

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	5628 Birch Street, Shawnee Mission, KS 66205	Order ID	7545468	Property ID	30939495
Inspection Date	08/31/2021	Date of Report	08/31/2021		
Loan Number	46029	APN	PP660000020028		
Borrower Name	Breckenridge Property Fund 2016 LLC	County	Johnson		

Tracking IDs					
Order Tracking ID	0830BPO	Tracking ID 1	0830BPO		
Tracking ID 2	--	Tracking ID 3	--		

General Conditions

Owner	MARY LOUISE KENNEY TRUST	Condition Comments	
R. E. Taxes	\$3,527	Subject property appears to be well maintained and conforms to the neighborhood, no obvious maintenance issues were observed at the time of the inspection.	
Assessed Value	\$26,243		
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	
Local Economy	Stable	Neighborhood is in average condition close to schools and shopping centers. subject property conforms to the neighborhood in age sqft and location.	
Sales Prices in this Neighborhood	Low: \$280,000 High: \$380,000		
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	5628 Birch Street	5607 Roe Boulevard	4823 W 55th Street	5226 Juniper Drive
City, State	Shawnee Mission, KS	Roeland Park, KS	Roeland Park, KS	Roeland Park, KS
Zip Code	66205	66205	66205	66205
Datasource	Tax Records	Tax Records	Tax Records	Tax Records
Miles to Subj.	--	0.48 ¹	0.39 ¹	0.54 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$305,000	\$310,000	\$324,900
List Price \$	--	\$305,000	\$310,000	\$324,900
Original List Date		07/24/2021	07/30/2021	08/12/2021
DOM · Cumulative DOM	-- · --	3 · 38	1 · 32	2 · 19
Age (# of years)	81	86	71	66
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	1,645	1,690	1,596	1,600
Bdrm · Bths · ½ Bths	3 · 1 · 1	4 · 2	4 · 2	4 · 2
Total Room #	6	7	7	7
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	0.22 acres	0.19 acres	0.17 acres	0.4 acres
Other	none	MLS#2335642	MLS#2336431	MLS#2338287

* 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.

Current Listings - Cont.

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

Listing 1 Owner is a licensed Realtor in the state of Kansas and is the Listing agent. Great 4 bed 2 ba. Complete remodel 10 years ago including windows. All new 50 year cement siding done 5 years ago. Master bed, master bath, laundry room, and one other bedroom upstairs, 2 bedrooms 1 bath on main floor. Great sun room on back of the home.

Listing 2 DARLING IN ROELAND PARK! So much character and charm when you step in this beautiful cap cod home! Hardwoods throughout. Master bedroom and 2nd bedroom on first floor , 2 bedrooms up! Basement/rec room with office . Beautiful kitchen, dining room , great room w/built-ins and fireplace . Don't miss the adorable sunroom/mudroom. Step out to the fabulous deck and gazebo an entertainment dream! This home is one you need to see !

Listing 3 Welcome home to this absolutely fabulous home! Completely updated, meticulously well kept and ready for its new owner. Four bedrooms/2 bathrooms (2 bedrooms & 1 Bathroom main and 2 Bedrooms and 1 bathroom up). Tons of storage throughout. Spacious main level w/great flow. Expansive lot with nice gardens & customized Premier Pro Series Tuff shed. Also note the beautiful new Cedar Pergola just installed this spring. The outside area is a picture perfect setting to relax and entertain in. You will appreciate the convenient location too in a walkable area with the new Roeland Park City Park (RPark) & the Roeland Park Community Center & pool just a few minutes away. This home will not last long.

Recent Sales

	Subject	Sold 1	Sold 2 *	Sold 3
Street Address	5628 Birch Street	5351 Ash Street	5506 Roe Boulevard	5407 Rosewood Street
City, State	Shawnee Mission, KS	Roeland Park, KS	Roeland Park, KS	Roeland Park, KS
Zip Code	66205	66205	66205	66205
Datasource	Tax Records	Tax Records	Tax Records	Tax Records
Miles to Subj.	--	0.35 ¹	0.47 ¹	0.35 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$275,000	\$335,000	\$300,000
List Price \$	--	\$275,000	\$335,000	\$300,000
Sale Price \$	--	\$310,000	\$319,000	\$325,407
Type of Financing	--	Cash	Conventional	Conventional
Date of Sale	--	03/24/2021	04/28/2021	08/02/2021
DOM · Cumulative DOM	-- · --	4 · 31	55 · 55	38 · 38
Age (# of years)	81	81	71	73
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	1,645	1,541	1,504	1,460
Bdrm · Bths · ½ Bths	3 · 1 · 1	3 · 2	3 · 3	3 · 2
Total Room #	6	6	6	6
Garage (Style/Stalls)	Attached 1 Car	Attached 1 Car	Attached 2 Car(s)	Attached 1 Car
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	0.22 acres	0.19 acres	0.18 acres	.20 acres
Other	none	MLS#2306054	MLS#2307482	MLS#2329466
Net Adjustment	--	+\$500	-\$500	+\$1,500
Adjusted Price	--	\$310,500	\$318,500	\$326,907

