

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	713 W 3rd Street, Cheyenne, WY 82007	Order ID	6490137	Property ID	27792879
Inspection Date	01/16/2020	Date of Report	01/17/2020		
Loan Number	39475	APN	18195000100230		
Borrower Name	Breckenridge Property Fund 2016 LLC	County	Laramie		

Tracking IDs					
Order Tracking ID	BotW New Fac-DriveBy BPO 01.14.20	Tracking ID 1	BotW New Fac-DriveBy BPO 01.14.20		
Tracking ID 2	--	Tracking ID 3	--		

General Conditions		
Owner	TERRY, LEA MICHELLE	Condition Comments From the exterior the property appears to be in average condition.
R. E. Taxes	\$108,067	
Assessed Value	\$15,761,600	
Zoning Classification	residential	
Property Type	Duplex	
Occupancy	Vacant	
Secure?	Yes	
	(windows and doors appear to be closed securely)	
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 subjects immediate neighborhood is a town house and apartment development on the south side of the city. Construction started in 2003 with some apartment construction still ongoing. The neighborhood is adjacent to an older subdivision with small, ranch style homes built in the late 1940's to the 1960's
Local Economy	Stable	
Sales Prices in this Neighborhood	Low: \$140,000 High: \$220,000	
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	713 W 3rd Street	524 W 2nd St	520 E 2nd St	508 W 2nd St
City, State	Cheyenne, WY	Cheyenne, WY	Cheyenne, WY	Cheyenne, WY
Zip Code	82007	82007	82007	82007
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.13 ¹	0.87 ¹	0.15 ¹
Property Type	Duplex	Duplex	Duplex	Duplex
Original List Price \$	\$	\$205,000	\$205,000	\$205,000
List Price \$	--	\$205,000	\$205,000	\$205,000
Original List Date		08/08/2019	08/08/2019	08/08/2019
DOM · Cumulative DOM	-- · --	149 · 162	149 · 162	149 · 162
Age (# of years)	14	12	12	12
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	2 Stories townhouse	2 Stories townhouse	2 Stories townhouse	2 Stories townhouse
# Units	2	2	2	2
Living Sq. Feet	1,482	1,284	1,284	1,284
Bdrm · Bths · ½ Bths	3 · 2 · 1	2 · 2	2 · 2	2 · 2
Total Room #	8	8	8	8
Garage (Style/Stalls)	Attached 2 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	.07 acres	.07 acres	.07 acres	.07 acres
Other	small patio	small patio	small patio	small patio

* 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 Well maintained & spacious 2 bedroom, 2 bathroom townhome w/ open floor plan & vaulted ceilings. 2-car garage, fenced back yard, sprinklersystem, & central A/C. Great rental history! Easy access to Interstates 80 & 25, and close proximity to FE Warren AFB

Listing 2 Well maintained & spacious 2 bedroom, 2 bathroom townhome w/ open floor plan & vaulted ceilings. 2-car garage, fenced back yard, sprinklersystem, & central A/C. Great rental history! Easy access to Interstates 80 & 25, and close proximity to FE Warren AFB!

Listing 3 Well maintained & spacious 2 bedroom, 2 bathroom townhome w/ open floor plan & vaulted ceilings. 2-car garage, fenced back yard, sprinklersystem, & central A/C. Great rental history! Easy access to Interstates 80 & 25, and close proximity to FE Warren AFB!

