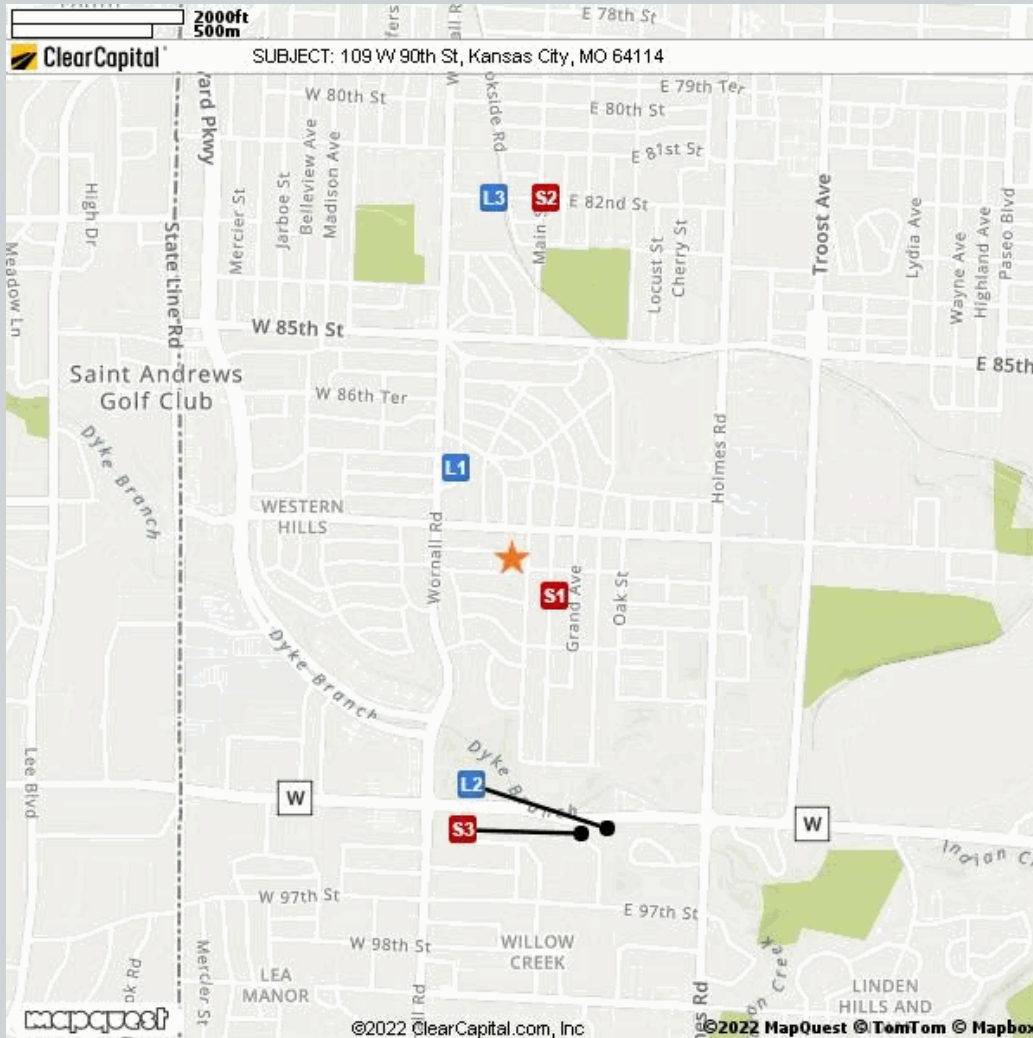
**Address** ★ 109 W 90th Street, Kansas City, MO 64114

**Loan Number** 45012

**Suggested List** \$170,000

**Suggested Repaired** \$170,000

**Sale** \$160,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	109 W 90th Street, Kansas City, MO 64114	--	Parcel Match
L1 Listing 1	8810 Hiawatha Road, Kansas City, MO 64114	0.29 Miles <sup>1</sup>	Parcel Match
L2 Listing 2	311 E Bannister Road, Kansas City, MO 64114	0.73 Miles <sup>1</sup>	Parcel Match
L3 Listing 3	218 W 82nd Terrace, Kansas City, MO 64114	0.98 Miles <sup>1</sup>	Parcel Match
S1 Sold 1	9042 Walnut Street, Kansas City, MO 64114	0.16 Miles <sup>1</sup>	Parcel Match
S2 Sold 2	8210 Main Street, Kansas City, MO 64114	0.99 Miles <sup>1</sup>	Parcel Match
S3 Sold 3	9504 Mcgee Street, Kansas City, MO 64114	0.72 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>	Trice Massey- MO	<b>Company/Brokerage</b>	Greater Kansas City Realty
<b>License No</b>	1999130936	<b>Address</b>	311 W 80th Terrace Kansas City MO 64131
<b>License Expiration</b>	06/30/2024	<b>License State</b>	MO
<b>Phone</b>	9139801399	<b>Email</b>	gkcrbpo@gmail.com
<b>Broker Distance to Subject</b>	1.19 miles	<b>Date Signed</b>	07/19/2022

*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.**