* 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** Stylish home in prime Roeland Park location. Updated and well-maintained throughout. New roof and gutters in 2020, HVAC approximately 2years old. Cute updated kitchen, remodeled bathrooms, finished lower level with 2nd bathroom, and large bonus family room addition on main level. Main-level master bedroom with huge walk-in closet. Fun vintage details such as arches, built-ins, cedar closet, and hardwoods. Two-additional bedrooms upstairs. Outside, you have a front porch, porch swing, fenced back yard, and a deck in back. Plenty of options for home office space. Attached garage with wide driveway for ample parking.
- Sold 2** This Roeland Park Beauty has it all and is ready for you! Enjoy this Spacious home with Complete Quality Renovation inside & Out! Beautifully Restored Hardwoods, Main Floor Master Suite with Luxurious bath , New Windows, New S/S Appliances, Granite countertops, New Paint, Plumbing, Lighting/Electrical, Full finished basement, Private Deck w Oversized Fenced in Yard, Extended Drive, and More! Seller is offering a 1 Year Full Warranty! Close to Major Highways, Shopping, Schools, Park and Nature Trails! Enjoy being within walking distance to shopping area that includes; pubs, salons, hardware store, coffee shop, bakery, community hospital, parks and more!
- Sold 3** Do you want a fully updated, and charming, Cape Cod on beautiful tree lined street? This is your next home! Kitchen completely updated and open to the dining room with quartz countertops, custom white cabinetry and stainless steel appliances. Both baths have been fully updated, recently refinished hardwood floors, updated light fixtures. Relax in the sunroom or in fenced and shady backyard with a newer poured patio. Huge master bedroom on second floor with walk in closet. Maintenance free metal siding too! MULTIPLE OFFERS. Please have your offers in by 11am Sunday, 6/27. Move in ready with great bones: 4 year old roof, thermal windows, clean foundation report 4 yrs ago, radon system, extensive chimney work done, electrical updates (GFCIs, clean panel, etc.). A perfect Roeland Park location-such easy access to Plaza, Downtown, KU Med, I-35. The heavy work has been done, just sit back and enjoy this charmer!

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	\$325,000	\$325,000
Sales Price	\$318,000	\$318,000
30 Day Price	\$308,000	--
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 2 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 Although the address was not visible or present at the time the inspection was completed, through further research involving GPS and satellite images, the property address has been verified. Street sign photo has also been taken.</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