Recent Sales

	Subject	Sold 1	Sold 2 *	Sold 3
Street Address	713 W 3rd Street	378 Patton Ave	272 Patton Ave	626 W 2nd St
City, State	Cheyenne, WY	Cheyenne, WY	Cheyenne, WY	Cheyenne, WY
Zip Code	82007	82007	82007	82007
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.32 ¹	0.30 ¹	0.07 ¹
Property Type	Duplex	Duplex	Duplex	Duplex
Original List Price \$	--	\$204,900	\$209,900	\$205,000
List Price \$	--	\$204,900	\$201,900	\$205,000
Sale Price \$	--	\$199,500	\$199,000	\$195,000
Type of Financing	--	Conventional	Fha	Cash
Date of Sale	--	12/05/2019	12/22/2019	01/03/2020
DOM · Cumulative DOM	-- · --	3 · 38	72 · 97	71 · 148
Age (# of years)	14	12	15	12
Condition	Average	Good	Good	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	2 Stories townhouse	2 Stories townhouse	2 Stories townhouse	2 Stories townhouse
# Units	2	2	2	2
Living Sq. Feet	1,482	1,482	1,482	1,482
Bdrm · Bths · ½ Bths	3 · 2 · 1	3 · 2 · 1	3 · 2 · 1	3 · 2 · 1
Total Room #	8	8	8	8
Garage (Style/Stalls)	Attached 2 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	.07 acres	.08 acres	.08 acres	.08 acres
Other	small patio	deck, renovated	small patio, central air	small patio, central air
Net Adjustment	--	-\$8,500	-\$9,500	-\$4,500
Adjusted Price	--	\$191,000	\$189,500	\$190,500

* 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.

Recent Sales - Cont.

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

- Sold 1** Lovely 2 story town home in Southpark Estates is unlike any other you'll see! Beautiful hardwood floors on the main level, new carpet last fall, spruced up bathrooms and updated kitchen! Kitchen appliances have been updated with stainless steel, two-tone cabinets, new apron front sink, beautiful butcher block counter give this kitchen a modern meets farmhouse feel! All bathrooms have been given the same modern farmhouse touch. Backyard is fenced with a newly refinished deck with built in fire place.
- Sold 2** Super cute townhome in South Park Estates. Newer stainless steel appliances and newer floor coverings. Half bath on main floor and 2 full baths upstairs including master bath. This home features central air conditioning and sprinkler system front and back. Back yard is fenced. Attached finished 2 car garage. Clean and very well maintained. Pride of ownership shows
- Sold 3** Well maintained 3 bedroom, 3 bathroom townhome w/ open floor plan and spacious bedrooms! 2-car garage, fenced back yard, sprinkler system, & central A/C. Great rental history! Easy access to Interstates 80 & 25, and close proximity to FE Warren AFB!

Subject Sales & Listing History

Current Listing Status	Not Currently Listed	Listing History Comments					
Listing Agency/Firm		There is not any prior listing 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	\$195,000	\$195,000
Sales Price	\$190,500	\$190,500
30 Day Price	\$189,500	--
Comments Regarding Pricing Strategy		
The overall market in Cheyenne is overpriced and properties appraisals are commonly coming in below contract prices. The market has cooled moderately due to over pricing. An increase may occur as spring approaches. Also, if the subject has not been updated or renovated this will hold the value down below most recent sales.		

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.

