

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	606 E 2nd Street, Cheyenne, WY 82007	Order ID	6244009	Property ID	26807530
Inspection Date	07/12/2019	Date of Report	07/15/2019		
Loan Number	34920	APN	11001062100053		
Borrower Name	BPF2	County	Laramie		

Tracking IDs					
Order Tracking ID	CS_FundingBatch73_07.11.2019	Tracking ID 1	CS_FundingBatch73_07.11.2019		
Tracking ID 2	--	Tracking ID 3	--		

General Conditions

Owner	DUSZYNSKI, RAY JR	Condition Comments	
R. E. Taxes	\$102,373	The subject appears to be in average condition with no major exterior repairs that appear to be needed	
Assessed Value	\$1,493,250		
Zoning Classification	residential		
Property Type	SFR		
Occupancy	Vacant		
Secure?	Yes		
(doors and windows are closed)			
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	Improving	The subjects immediate neighborhood is typically a slower selling area due to location and condition of some properties. It is located to the west of Frontier Refining, has several properties in fair to poor condition and is known as 'the south side' locally.	
Sales Prices in this Neighborhood	Low: \$87 High: \$268,500		
Market for this type of property	Increased 3 % in the past 6 months.		
Normal Marketing Days	<90		

Current Listings

	Subject	Listing 1	Listing 2 *	Listing 3
Street Address	606 E 2nd Street	1103 E 6th St	2310 Oneil Ave	2015 Bradley Ave
City, State	Cheyenne, WY	Cheyenne, WY	Cheyenne, WY	Cheyenne, WY
Zip Code	82007	82007	82001	82001
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.39 ¹	1.60 ¹	1.29 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$150,000	\$175,000	\$228,900
List Price \$	--	\$150,000	\$170,000	\$223,000
Original List Date		07/08/2019	01/31/2019	05/16/2019
DOM · Cumulative DOM	-- · --	7 · 7	162 · 165	47 · 60
Age (# of years)	96	93	100	90
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	1 Story ranch	1 Story ranch	1 Story ranch
# Units	1	1	1	1
Living Sq. Feet	736	800	816	816
Bdrm · Bths · ½ Bths	3 · 2	2 · 1	2 · 1	2 · 1
Total Room #	9	6	6	5
Garage (Style/Stalls)	Detached 1 Car	Attached 1 Car	None	Detached 1 Car
Basement (Yes/No)	Yes	No	No	Yes
Basement (% Fin)	80%	0%	0%	100%
Basement Sq. Ft.	736	--	--	816
Pool/Spa	--	--	--	--
Lot Size	.16 acres	0 acres	.10 acres	.09 acres
Other	none	none	none	shed

* 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 House would make a great little rental or perfect investment opportunity

Listing 2 Cute 2 bed 1 bath home. Recently updated to drywall interior, electric & plumbing replaced. New & newer windows & new exterior doors & roof. New paint, new carpet, Wainscot in living. Updated kitchen cabinets. 3 ceiling fans. All this work is done. Don't miss this new home for first time, or investment opportunity. Walk to downtown, library & more. Home on alley corner. Big back yard, fenced on 2 sides. Parking on street in front or out back near house & back mudroom entrance. Main floor laundry/mud room.

Listing 3 Nestled Inside Cheyenne's Original City, this Turn of the Century Home holds all of it's Charm, with a Timeless Clawfoot tub, Flawless Hardwood Floors, and Skelton Keyed Doors. Modernized Electrical and Updated Bathroom. 2 Large Main Level Bedrooms, Covered Porch, Shed, Super Sized Work Shop and Garage with Alley Access. Separate side entrance, could be set up for a rental, or convert the 2nd kitchen into a Wet Bar for A Basement Hide Away. Motivated Seller Ready To Negotiate Offers!

