

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	4513 Marble Avenue, Cheyenne, WY 82001	Order ID	6752753	Property ID	28491318
Inspection Date	06/26/2020	Date of Report	07/09/2020		
Loan Number	39292	APN	13423000200030		
Borrower Name	Catamount Properties 2018 LLC	County	Laramie		

Tracking IDs

Order Tracking ID	Citi_BPO_Updates	Tracking ID 1	Citi_BPO_Updates
Tracking ID 2	--	Tracking ID 3	--

General Conditions

Owner	BAER, NICHOLAS	Condition Comments	
R. E. Taxes	\$107,425	The property appears to be in average conditions and similar to the surrounding properties.	
Assessed Value	\$1,566,840		
Zoning Classification	residential		
Property Type	SFR		
Occupancy	Vacant		
Secure?	Yes		
(windows and doors are shut, appears secure)			
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	Urban	Neighborhood Comments	
Local Economy	Improving	The subjects immediate neighborhood is well established with home built from the early 1970's. Adjacent smaller subdivisions are currently under construction. Located at the east end of Dell Range, main roadway access is easily accessible as is shopping, gas and freeway access.	
Sales Prices in this Neighborhood	Low: \$38,500 High: \$280,000		
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	4513 Marble Avenue	1712 Cleveland	4409 Boysen Ave	711 Carmon Cir
City, State	Cheyenne, WY	Cheyenne, WY	Cheyenne, WY	Cheyenne, WY
Zip Code	82001	82001	82001	82001
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	1.26 ¹	0.07 ¹	1.96 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$265,000	\$275,000	\$279,000
List Price \$	--	\$265,000	\$264,500	\$274,900
Original List Date		06/02/2020	04/18/2020	06/02/2020
DOM · Cumulative DOM	-- · --	27 · 37	72 · 82	27 · 37
Age (# of years)	47	47	47	48
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	Split tri level	Split bi level	Split bi level	Split bi Level
# Units	1	1	1	1
Living Sq. Feet	816	985	816	900
Bdrm · Bths · ½ Bths	3 · 1	2 · 1	2 · 1	2 · 1
Total Room #	6	7	6	7
Garage (Style/Stalls)	Attached 1 Car	Attached 1 Car	Attached 1 Car	Attached 1 Car
Basement (Yes/No)	Yes	Yes	Yes	Yes
Basement (% Fin)	100%	100%	100%	100%
Basement Sq. Ft.	456	925	816	900
Pool/Spa	--	--	--	--
Lot Size	.16 acres	.45 acres	.16 acres	.21 acres
Other	none	none	none	none

* 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.

Current Listings - Cont.

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

- Listing 1** Fabulous city views from this large corner lot just east of Lincolnway and next door to the East-side Firehouse. Exterior is metal siding and brick and with cute curb appeal. 4 bedrooms, 2 baths, and attached 1 car garage. Lot is 19,589 s/f and back is fenced. Family room offers a great wood stove and a walk-out door to the backyard. First American 1 year Home Warranty included. Carpet has been purchased and will be professionally installed in lower bedrooms and stairs prior to closing.
- Listing 2** Well maintained 4 bedroom, 2 bath home with an attached 1-car garage. Lots of updates including newer kitchen cabinets & countertops, vinyl windows, siding, and wood deck off the kitchen. New garage door opener and window blinds. Master bedroom has a walk-in closet. Family room with a wood stove. Fully fenced backyard.
- Listing 3** The updated bi-level has been well taken care of and is in move-in ready condition. There is 1800 sq ft of quality living space with 4 bedrooms, 2 baths, and wood fireplace. The home sits on a private cul-de-sac and has great yard space for get togethers.

