

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	510 W 1st Terrace, Lees Summit, MO 64063	Order ID	7695368	Property ID	31479706
Inspection Date	10/27/2021	Date of Report	10/27/2021		
Loan Number	46073	APN	61-330-12-14-00-0-00-000		
Borrower Name	Breckenridge Property Fund 2016 LLC	County	Jackson		

Tracking IDs

Order Tracking ID	1026BPO	Tracking ID 1	1026BPO
Tracking ID 2	--	Tracking ID 3	--

General Conditions

Owner	Broyles Bobbi J	Condition Comments THE SUBJECT APPEARS TO BE IN AVERAGE CONDITION WITH NO NEEDED REPAIRS NOTED
R. E. Taxes	\$1,816	
Assessed Value	\$22,990	
Zoning Classification	R-1	
Property Type	SFR	
Occupancy	Occupied	
Ownership Type	Fee Simple	
Property Condition	Average	
Estimated Exterior Repair Cost	\$0	
Estimated Interior Repair Cost		
Total Estimated Repair	\$0	
HOA	No	
Visible From Street	Visible	
Road Type	Public	

Neighborhood & Market Data

Location Type	Suburban	Neighborhood Comments THE NEIGHBORHOOD IS ESTABLISHED WITH VARIOUS STYLE HOMES FROM AVERAGE TO GOOD CONDITION. LOCATED WITH CLOSE PROXIMITY TO FREEWAY ACCESS, RESTAURANTS, ETC. NO REO PROPERTIES NOTED
Local Economy	Stable	
Sales Prices in this Neighborhood	Low: \$68,000 High: \$364,500	
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	510 W 1st Terrace	1505 Sw Highway Lane	600 Nw Gibson Rd	8 Nw Alderson Place
City, State	Lees Summit, MO	Lees Summit, MO	Lees Summit, MO	Lees Summit, MO
Zip Code	64063	64081	64063	64063
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.86 ¹	0.24 ¹	0.17 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$175,000	\$182,900	\$180,000
List Price \$	--	\$175,000	\$179,900	\$180,000
Original List Date		09/19/2021	09/29/2021	09/24/2021
DOM · Cumulative DOM	-- · --	2 · 38	25 · 28	2 · 33
Age (# of years)	60	67	59	54
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 RANXH	1 Story RANCH	1 Story RANCH	1 Story RANCH
# Units	1	1	1	1
Living Sq. Feet	912	975	912	912
Bdrm · Bths · ½ Bths	3 · 1	3 · 1	3 · 1	3 · 1
Total Room #	6	6	6	6
Garage (Style/Stalls)	Attached 1 Car	None	Attached 1 Car	Attached 1 Car
Basement (Yes/No)	Yes	Yes	Yes	Yes
Basement (% Fin)	0%	75%	0%	0%
Basement Sq. Ft.	912	975	912	912
Pool/Spa	--	--	--	--
Lot Size	0.226 acres	0.28 acres	0.22 acres	0.2 acres
Other	NONE	FENCED	FENCED, PATIO	FENCED, DECK

* 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 Super cute home in quiet neighborhood. Hardwood floors through out main level. Granite countertops in a cozy kitchen. Large fenced back yard with garden area and shed. Great rec room in basement with wet bar. Close to shopping and highways.

Listing 2 Cash or Conv buyer it will not go standard FHA or VA. Good bones lots of opportunity at this price due to escalation of pricing in and around downtown lees summit. Could be a great hold investment, occupy or flip you choose.

Listing 3 fenced yard, outdoor shed, and sizable deck for your entertaining delight! Nice hardwoods inside with a great sized family room to go along with the 3 well apporioned bedrooms. The updated bath is remarkable! Recently updated kitchen is bright and functional with plenty of room to operate.

