

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	414 E 5th Street, Cheyenne, WY 82007	Order ID	8047553	Property ID	32344492
Inspection Date	03/15/2022	Date of Report	03/19/2022		
Loan Number	48815	APN	1-1001-0660-0013-0		
Borrower Name	Breckenridge Property Fund 2016 LLC	County	Laramie		

Tracking IDs					
Order Tracking ID	03.15.22 BPO	Tracking ID 1	03.15.22 BPO		
Tracking ID 2	--	Tracking ID 3	--		

General Conditions		
Owner	HURTADO, LORENZO G	Condition Comments The subject appears to be average in condition with no visible areas of deferred maintenance.
R. E. Taxes	\$190,703	
Assessed Value	\$277,494	
Zoning Classification	residential	
Property Type	SFR	
Occupancy	Vacant	
Secure?	Yes	
	(doors and windows appear closed and secure)	
Ownership Type	Fee Simple	
Property Condition	Average	
Estimated Exterior Repair Cost		
Estimated Interior Repair Cost		
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 the Original City area of Cheyenne with homes built from the 1880's to the mid 1980's Most homes are very small, 2 bed, 1 bath with no basement. The area is close to Frontier Refinery to the east which makes the east side harder to sell than the west side. The subject is on a very busy connecting road through the subdivision.
Local Economy	Improving	
Sales Prices in this Neighborhood	Low: \$189,900 High: \$1,139,000	
Market for this type of property	Increased 6 % in the past 6 months.	
Normal Marketing Days	<90	

Current Listings

	Subject	Listing 1	Listing 2 *	Listing 3
Street Address	414 E 5th Street	1518 E 14th St	1028 E 6th St	620 Alexander Ave
City, State	Cheyenne, WY	Cheyenne, WY	Cheyenne, WY	Cheyenne, WY
Zip Code	82007	82001	82007	82007
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.95 ¹	0.41 ¹	0.54 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$267,000	\$265,000	\$269,000
List Price \$	--	\$245,000	\$264,500	\$269,000
Original List Date		02/08/2022	11/08/2021	02/16/2022
DOM · Cumulative DOM	-- · --	35 · 39	127 · 131	27 · 31
Age (# of years)	77	82	75	79
Condition	Average	Average	Average	Good
Sales Type	--	Fair Market Value	Fair Market Value	Fair Market Value
Location	Adverse ; Busy Road	Adverse ; Commercial	Neutral ; Residential	Neutral ; Residential
View	Neutral ; Residential	Adverse ; Other	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	1,032	1,055	1,196	1,008
Bdrm · Bths · ½ Bths	3 · 1	2 · 1	3 · 2 · 1	3 · 2
Total Room #	7	6	9	9
Garage (Style/Stalls)	Detached 2 Car(s)	Attached 1 Car	Detached 1 Car	Attached 2 Car(s)
Basement (Yes/No)	Yes	Yes	Yes	No
Basement (% Fin)	50%	0%	100%	0%
Basement Sq. Ft.	972	640	598	--
Pool/Spa	--	--	--	--
Lot Size	.20 acres	.17 acres	.10 acres	.13 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.

Current Listings - Cont.

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

- Listing 1** Centrally located near Holiday Park and the YMCA. Ranch style home with 2 large bedrooms, updated kitchen and bathroom. Basement is unfinished with another room/ family room. Living room is very open with high ceilings and a spacious sun room
- Listing 2** remodeled 3 bed 2.5 bath. With a full bed and 3/4 bath on the main floor with a kitchen and new appliances, and a bedroom downstairs with a half bath, and a Master in the basement with a full tub/shower bath. Large fenced yard on a corner lot with a great detached oversized one car garage in the back. You won't want to miss this wonderful little house. It is a true gem in the heart of Cheyenne
- Listing 3** Main level living at its finest! This 3 bedroom 2 bathroom home has it all! This turnkey home boasts updated bathrooms and kitchen, laminate floor throughout and a two car garage all on a very private lot.