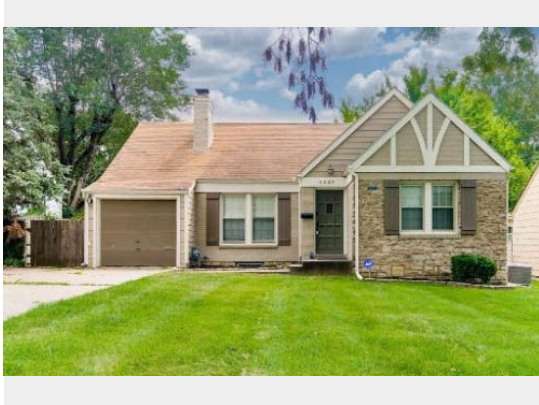
Street



Street

Listing Photos

L1 5607 Roe Boulevard
Roeland Park, KS 66205



Front

L2 4823 W 55TH Street
Roeland Park, KS 66205



Front

L3 5226 Juniper Drive
Roeland Park, KS 66205



Front

Sales Photos

S1 5351 Ash Street
Roeland Park, KS 66205



Front

S2 5506 Roe Boulevard
Roeland Park, KS 66205



Front

S3 5407 Rosewood Street
Roeland Park, KS 66205



Front

ClearMaps Addendum

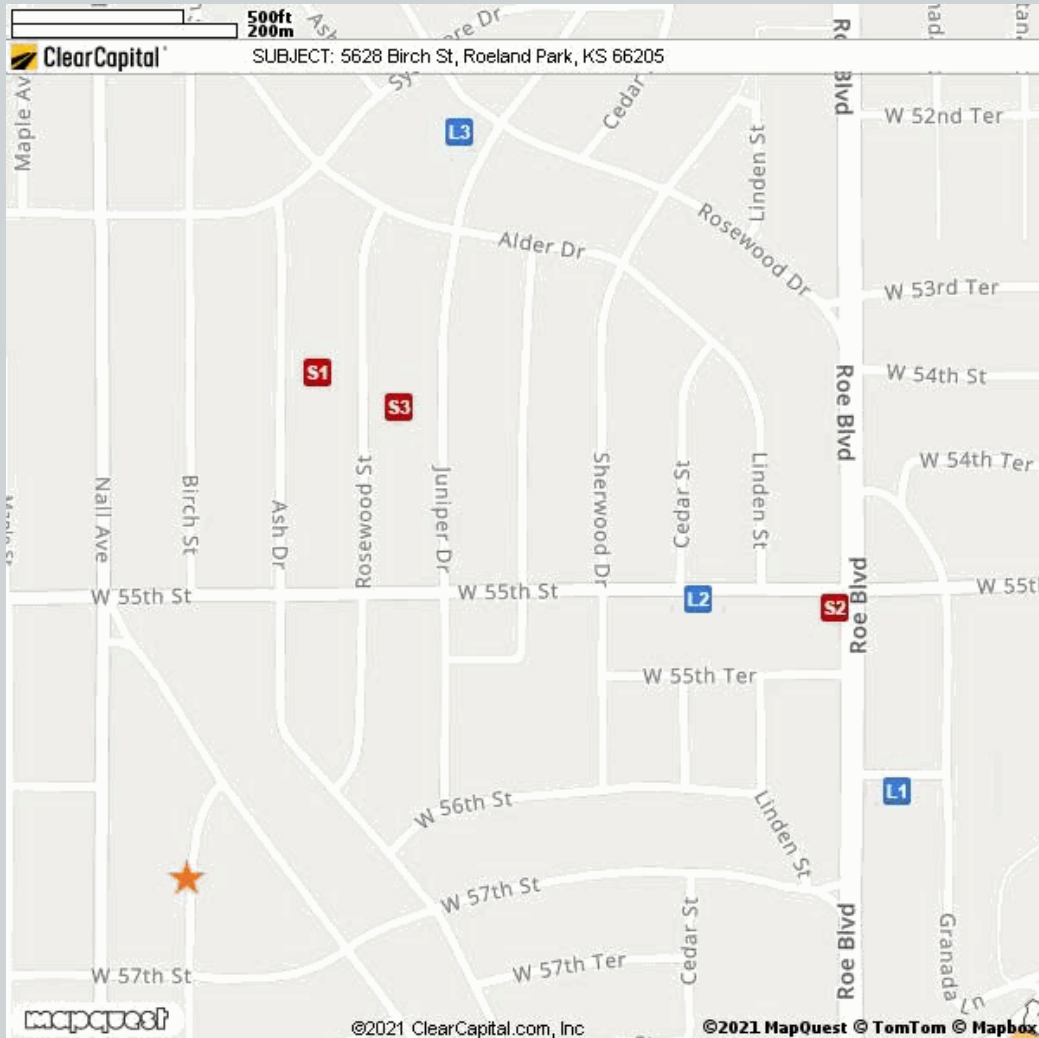
Address ★ 5628 Birch Street, Shawnee Mission, KS 66205

Loan Number 46029

Suggested List \$325,000

Suggested Repaired \$325,000

Sale \$318,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	5628 Birch Street, Shawnee Mission, KS 66205	--	Parcel Match
L1 Listing 1	5607 Roe Boulevard, Mission, KS 66205	0.48 Miles ¹	Parcel Match
L2 Listing 2	4823 W 55th Street, Mission, KS 66205	0.39 Miles ¹	Parcel Match
L3 Listing 3	5226 Juniper Drive, Mission, KS 66205	0.54 Miles ¹	Parcel Match
S1 Sold 1	5351 Ash Street, Mission, KS 66205	0.35 Miles ¹	Parcel Match
S2 Sold 2	5506 Roe Boulevard, Mission, KS 66205	0.47 Miles ¹	Parcel Match
S3 Sold 3	5407 Rosewood Street, Mission, KS 66205	0.35 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	BR00049943	Address	7820 Conser Place Overland Park KS 66204
License Expiration	01/01/2022	License State	KS
Phone	9132329252	Email	gkcrbpo@gmail.com
Broker Distance to Subject	3.08 miles	Date Signed	08/31/2021

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.