

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	10834 E Sheley Road, Independence, MISSOURI 64052	Order ID	8882694	Property ID	34508916
Inspection Date	08/16/2023	Date of Report	08/19/2023		
Loan Number	54880	APN	27-740-06-11-00-0-00-000		
Borrower Name	Breckenridge Property Fund 2016 LLC	County	Jackson		

Tracking IDs					
Order Tracking ID	08.16.23 BPO Request	Tracking ID 1	08.16.23 BPO Request		
Tracking ID 2	--	Tracking ID 3	--		

General Conditions		
Owner	Bross Nick	Condition Comments Based on exterior observation, subject property is in Average condition. No immediate repair or modernization required.
R. E. Taxes	\$1,910	
Assessed Value	\$25,080	
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 The subject is located in a suburban neighborhood with stable property values and a balanced supply Vs demand of homes. The economy and employment conditions are stable.
Local Economy	Stable	
Sales Prices in this Neighborhood	Low: \$180,000 High: \$332,280	
Market for this type of property	Remained Stable for the past 6 months.	
Normal Marketing Days	<90	

Current Listings

	Subject	Listing 1	Listing 2 *	Listing 3
Street Address	10834 E Sheley Road	3600 Northern	3510 Blue Ridge	3524 Shady Bend
City, State	Independence, MISSOURI	Independence, MO	Independence, MO	Independence, MO
Zip Code	64052	64052	64052	64052
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.62 ¹	0.66 ¹	1.01 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$250,000	\$235,000	\$289,900
List Price \$	--	\$219,000	\$235,000	\$289,900
Original List Date		06/01/2023	04/30/2023	07/13/2023
DOM · Cumulative DOM	-- · --	35 · 79	107 · 111	27 · 37
Age (# of years)	60	66	73	60
Condition	Average	Average	Average	Good
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	1.5 Stories Split entry	1 Story Ranch	1 Story Ranch
# Units	1	1	1	1
Living Sq. Feet	1,543	1,360	1,590	1,398
Bdrm · Bths · ½ Bths	3 · 2	3 · 2 · 1	2 · 1 · 1	3 · 2 · 1
Total Room #	6	6	4	6
Garage (Style/Stalls)	Attached 2 Car(s)	Attached 2 Car(s)	Attached 1 Car	Attached 2 Car(s)
Basement (Yes/No)	Yes	Yes	Yes	Yes
Basement (% Fin)	100%	100%	100%	100%
Basement Sq. Ft.	1,136	450	800	750
Pool/Spa	--	--	--	--
Lot Size	0.21 acres	0.34 acres	0.2 acres	0.23 acres
Other	None	None	None	None

* 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 Active1 => Half Bath= \$-1000, GLA= \$3660, Lot= \$-260, Total= \$2400, Net Adjusted Value= \$221400

Listing 2 Active2 => Bed= \$4000, Bath= \$2000, Half Bath= \$-1000, Age= \$325, Garage= \$2000, Total= \$7325, Net Adjusted Value= \$242325

Listing 3 Active3 => Condition= \$-8500, Half Bath= \$-1000, GLA= \$2900, Total= \$-6600, Net Adjusted Value= \$283300

Recent Sales

	Subject	Sold 1	Sold 2 *	Sold 3
Street Address	10834 E Sheley Road	11401 35th	3301 Hawthorne	10828 Sheley
City, State	Independence, MISSOURI	Independence, MO	Independence, MO	Independence, MO
Zip Code	64052	64052	64052	64052
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.64 ¹	0.61 ¹	0.02 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$225,000	\$260,000	\$289,900
List Price \$	--	\$225,000	\$260,000	\$289,900
Sale Price \$	--	\$225,000	\$254,000	\$276,900
Type of Financing	--	Conventional	Conventional	Conventional
Date of Sale	--	12/05/2022	06/20/2023	06/09/2023
DOM · Cumulative DOM	-- · --	1 · 0	30 · 33	39 · 39
Age (# of years)	60	73	73	61
Condition	Average	Average	Average	Good
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	1 Story Ranch	1 Story Ranch	1.5 Stories Split entry
# Units	1	1	1	1
Living Sq. Feet	1,543	1,408	1,504	1,298
Bdrm · Bths · ½ Bths	3 · 2	3 · 3	3 · 2 · 1	4 · 3
Total Room #	6	7	6	8
Garage (Style/Stalls)	Attached 2 Car(s)	Detached 1 Car	Attached 2 Car(s)	Detached 1 Car
Basement (Yes/No)	Yes	Yes	Yes	Yes
Basement (% Fin)	100%	100%	100%	100%
Basement Sq. Ft.	1136	600	1,040	1,298
Pool/Spa	--	--	--	--
Lot Size	0.21 acres	0.29 acres	0.37 acres	0.19 acres
Other	None	None	None	None
Net Adjustment	--	+\$2,405	+\$5	-\$8,060
Adjusted Price	--	\$227,405	\$254,005	\$268,840

* 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.