Recent Sales

	Subject	Sold 1 *	Sold 2	Sold 3
Street Address	4513 Marble Avenue	5330 Kennedy Dr	4507 E 10th St	4001 Rangeview Dr
City, State	Cheyenne, WY	Cheyenne, WY	Cheyenne, WY	Cheyenne, WY
Zip Code	82001	82001	82001	82001
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	2.00 ¹	1.79 ¹	1.01 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$227,500	\$255,000	\$287,000
List Price \$	--	\$227,500	\$249,900	\$284,500
Sale Price \$	--	\$232,000	\$248,000	\$275,000
Type of Financing	--	Conventional	Fha	Other
Date of Sale	--	06/08/2020	06/03/2020	05/22/2020
DOM · Cumulative DOM	-- · --	1 · 34	59 · 80	31 · 73
Age (# of years)	47	42	58	39
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	Split tri level	Split tri level	Split tri level	Split tri level
# Units	1	1	1	1
Living Sq. Feet	816	924	1,056	1,089
Bdrm · Bths · ½ Bths	3 · 1	2 · 1	3 · 2	1 · 1
Total Room #	6	6	8	11
Garage (Style/Stalls)	Attached 1 Car	Attached 2 Car(s)	Attached 1 Car	Attached 2 Car(s)
Basement (Yes/No)	Yes	Yes	Yes	Yes
Basement (% Fin)	100%	100%	75%	100%
Basement Sq. Ft.	456	432	504	540
Pool/Spa	--	--	--	--
Lot Size	.16 acres	.22 acres	.22 acres	.19 acres
Other	none	none	none	none
Net Adjustment	--	-\$10,996	-\$5,550	-\$16,228
Adjusted Price	--	\$221,004	\$242,450	\$258,772

* 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** 3 bedroom, 2 full bath home with an attached 2-car garage. Eat-in kitchen. Cozy living room and a family room with a fireplace. Huge fenced backyard with a large shed. Sprinkler system.
- Sold 2** This tri-level home can be yours today! Three bedrooms, updated bathroom, newer furnace, eat in kitchen, hardwood flooring, with the lowerlevel featuring a nice family room, laundry room, 3/4 bath and walkout to the fenced back yard with utility shed. Attached garage. Show ittoday!
- Sold 3** Features galore in this beautiful, well cared for tri-level home! Fresh paint, lots of hidden storage, wood burning fireplace, large bedrooms and ajettted tub in the master bathroom are just a few of the interior highlights. Outside, you will find gorgeous landscaping, a large concrete patio,heated workshop, storage shed and private RV parking on this large corner lot. Located in a quiet neighborhood only blocks away from Dildine Elementary School.

Subject Sales & Listing History

Current Listing Status	Not Currently Listed			Listing History Comments			
Listing Agency/Firm				There is no prior 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	\$240,000	\$240,000
Sales Price	\$235,000	\$235,000
30 Day Price	\$230,000	--
Comments Regarding Pricing Strategy		
The average sale price in East Lake view subdivision is currently \$251,225. If the subject has interior updating, the value would be moderately increased. Due to No Active Tri level houses in Cheyenne, active Bi levels with similar gla were used for this valuation.		