Recent Sales

	Subject	Sold 1 *	Sold 2	Sold 3
Street Address	606 E 2nd Street	2517 Bent Ave	910 E 5th St	2813 Snyder Ave
City, State	Cheyenne, WY	Cheyenne, WY	Cheyenne, WY	Cheyenne, WY
Zip Code	82007	82001	82007	82001
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	1.74 ¹	0.29 ¹	1.98 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$135,000	\$149,900	\$154,900
List Price \$	--	\$135,000	\$149,900	\$154,900
Sale Price \$	--	\$142,000	\$147,000	\$152,500
Type of Financing	--	Conventional	Other	Conventional
Date of Sale	--	07/11/2019	06/21/2019	05/29/2019
DOM · Cumulative DOM	-- · --	6 · 36	10 · 37	4 · 35
Age (# of years)	96	90	93	99
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	1 Story ranch	1 Story ranch	1 Story ranch
# Units	1	1	1	1
Living Sq. Feet	736	784	672	804
Bdrm · Bths · ½ Bths	3 · 2	2 · 1	2 · 1	2 · 1
Total Room #	9	6	5	6
Garage (Style/Stalls)	Detached 1 Car	None	Detached 1 Car	Detached 1 Car
Basement (Yes/No)	Yes	No	No	Yes
Basement (% Fin)	80%	0%	0%	0%
Basement Sq. Ft.	736	--	--	432
Pool/Spa	--	--	--	--
Lot Size	.16 acres	.06 acres	.15 acres	.13 acres
Other	none	porch	none	patio, shed
Net Adjustment	--	+\$14,652	+\$10,268	+\$3,060
Adjusted Price	--	\$156,652	\$157,268	\$155,560

* 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** You could own this house for less than you pay for rent! Cute 2 bed 1 bath home with a covered front porch and all new windows. The roof and furnace are both less than two years old. Great opportunity for an investor as well!
- Sold 2** Cute 2 bedroom, 1 bath, 1 car detached garage on a huge lot! Front fenced and some new paint! Great investment or first time home buyer property!
- Sold 3** Cute, bright & sunny home with 9 ft ceilings. Inviting front porch, updated kitchen with oak cabinetry, new roof on home 1 year ago, some newer electrical and plumbing as well as newer windows in basement with one (1) egress window.

Subject Sales & Listing History

Current Listing Status	Not Currently Listed			Listing History Comments			
Listing Agency/Firm				There is not any MLS history for the subject property			
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	\$156,500	\$156,500
Sales Price	\$156,000	\$156,000
30 Day Price	\$156,000	--
Comments Regarding Pricing Strategy		
The subject appears to have an average to good condition exterior and roof. There are not any obviously needed repairs that can be observed. The 3 month average sale price in the immediate neighborhood is \$159,490.		

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. The broker's as-is conclusion is supported by reasonably proximate and current comparable sales. Additionally, the as-is conclusion is generally in line with the prior report.

