

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	9016 Bessemer Avenue, Saint Louis, MO 63134	Order ID	7595018	Property ID	31110479
Inspection Date	09/19/2021	Date of Report	09/20/2021		
Loan Number	46367	APN	13K530057		
Borrower Name	Breckenridge Property Fund 2016 LLC	County	St. Louis		

Tracking IDs

Order Tracking ID	0917BPO	Tracking ID 1	0917BPO
Tracking ID 2	--	Tracking ID 3	--

General Conditions

Owner	JOSEPH SEVERTSEN	Condition Comments	
R. E. Taxes	\$1,207	Exterior repairs are driveway blacktop, paint to restore/refresh color, and overgrown vegetation removal. Subject appears to be in average condition. Subject conforms to homes in the area. A positive external feature is that subject is located on a street low in traffic. A negative external feature is that homes are densely populated which limits privacy.	
Assessed Value	\$13,040		
Zoning Classification	Residential 7R-2		
Property Type	SFR		
Occupancy	Occupied		
Ownership Type	Fee Simple		
Property Condition	Average		
Estimated Exterior Repair Cost	\$3,000		
Estimated Interior Repair Cost	\$0		
Total Estimated Repair	\$3,000		
HOA	No		
Visible From Street	Visible		
Road Type	Public		

Neighborhood & Market Data

Location Type	Suburban	Neighborhood Comments	
Local Economy	Stable	Area is a mix of REO and fair market. However, many of the REO homes are being renovated. Therefore, many homes in area are at least in average condition. This helps keep prices of homes in area stable. There are amenities in area like access to public transportation, stores and restaurants. The school district is Ferguson- Florissant.	
Sales Prices in this Neighborhood	Low: \$54600 High: \$150000		
Market for this type of property	Increased 20 % in the past 6 months.		
Normal Marketing Days	<90		

Current Listings

	Subject	Listing 1 *	Listing 2	Listing 3
Street Address	9016 Bessemer Avenue	9035 Bessemer Ave	9006 Bessemer Ave	8937 Bessemer Ave
City, State	Saint Louis, MO	Saint Louis, MO	Saint Louis, MO	Saint Louis, MO
Zip Code	63134	63134	63134	63134
Datasource	Public Records	MLS	MLS	MLS
Miles to Subj.	--	0.04 ¹	0.03 ¹	0.09 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$80,000	\$79,000	\$94,900
List Price \$	--	\$70,000	\$79,000	\$94,900
Original List Date		06/28/2021	08/24/2021	09/17/2021
DOM · Cumulative DOM	-- · --	71 · 84	9 · 27	2 · 3
Age (# of years)	65	67	73	65
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 Ranch/Rambler	1 Story Ranch	1 Story Ranch	1 Story Bungalow
# Units	1	1	1	1
Living Sq. Feet	936	936	960	864
Bdrm · Bths · ½ Bths	2 · 1 · 1	2 · 2	3 · 2	3 · 1
Total Room #	4	4	5	5
Garage (Style/Stalls)	Detached 1 Car	Detached 1 Car	None	None
Basement (Yes/No)	Yes	Yes	Yes	Yes
Basement (% Fin)	0%	50%	0%	0%
Basement Sq. Ft.	936	936	960	864
Pool/Spa	--	--	--	--
Lot Size	0.14 acres	0.11 acres	0.33 acres	.11 acres
Other	none	MLS#21044172	MLS#21060662	MLS#21066978

* Listing 1 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 Pending 09/06/2021, Comp is superior in baths. Comp has the same GLA and similar lot and age.

Listing 2 Pending 08/31/2021, Comp is superior in beds and baths and lot. Comp is similar in GLA and age.

