

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	8600 E 78th Terrace, Kansas City, MO 64138	Order ID	7549022	Property ID	30947433
Inspection Date	09/01/2021	Date of Report	09/01/2021		
Loan Number	45995	APN	45910071200000000		
Borrower Name	Breckenridge Property Fund 2016 LLC	County	Jackson		

Tracking IDs					
Order Tracking ID	0831BPO	Tracking ID 1	0831BPO		
Tracking ID 2	--	Tracking ID 3	--		

General Conditions

Owner	BRENTON L CHARRIERE	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.
R. E. Taxes	\$1,144	
Assessed Value	\$12,085	
Zoning Classification	Residential	
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

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: \$60,000 High: \$150,000	
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	8600 E 78th Terrace	8933 E 74th Street	8817 Richards Drive	8002 E 82nd Street
City, State	Kansas City, MO	Raytown, MO	Raytown, MO	Kansas City, MO
Zip Code	64138	64133	64133	64138
Datasource	Tax Records	Tax Records	Tax Records	Tax Records
Miles to Subj.	--	0.78 ¹	0.65 ¹	0.56 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$105,000	\$99,000	\$125,000
List Price \$	--	\$118,000	\$99,000	\$125,000
Original List Date		08/31/2021	08/05/2021	08/16/2021
DOM · Cumulative DOM	-- · --	1 · 1	27 · 27	5 · 16
Age (# of years)	70	67	68	76
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 Conventional	1 Story Conventional	1 Story Conventional	1 Story Conventional
# Units	1	1	1	1
Living Sq. Feet	825	864	938	896
Bdrm · Bths · ½ Bths	2 · 1	3 · 1	3 · 1	2 · 1
Total Room #	5	6	6	5
Garage (Style/Stalls)	Attached 1 Car	Attached 1 Car	Attached 1 Car	Attached 1 Car
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	0.23 acres	0.19 acres	0.19 acres	0.64 acres
Other	none	MLS#2320533	MLS#2338283	MLS#2340224

* 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.

Current Listings - Cont.

Listing Comments Why the comparable listing is superior or inferior to the subject.

- Listing 1** MOVE RIGHT IN! New carpet, freshly painted by a professional, new light fixtures. This Ranch Style Home Features Three Bedrooms and One Full Bathroom. Large Fenced in Backyard. This Home would work Great for First Time Buyers, Home Owners Looking to Downsize or investor. Close to shopping and Parks. Located in the Raytown School District.
- Listing 2** First Time Homebuyer - Downsizing - Investor? This home is move-in ready, it just needs you to add your own personal touches. Treed lot with large patio and fenced in back yard. Great neighborhood, close to schools and shopping. Priced to sell!
- Listing 3** Perfect Starter Home! 2 bed, 1.5 bath. Newer kitchen with tile floor, Breakfast bar and Sliding door out to Deck. All appliances staying, including washer/dryer. Light and Bright/ Ceiling fans and thermal windows throughout. Master bedroom with hardwood floors. Quiet area & Huge lot that backs to green space. 1/2 bath in basement. Move right in. Seller has paid for Google fiber until 9/2022.

Recent Sales

	Subject	Sold 1 *	Sold 2	Sold 3
Street Address	8600 E 78th Terrace	8115 James A Reed Road	8400 James A Reed Road	9000 Richards Drive
City, State	Kansas City, MO	Kansas City, MO	Raytown, MO	Raytown, MO
Zip Code	64138	64138	64138	64133
Datasource	Tax Records	Tax Records	Tax Records	Tax Records
Miles to Subj.	--	0.44 ¹	0.79 ¹	0.78 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$79,900	\$90,000	\$99,000
List Price \$	--	\$79,900	\$90,000	\$99,000
Sale Price \$	--	\$80,250	\$97,000	\$97,100
Type of Financing	--	Conventional	Fha	Cash
Date of Sale	--	04/09/2021	07/26/2021	08/02/2021
DOM · Cumulative DOM	-- · --	5 · 35	4 · 40	4 · 34
Age (# of years)	70	66	66	68
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 Conventional	1 Story Conventional	1 Story Conventional	1 Story Conventional
# Units	1	1	1	1
Living Sq. Feet	825	768	864	869
Bdrm · Bths · ½ Bths	2 · 1	2 · 1	2 · 1	3 · 1
Total Room #	5	5	5	6
Garage (Style/Stalls)	Attached 1 Car	Attached 1 Car	Attached 1 Car	Attached 1 Car
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	0.23 acres	0.4 acres	0.29 acres	0.21 acres
Other	none	MLS#2307928	MLS#2310848	MLS#2329237
Net Adjustment	--	+\$500	\$0	-\$2,000
Adjusted Price	--	\$80,750	\$97,000	\$95,100

* Sold 1 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** At Blue Ridge Blvd and Gregory Blvd, West on Gregory Blvd to James A Reed Rd, South on James A Reed Road to home on the East side of the Rd.
- Sold 2** Enjoy one level living in this nice ranch home! Huge front & back Deck! Harwood floors throughout living room/living areas. Enjoy the wood burning fire place in the living room! Large kitchen and dining area with tile flooring. The Large Kitchen island does stay! Kitchen walks out to large deck, great for entertaining! Nice fenced backyard with huge shade trees! Close to everything! Come see fall in Love and make this the next place you call HOME...
- Sold 3** This Ranch Style Home Features Three Bedrooms and One Full Bathroom. Large Fenced in Backyard. This Home would work Great for First Time Buyers or Home Owners Looking to Downsize. Close to shopping and Parks. Located in the Raytown School District.