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

Sold 1 Sold1 => Bath= \$-2000, GLA= \$2700, Age= \$325, Garage= \$2000, Lot= \$-160, Total= \$2865, Net Adjusted Value= \$227865

Sold 2 Sold2 => Half Bath= \$-1000, Age= \$325, Lot= \$-320, Total= \$-995, Net Adjusted Value= \$253005

Sold 3 Sold3 => Condition= \$-8500, Bed= \$-4000, Bath= \$-2000, GLA= \$4900, Garage= \$2000, Total= \$-7600, Net Adjusted Value= \$269300

Subject Sales & Listing History

Current Listing Status	Not Currently Listed	Listing History Comments					
Listing Agency/Firm		None Noted					
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	\$260,000	\$260,000
Sales Price	\$255,000	\$255,000
30 Day Price	\$250,000	--
Comments Regarding Pricing Strategy		
<p>The subject is in average condition and no repairs were noted. As long as the subject is priced within the market value of the most recent similar comps within the subject property's area there should not be a problem with resale. Within 1 mile, 20% GLA +/-, Year built 20 +/-, there were limited comparables available in the subject neighborhood. Therefore it was necessary to exceed the closed date, style, condition, basement, garage, lot size, and proximity exceeded up to 0.93 miles. In order to locate most proximate similar comps it was necessary to use comps that are inferior in GLA to the subject, so the comps were not bracketed the subject by the GLA. Price range was over 25% in difference due to the neighbourhood area hard to find comparable that is similar to subject in condition and criteria. Due to the lack of comparables, it was necessary to use comparable with variance in basement for active and sold comps. Due to limited comps in the area, 3 sales with contract dates within 120 days of the effective date of the report could not be provided. In delivering the final valuation, most weight has been placed on CS2 and LC2 as they are most similar to the subject condition and overall structure. The subject property is located near the residential area, school, park, worship, main roads, and other commercial. Due to limited comparables, some comparables were taken crossing the highway. This, however, will not have an effect on value and marketability. The details were taken as per the tax record.</p>		

Clear Capital Quality Assurance Comments Addendum

Reviewer's The current report has included the most current and most proximate data available to support the price conclusion. The broker's comps are
Notes appropriate for the subject's attributes, surrounding amenities and market conditions. Thus, the price conclusion appears to be adequately supported