Recent Sales

	Subject	Sold 1	Sold 2	Sold 3 *
Street Address	510 W 1st Terrace	303 Ne Orchard Dr	409 Sw Walnut St	605 W 1st Terr
City, State	Lees Summit, MO	Lees Summit, MO	Lees Summit, MO	Lees Summit, MO
Zip Code	64063	64063	64063	64063
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.76 ¹	0.38 ¹	0.09 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$157,500	\$179,500	\$170,000
List Price \$	--	\$157,500	\$179,500	\$170,000
Sale Price \$	--	\$162,000	\$175,000	\$180,000
Type of Financing	--	Cash	Va	Conv
Date of Sale	--	05/24/2021	05/17/2021	09/02/2021
DOM · Cumulative DOM	-- · --	2 · 31	47 · 47	2 · 30
Age (# of years)	60	64	67	59
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 RANXH	1 Story RANCH	1 Story RANCH	1 Story RANCH
# Units	1	1	1	1
Living Sq. Feet	912	1,008	864	912
Bdrm · Bths · ½ Bths	3 · 1	3 · 1	3 · 1	3 · 1
Total Room #	6	6	6	6
Garage (Style/Stalls)	Attached 1 Car	Attached 1 Car	Attached 1 Car	Attached 1 Car
Basement (Yes/No)	Yes	Yes	No	Yes
Basement (% Fin)	0%	75%	0%	0%
Basement Sq. Ft.	912	1,008	--	912
Pool/Spa	--	--	--	--
Lot Size	0.226 acres	0.28 acres	0.22 acres	0.23 acres
Other	NONE	75	0	0
Net Adjustment	--	-\$5,386	+\$2,536	\$0
Adjusted Price	--	\$156,614	\$177,536	\$180,000

* Sold 3 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** Family room with carpet, big picture window, ceiling fan. Eat-in kitchen with hardwoods, stainless steel stove, corian countertops! Bedrooms with big closets and hardwood floors. Nice remodeled bath with updated sink, tile accents, built-in cabinets, shower/tub combo sp ex lp sc 314
- Sold 2** HARDWOOD FLOORS THROUGH OUT HOME. KITCHEN NEW TOP2BOTTOM: NEW CABINETS, CUSTOM BACKSPLASH, GRANITE COUNTER TOPS, AND BRAND NEW APPLIANCES!!
- Sold 3** near downtown Lee's Summit situated on a cul-de-sac. Original hardwood floors with fresh interior paint and new vinyl tile in the entry way, bathroom, and kitchen. Huge backyard. Full unfinished basement with tons of potential. Refrigerator stays. Property being sold AS- IS. sp ex lp

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	\$180,000	\$180,000
Sales Price	\$178,000	\$178,000
30 Day Price	\$175,000	--
Comments Regarding Pricing Strategy		
BASED ON THE MARKET AND THE COMPS AVAILABLE A BROKER OPINION OF VALUE HAS BEEN DETERMINED.		

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.
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Subject Photos