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	\$83,000	\$83,000
Sales Price	\$81,000	\$81,000
30 Day Price	\$77,000	--
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 1 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 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



Address Verification



Side



Side



Street



Street

Listing Photos

L1 8933 E 74th Street
Raytown, MO 64133



Front

L2 8817 Richards Drive
Raytown, MO 64133



Front

L3 8002 E 82nd Street
Kansas City, MO 64138



Front

Sales Photos

S1 8115 James A Reed Road
Kansas City, MO 64138



Front

S2 8400 James A Reed Road
Raytown, MO 64138



Front

S3 9000 Richards Drive
Raytown, MO 64133



Front

ClearMaps Addendum

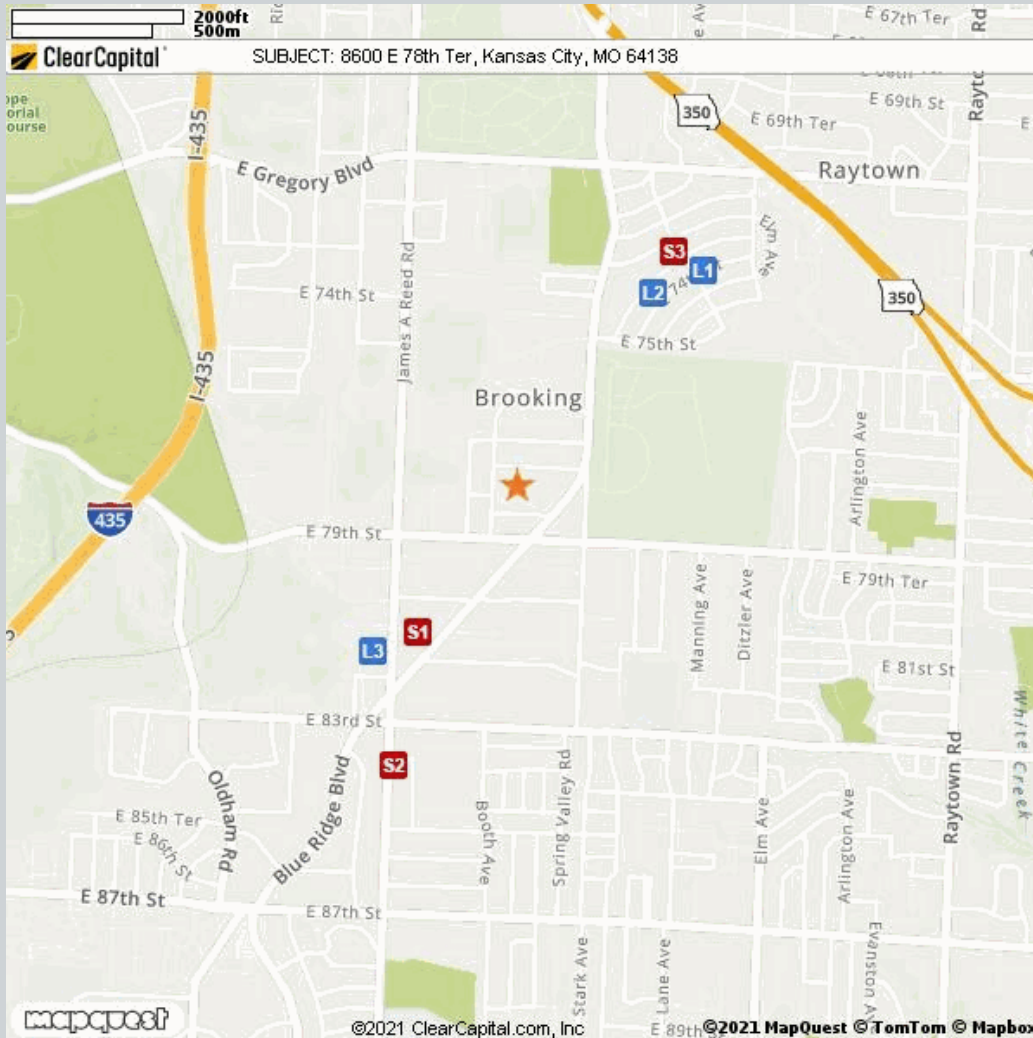
Address ★ 8600 E 78th Terrace, Kansas City, MO 64138

Loan Number 45995

Suggested List \$83,000

Suggested Repaired \$83,000

Sale \$81,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	8600 E 78th Terrace, Kansas City, MO 64138	--	Parcel Match
L1 Listing 1	8933 E 74th Street, Kansas City, MO 64133	0.78 Miles ¹	Parcel Match
L2 Listing 2	8817 Richards Drive, Kansas City, MO 64133	0.65 Miles ¹	Parcel Match
L3 Listing 3	8002 E 82nd Street, Kansas City, MO 64138	0.56 Miles ¹	Parcel Match
S1 Sold 1	8115 James A Reed Road, Kansas City, MO 64138	0.44 Miles ¹	Parcel Match
S2 Sold 2	8400 James A Reed Road, Kansas City, MO 64138	0.79 Miles ¹	Parcel Match
S3 Sold 3	9000 Richards Drive, Kansas City, MO 64133	0.78 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.

*** Please Note: This is a RUSH assignment. Do not accept if you cannot meet the current due date and time. Please reference the set terms and contact Clear Capital at 530.582.5011 if you require any changes. Thanks! ***

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

Report Instructions - cont.

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.

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	5.70 miles	Date Signed	09/01/2021

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.