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



Side



Side



Street



Street

Listing Photos

L1 1712 Cleveland
Cheyenne, WY 82001



Front

L2 4409 Boysen Ave
Cheyenne, WY 82001



Front

L3 711 Carmon Cir
Cheyenne, WY 82001



Front

Sales Photos

S1 5330 Kennedy Dr
Cheyenne, WY 82001



Front

S2 4507 E 10th st
Cheyenne, WY 82001



Front

S3 4001 Rangeview Dr
Cheyenne, WY 82001



Front

ClearMaps Addendum

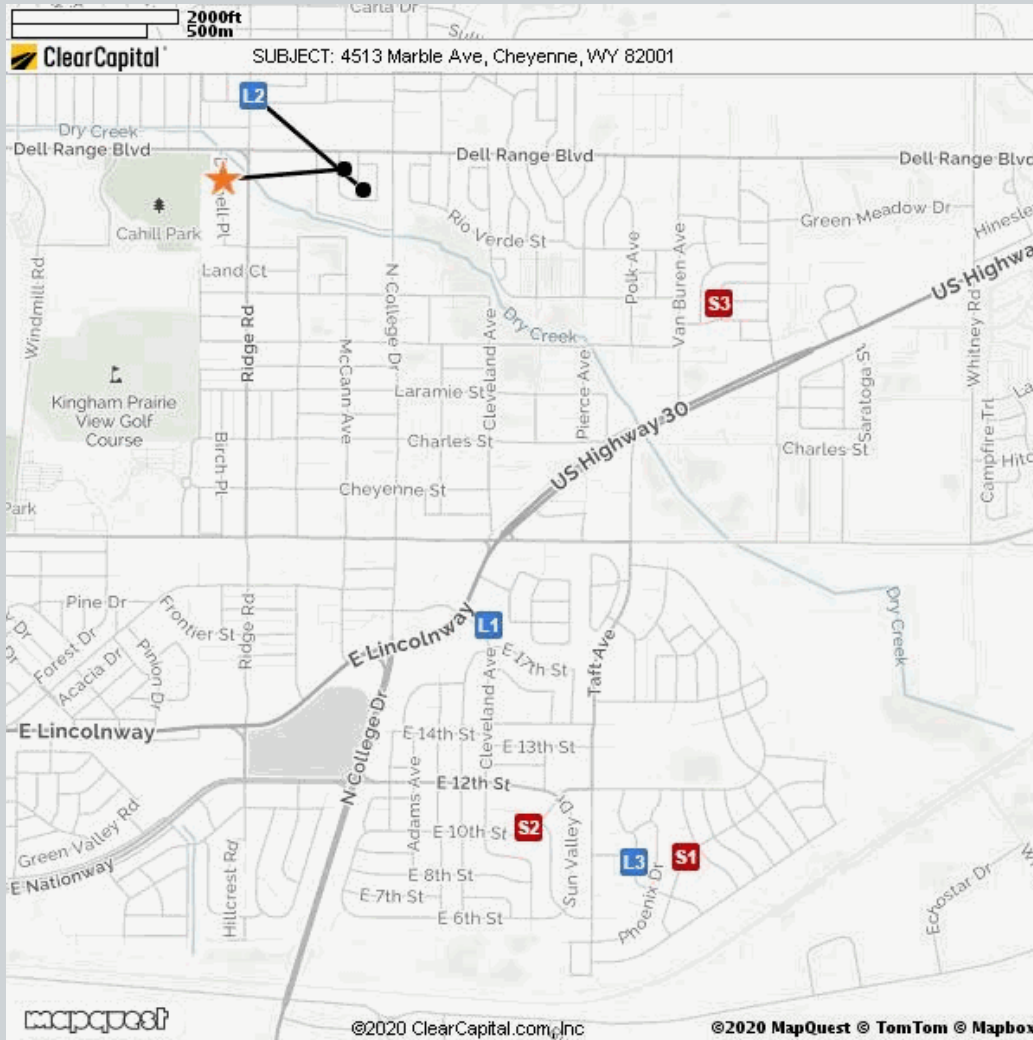
Address ★ 4513 Marble Avenue, Cheyenne, WY 82001

Loan Number 39292

Suggested List \$240,000

Suggested Repaired \$240,000

Sale \$235,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	4513 Marble Ave, Cheyenne, WY	--	Parcel Match
L1	1712 Cleveland, Cheyenne, WY	1.26 Miles ¹	Parcel Match
L2	4409 Boysen Ave, Cheyenne, WY	0.07 Miles ¹	Parcel Match
L3	711 Carmon Cir, Cheyenne, WY	1.96 Miles ¹	Parcel Match
S1	5330 Kennedy Dr, Cheyenne, WY	2.00 Miles ¹	Parcel Match
S2	4507 E 10th St, Cheyenne, WY	1.79 Miles ¹	Parcel Match
S3	4001 Rangeview Dr, Cheyenne, WY	1.01 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	3.09 miles	Date Signed	06/29/2020

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.