Listing 3 Comp is superior in beds and inferior in baths. Comp is similar in lot and age. Comp is located on subject's street,

Recent Sales

	Subject	Sold 1 *	Sold 2	Sold 3
Street Address	9016 Bessemer Avenue	8840 Harold Dr	8729 Harold	8644 Harold Dr
City, State	Saint Louis, MO	Saint Louis, MO	Saint Louis, MO	Saint Louis, MO
Zip Code	63134	63134	63134	63134
Datasource	Public Records	MLS	MLS	MLS
Miles to Subj.	--	0.33 ¹	0.39 ¹	0.55 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$85,000	\$90,000	\$78,000
List Price \$	--	\$85,000	\$90,000	\$68,900
Sale Price \$	--	\$88,000	\$90,000	\$68,900
Type of Financing	--	Cash	Fha	Conventional
Date of Sale	--	05/14/2021	09/07/2021	09/14/2021
DOM · Cumulative DOM	-- · --	3 · 59	1 · 1	196 · 226
Age (# of years)	65	68	66	67
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 Ranch/Rambler	1 Story Ranch	1 Story Ranch	1 Story Ranch
# Units	1	1	1	1
Living Sq. Feet	936	962	944	873
Bdrm · Bths · ½ Bths	2 · 1 · 1	2 · 1	3 · 1 · 1	3 · 2
Total Room #	4	5	6	5
Garage (Style/Stalls)	Detached 1 Car	None	Carport 1 Car	Detached 2 Car(s)
Basement (Yes/No)	Yes	Yes	Yes	Yes
Basement (% Fin)	0%	0%	50%	50%
Basement Sq. Ft.	936	962	200	816
Pool/Spa	--	--	--	--
Lot Size	0.14 acres	0.18 acres	.17 acres	.14 acres
Other	none	MLS#21016128	MLS#21039891	MLS#21005020
Net Adjustment	--	+\$1,640	-\$780	-\$2,170
Adjusted Price	--	\$89,640	\$89,220	\$66,730

* 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** Comp is inferior in baths. Comp is similar in age and lot. Adjusted 300 for age, -260 for GLA, 1000 for baths, 1000 for parking, -400 for lot.
- Sold 2** Comp is superior in beds. Comp has the same baths. Adjusted 100 for age, -80 for GLA, -1000 for beds, 500 for parking, -300 for lot.
- Sold 3** Comp is superior in beds and baths. Adjusted 200 for age, 630 for GLA, -1000 for beds, -1000 for baths, -1000 for parking.

Subject Sales & Listing History

Current Listing Status	Not Currently Listed			Listing History Comments			
Listing Agency/Firm				Subject's tax card showed the last recording date of 05/07/2003 for 48000.			
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	\$85,000	\$88,000
Sales Price	\$80,000	\$83,000
30 Day Price	\$75,000	--
Comments Regarding Pricing Strategy		
Greatest weight was given to the sold comps as they represent most current selling trends of comps located in subject's direct area in subject's condition with similar property characteristics as the subject.		

Clear Capital Quality Assurance Comments Addendum

Reviewer's Notes	The price is based on the subject being in average condition with \$3,000 recommended in total repairs. Comps are similar in characteristics, located within 0.55 miles and the sold comps closed within the last 4 months. The market is reported as having increased 20% in the last 6 months. The price conclusion is deemed supported.
-------------------------	--