Front



Address Verification



Street

Listing Photos

L1 1505 SW HIGHWAY LANE
Lees Summit, MO 64081



Front

L2 600 NW GIBSON RD
Lees Summit, MO 64063



Front

L3 8 NW ALDERSON PLACE
Lees Summit, MO 64063



Front

Sales Photos

S1 303 NE ORCHARD DR
Lees Summit, MO 64063



Front

S2 409 SW WALNUT ST
Lees Summit, MO 64063



Front

S3 605 W 1ST TERR
Lees Summit, MO 64063



Front

ClearMaps Addendum

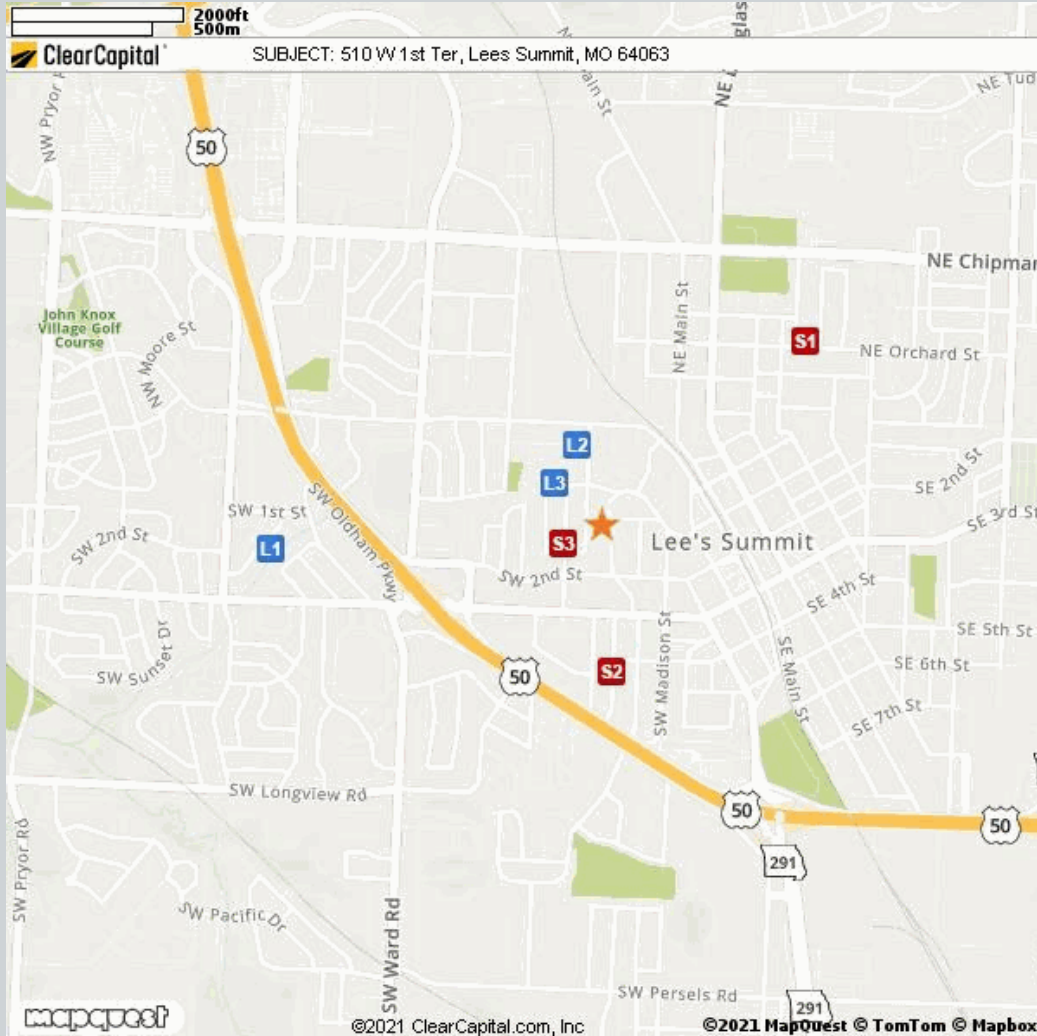
Address ★ 510 W 1st Terrace, Lees Summit, MO 64063

Loan Number 46073

Suggested List \$180,000

Suggested Repaired \$180,000

Sale \$178,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	510 W 1st Terrace, Lees Summit, MO 64063	--	Parcel Match
L1 Listing 1	1505 Sw Highway Lane, Lees Summit, MO 64081	0.86 Miles ¹	Parcel Match
L2 Listing 2	600 Nw Gibson Rd, Lees Summit, MO 64063	0.24 Miles ¹	Parcel Match
L3 Listing 3	8 Nw Alderson Place, Lees Summit, MO 64063	0.17 Miles ¹	Parcel Match
S1 Sold 1	303 Ne Orchard Dr, Lees Summit, MO 64063	0.76 Miles ¹	Parcel Match
S2 Sold 2	409 Sw Walnut St, Lees Summit, MO 64063	0.38 Miles ¹	Parcel Match
S3 Sold 3	605 W 1st Terr, Lees Summit, MO 64063	0.09 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	Patty Mortensen	Company/Brokerage	MORTENSEN Real Estate Services
License No	1999055785	Address	711 SW 37th Terr Blue Springs MO 64015
License Expiration	06/30/2022	License State	MO
Phone	8169851550	Email	lylepatty@sbcglobal.net
Broker Distance to Subject	8.05 miles	Date Signed	10/27/2021

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.