Recent Sales

	Subject	Sold 1	Sold 2 *	Sold 3
Street Address	414 E 5th Street	917 Fremont Ave	2106 E 16th St	223 E 6th St
City, State	Cheyenne, WY	Cheyenne, WY	Cheyenne, WY	Cheyenne, WY
Zip Code	82007	82001	82001	82007
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	1.07 ¹	1.20 ¹	0.12 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$215,000	\$237,000	\$255,000
List Price \$	--	\$215,000	\$237,000	\$255,000
Sale Price \$	--	\$215,000	\$245,000	\$260,000
Type of Financing	--	Conventional	Conventional	Fha
Date of Sale	--	01/21/2022	02/28/2022	12/17/2021
DOM · Cumulative DOM	-- · --	2 · 48	28 · 56	12 · 45
Age (# of years)	77	75	73	81
Condition	Average	Average	Average	Good
Sales Type	--	Fair Market Value	Fair Market Value	Fair Market Value
Location	Adverse ; Busy Road	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	1,032	1,060	1,136	1,056
Bdrm · Bths · ½ Bths	3 · 1	3 · 1	3 · 2	4 · 2
Total Room #	7	8	9	10
Garage (Style/Stalls)	Detached 2 Car(s)	None	None	None
Basement (Yes/No)	Yes	No	Yes	Yes
Basement (% Fin)	50%	0%	100%	100%
Basement Sq. Ft.	972	--	672	1,056
Pool/Spa	--	--	--	--
Lot Size	.20 acres	.10 acres	.11 acres	.10 acres
Other	none	none	none	none
Net Adjustment	--	+\$3,066	-\$9,100	-\$19,154
Adjusted Price	--	\$218,066	\$235,900	\$240,846

* 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** Enjoy this one level living home. This home has a little workshop for projects or storage. Come see this well maintained home today
- Sold 2** Great home - All appliances stay - This includes the appliances and freezer in the basement, there is an Additional kitchen in the basement. Large covered patio just outside of back door, 2 small outbuildings. Sellers just had retaining wall in backyard replaced. Seller paid \$11,500 towards repairs.
- Sold 3** Cute home well maintained. Exceptional open plan on main floor. Completely remodeled main and basement. Cool and quiet Master bedroom, Large accessible laundry area. Inviting kitchen, Well maintained lawn with deck, Cedar fence with access to backyard.

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.			
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	\$235,000	\$235,000
Sales Price	\$235,000	\$235,000
30 Day Price	\$220,000	--
Comments Regarding Pricing Strategy		
The interior condition will be a deciding factor on the value. The interior is assumed to be in average condition. If the interior is in fair or good condition the value will be moderately affected.		

Clear Capital Quality Assurance Comments Addendum

Reviewer's Notes	**Dispute Resolution (3/19/2022)** The BPO has been corrected/additional commentary added to address the dispute requested.
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Subject Photos