Subject Photos



Front



Address Verification



Side



Side



Street



Street

Subject Photos



Other



Other

Listing Photos

L1 9035 Bessemer Ave
Saint Louis, MO 63134



Front

L2 9006 Bessemer Ave
Saint Louis, MO 63134



Front

L3 8937 Bessemer Ave
Saint Louis, MO 63134



Front

Sales Photos

S1 8840 Harold Dr
Saint Louis, MO 63134



Front

S2 8729 Harold
Saint Louis, MO 63134



Front

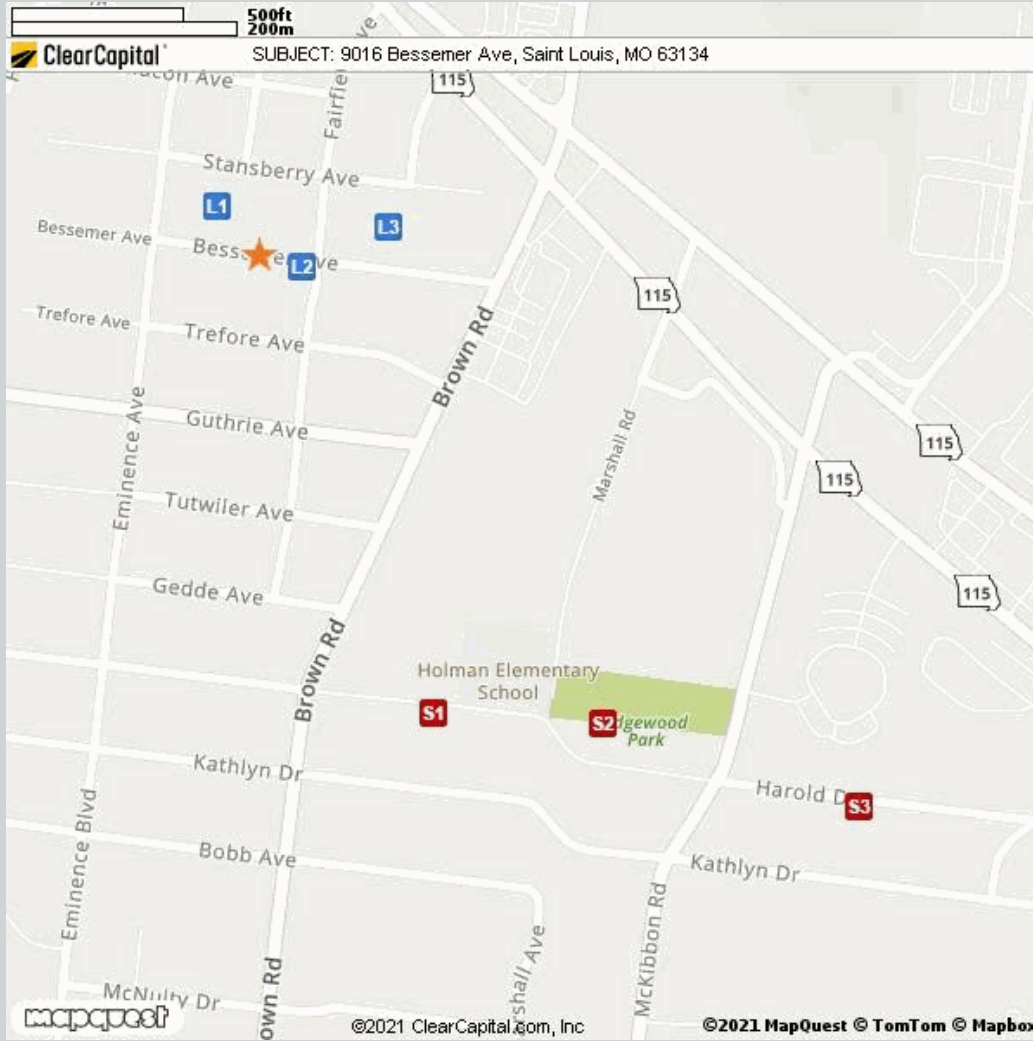
S3 8644 Harold Dr
Saint Louis, MO 63134



Front

ClearMaps Addendum

Address ★ 9016 Bessemer Avenue, Saint Louis, MO 63134
Loan Number 46367 **Suggested List** \$85,000 **Suggested Repaired** \$88,000 **Sale** \$80,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	9016 Bessemer Avenue, Saint Louis, MO 63134	--	Parcel Match
L1 Listing 1	9035 Bessemer Ave, Saint Louis, MO 63134	0.04 Miles ¹	Parcel Match
L2 Listing 2	9006 Bessemer Ave, Saint Louis, MO 63134	0.03 Miles ¹	Parcel Match
L3 Listing 3	8937 Bessemer Ave, Saint Louis, MO 63134	0.09 Miles ¹	Parcel Match
S1 Sold 1	8840 Harold Dr, Saint Louis, MO 63134	0.33 Miles ¹	Parcel Match
S2 Sold 2	8729 Harold, Saint Louis, MO 63134	0.39 Miles ¹	Parcel Match
S3 Sold 3	8644 Harold Dr, Saint Louis, MO 63134	0.55 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	Julia Roberts	Company/Brokerage	Opulence Way Realty
License No	2010041236	Address	7328 Esterbrook Dr. Saint Louis MO 63136
License Expiration	06/30/2022	License State	MO
Phone	3145879788	Email	jr.prettywoman@gmail.com
Broker Distance to Subject	4.06 miles	Date Signed	09/19/2021

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.