Subject Photos



Front



Address Verification



Side



Side



Street



Street

Subject Photos



Other



Other

Listing Photos

L1 524 W 2nd st
Cheyenne, WY 82007



Front

L2 520 E 2nd st
Cheyenne, WY 82007



Front

L3 508 W 2nd st
Cheyenne, WY 82007



Front

Sales Photos

S1 378 Patton Ave
Cheyenne, WY 82007



Front

S2 272 Patton Ave
Cheyenne, WY 82007



Front

S3 626 W 2nd St
Cheyenne, WY 82007



Front

ClearMaps Addendum

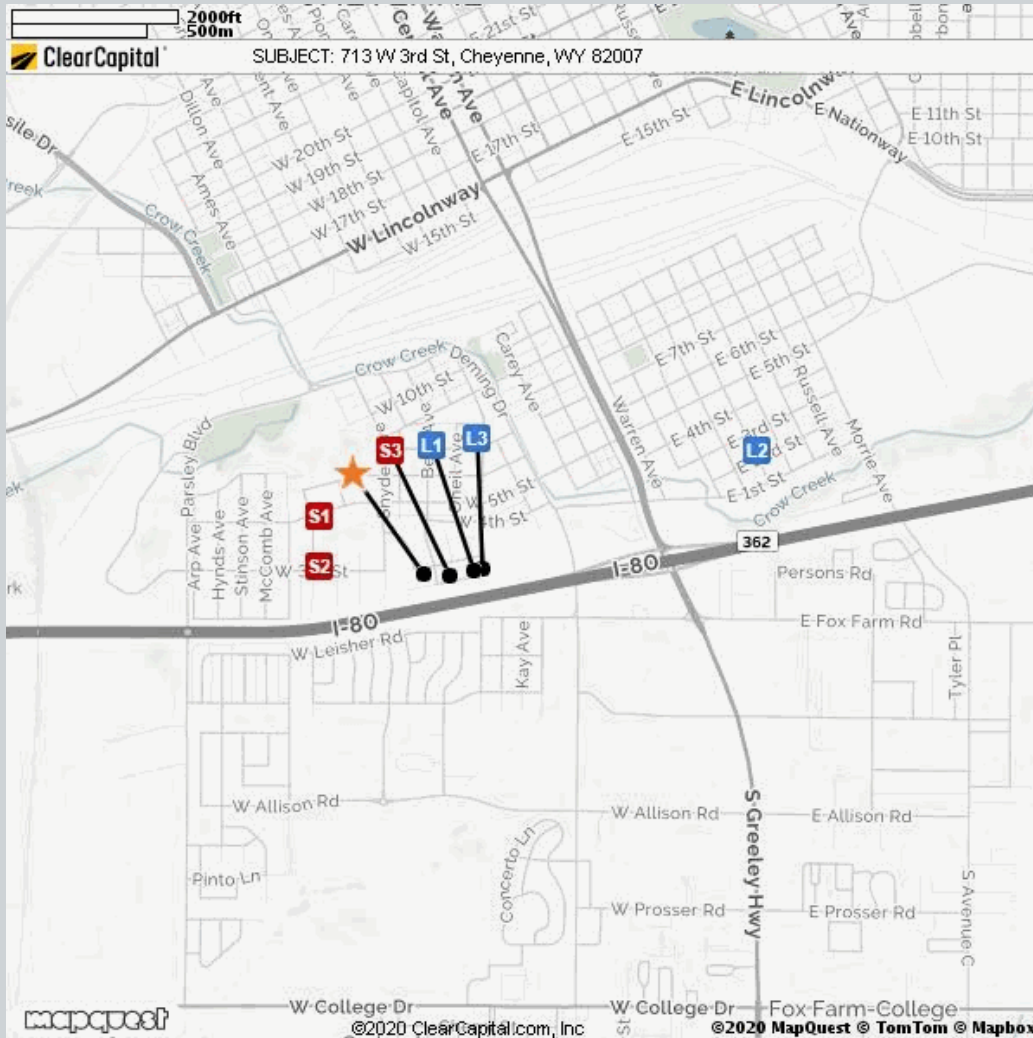
Address ★ 713 W 3rd Street, Cheyenne, WY 82007

Loan Number 39475

Suggested List \$195,000

Suggested Repaired \$195,000

Sale \$190,500



Comparable

Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	713 W 3rd St, Cheyenne, WY	--	Parcel Match
L1	524 W 2nd St, Cheyenne, WY	0.13 Miles ¹	Parcel Match
L2	520 E 2nd St, Cheyenne, WY	0.87 Miles ¹	Street Centerline Match
L3	508 W 2nd St, Cheyenne, WY	0.15 Miles ¹	Parcel Match
S1	378 Patton Ave, Cheyenne, WY	0.32 Miles ¹	Parcel Match
S2	272 Patton Ave, Cheyenne, WY	0.30 Miles ¹	Parcel Match
S3	626 W 2nd St, Cheyenne, WY	0.07 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	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	1.36 miles	Date Signed	01/17/2020

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.