Front



Address Verification



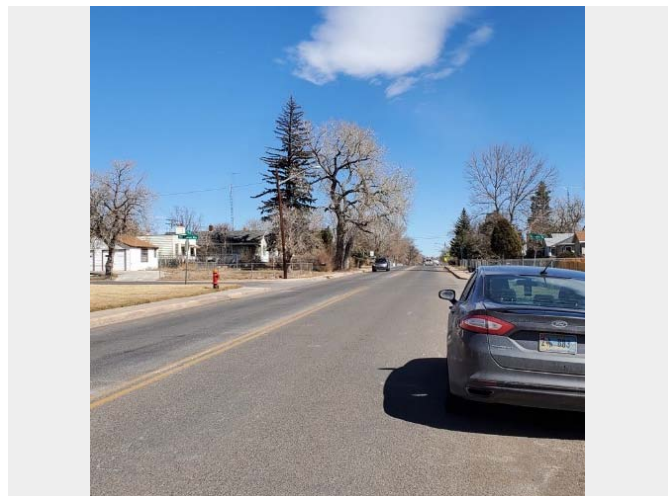
Side



Side



Back



Street

Subject Photos



Street



Garage



Other



Other



Other

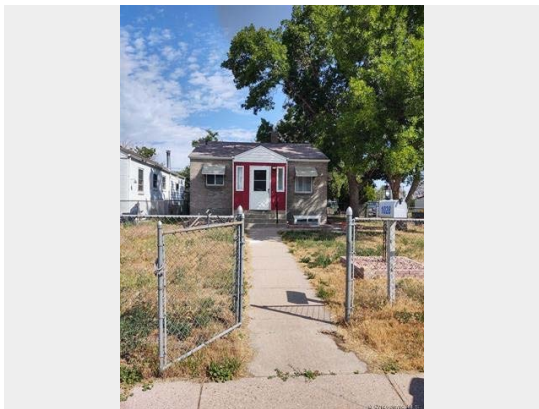
Listing Photos

L1 1518 E 14th st
Cheyenne, WY 82001



Front

L2 1028 E 6th st
Cheyenne, WY 82007



Front

L3 620 Alexander Ave
Cheyenne, WY 82007



Front

Sales Photos

S1 917 Fremont Ave
Cheyenne, WY 82001



Front

S2 2106 E 16th st
Cheyenne, WY 82001



Front

S3 223 E 6th st
Cheyenne, WY 82007



Front

ClearMaps Addendum

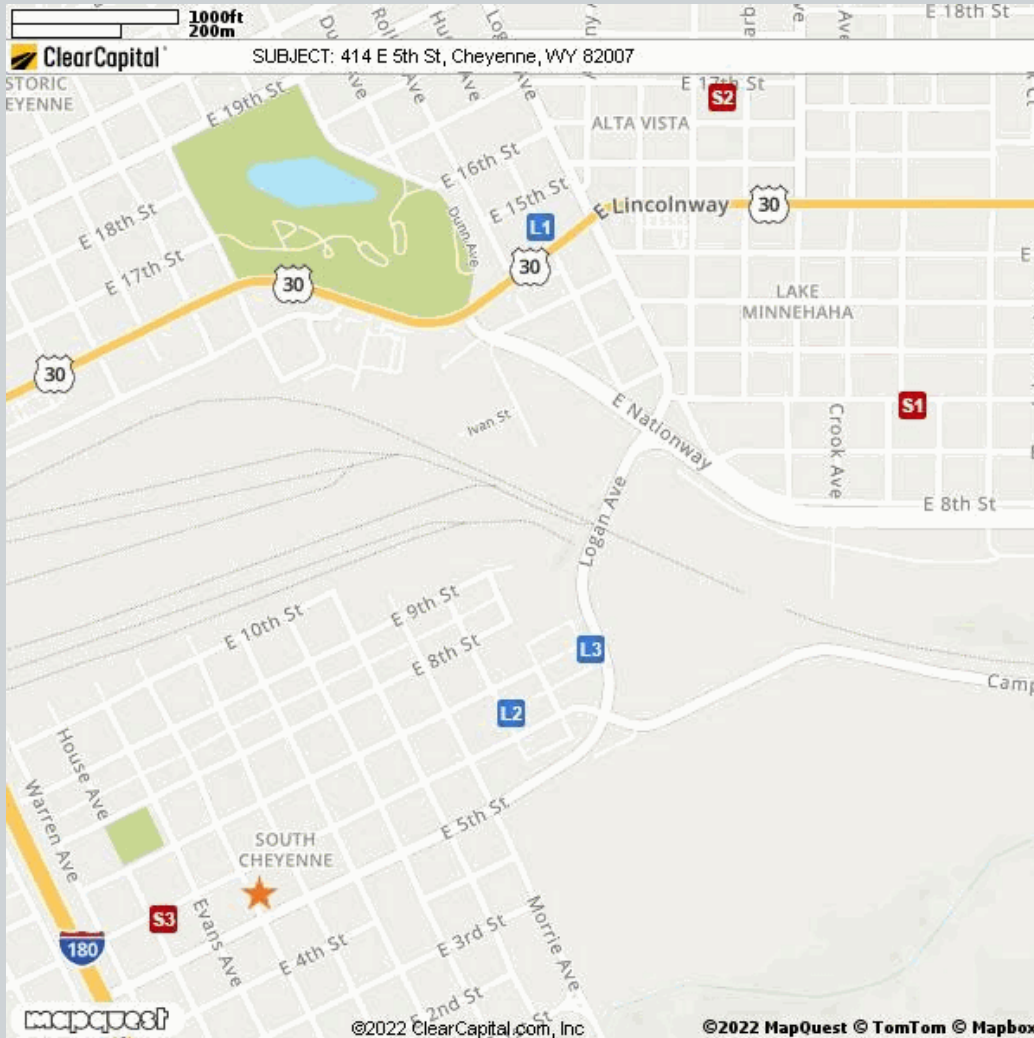
Address ★ 414 E 5th Street, Cheyenne, WY 82007

Loan Number 48815

Suggested List \$235,000

Suggested Repaired \$235,000

Sale \$235,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	414 E 5th Street, Cheyenne, WY 82007	--	Parcel Match
L1 Listing 1	1518 E 14th St, Cheyenne, WY 82001	0.95 Miles ¹	Parcel Match
L2 Listing 2	1028 E 6th St, Cheyenne, WY 82007	0.41 Miles ¹	Parcel Match
L3 Listing 3	620 Alexander Ave, Cheyenne, WY 82007	0.54 Miles ¹	Parcel Match
S1 Sold 1	917 Fremont Ave, Cheyenne, WY 82001	1.07 Miles ¹	Parcel Match
S2 Sold 2	2106 E 16th St, Cheyenne, WY 82001	1.20 Miles ¹	Parcel Match
S3 Sold 3	223 E 6th St, Cheyenne, WY 82007	0.12 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	12/31/2024	License State	WY
Phone	3076310448	Email	robtherealtor1@gmail.com
Broker Distance to Subject	1.09 miles	Date Signed	03/19/2022

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.