Subject Photos



Front



Address Verification



Side



Street

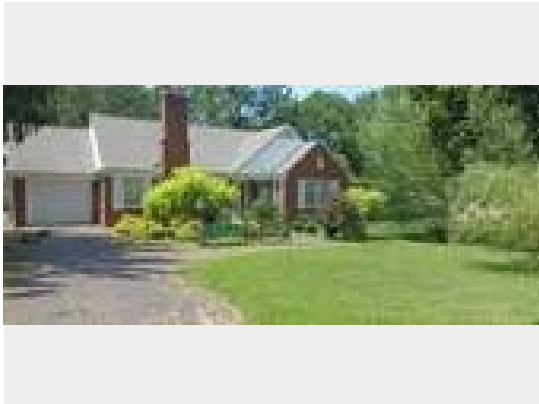
Listing Photos

L1 3600 Northern
Independence, MO 64052



Front

L2 3510 Blue Ridge
Independence, MO 64052



Front

L3 3524 Shady Bend
Independence, MO 64052



Front

Sales Photos

S1 11401 35th
Independence, MO 64052



Front

S2 3301 HAWTHORNE
Independence, MO 64052



Front

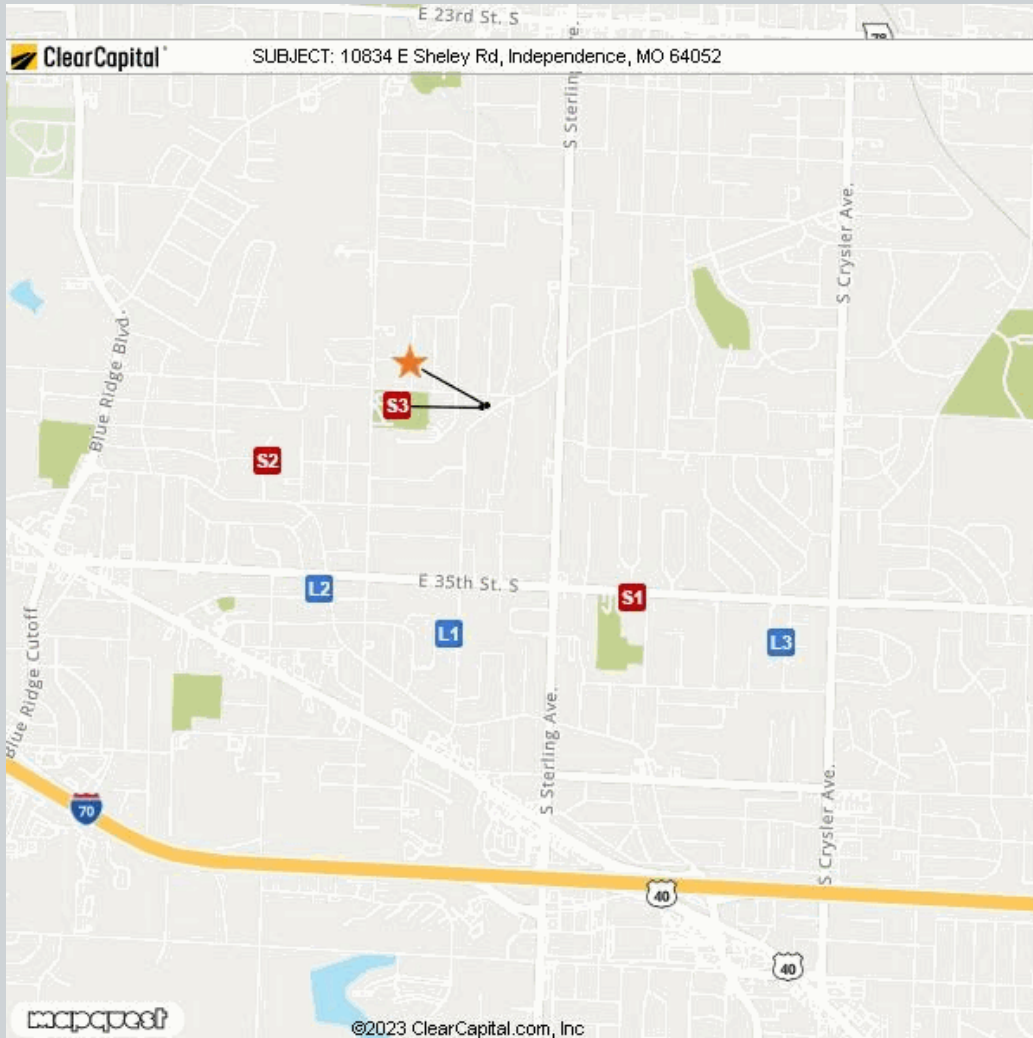
S3 10828 Sheley
Independence, MO 64052



Front

ClearMaps Addendum

Address ★ 10834 E Sheley Road, Independence, MISSOURI 64052
Loan Number 54880 **Suggested List** \$260,000 **Suggested Repaired** \$260,000 **Sale** \$255,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	10834 E Sheley Road, Independence, Missouri 64052	--	Parcel Match
L1 Listing 1	3600 Northern, Independence, MO 64052	0.62 Miles ¹	Parcel Match
L2 Listing 2	3510 Blue Ridge, Independence, MO 64052	0.66 Miles ¹	Parcel Match
L3 Listing 3	3524 Shady Bend, Independence, MO 64052	1.01 Miles ¹	Parcel Match
S1 Sold 1	11401 35th, Independence, MO 64052	0.64 Miles ¹	Parcel Match
S2 Sold 2	3301 Hawthorne, Independence, MO 64052	0.61 Miles ¹	Parcel Match
S3 Sold 3	10828 Sheley, Independence, MO 64052	0.02 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	Lawrence Myer	Company/Brokerage	Inner City Realty LLC
License No	1999021002	Address	4050 Pennsylvania Ave Kansas City MO 64111
License Expiration	06/30/2024	License State	MO
Phone	7739007227	Email	lmyerinnercity@gmail.com
Broker Distance to Subject	7.69 miles	Date Signed	08/19/2023

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.