Subject Photos



Front



Address Verification



Side



Side



Street



Street

Subject Photos



Other



Other

Listing Photos

L1 1103 E 6th st
Cheyenne, WY 82007



Front

L2 2310 ONeil Ave
Cheyenne, WY 82001



Front

L3 2015 Bradley Ave
Cheyenne, WY 82001



Front

Sales Photos

S1 2517 Bent Ave
Cheyenne, WY 82001



Front

S2 910 E 5th st
Cheyenne, WY 82007



Front

S3 2813 Snyder Ave
Cheyenne, WY 82001



Front

ClearMaps Addendum

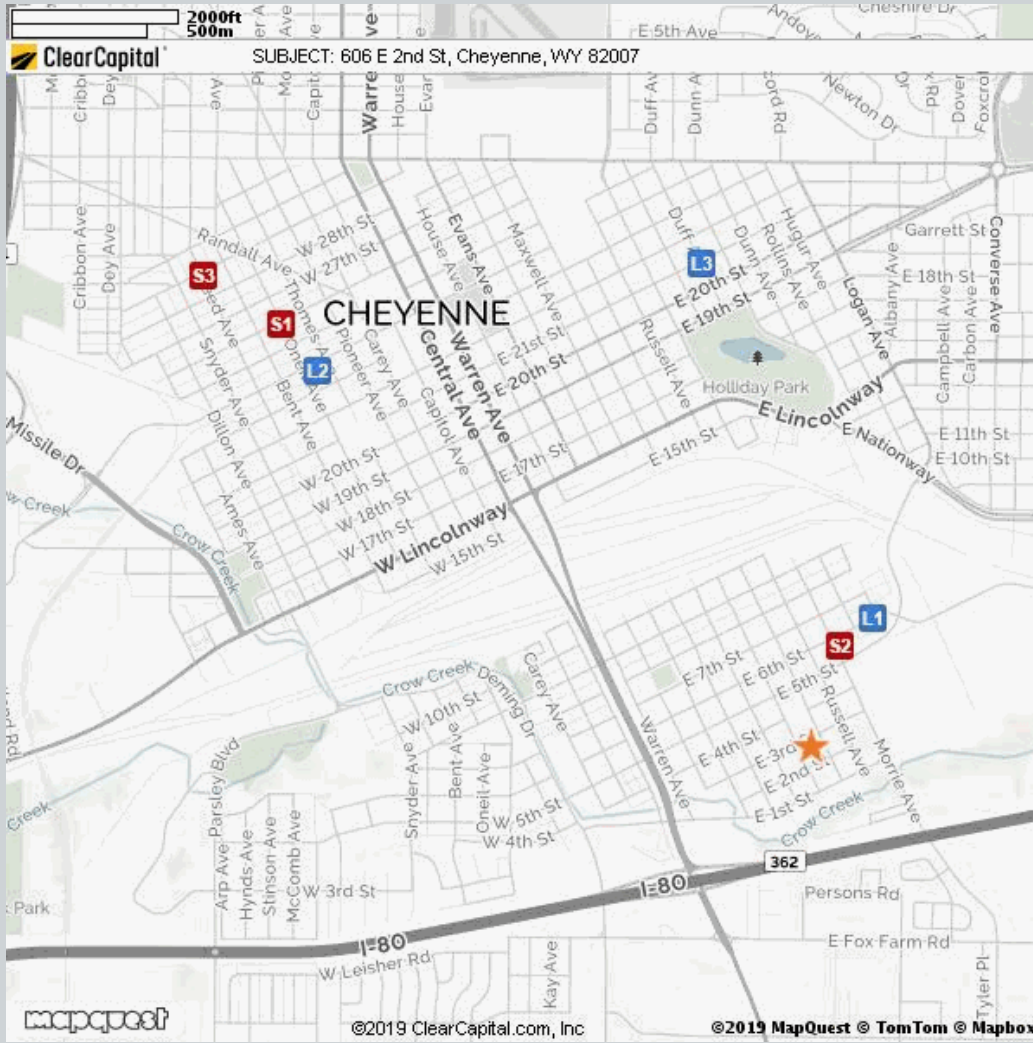
Address ★ 606 E 2nd Street, Cheyenne, WY 82007

Loan Number 34920

Suggested List \$156,500

Suggested Repaired \$156,500

Sale \$156,000



Comparable

Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	606 E 2nd St, Cheyenne, WY	--	Parcel Match
L1	1103 E 6th St, Cheyenne, WY	0.39 Miles ¹	Parcel Match
L2	2310 Oneil Ave, Cheyenne, WY	1.60 Miles ¹	Parcel Match
L3	2015 Bradley Ave, Cheyenne, WY	1.29 Miles ¹	Parcel Match
S1	2517 Bent Ave, Cheyenne, WY	1.74 Miles ¹	Parcel Match
S2	910 E 5th St, Cheyenne, WY	0.29 Miles ¹	Parcel Match
S3	2813 Snyder Ave, Cheyenne, WY	1.98 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	Robert Higgins	Company/Brokerage	Century 21 Bell Real Estate
License No	11742	Address	2103 Warren Ave Cheyenne WY 82001
License Expiration	12/31/2021	License State	WY
Phone	3076350336	Email	robtherealtor1@gmail.com
Broker Distance to Subject	1.31 miles	Date Signed	07/15/2019

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 is an opinion of price and is not a certified appraisal of the market value of the property. If such an appraisal is desired, the service of a certified appraiser must be obtained.

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.