

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	321 Gardenia Drive, Cheyenne, WY 82009	Order ID	8226085	Property ID	32793353
Inspection Date	05/24/2022	Date of Report	05/24/2022		
Loan Number	50069	APN	14661830400200		
Borrower Name	Catamount Properties 2018 LLC	County	Laramie		

Tracking IDs					
Order Tracking ID	05.24.22 BPO	Tracking ID 1	05.24.22 BPO		
Tracking ID 2	--	Tracking ID 3	--		

General Conditions		
Owner	PEACOCK, JOHN S ET UX PEACOCK, PATRICIA P	Condition Comments The overall condition is average but the subject needs trim paint
R. E. Taxes	\$298,576	
Assessed Value	\$501,168	
Zoning Classification	residential	
Property Type	SFR	
Occupancy	Occupied	
Ownership Type	Fee Simple	
Property Condition	Average	
Estimated Exterior Repair Cost	\$1,400	
Estimated Interior Repair Cost	\$0	
Total Estimated Repair	\$1,400	
HOA	No	
Visible From Street	Visible	
Road Type	Public	

Neighborhood & Market Data		
Location Type	Suburban	Neighborhood Comments The subject neighborhood is located on the north side of Cheyenne and is one of the popular and sought after areas for home buyers.
Local Economy	Improving	
Sales Prices in this Neighborhood	Low: \$127,000 High: \$1,390,000	
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	321 Gardenia Drive	807 Phoenix	7135 Volar Dr	7119 Volar Dr
City, State	Cheyenne, WY	Cheyenne, WY	Cheyenne, WY	Cheyenne, WY
Zip Code	82009	82001	82009	82009
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	5.16 ¹	0.12 ¹	0.09 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$365,000	\$469,000	\$432,900
List Price \$	--	\$365,000	\$459,000	\$432,900
Original List Date		05/17/2022	04/21/2022	04/04/2022
DOM · Cumulative DOM	-- · --	7 · 7	33 · 33	50 · 50
Age (# of years)	44	46	55	43
Condition	Average	Average	Average	Average
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	Split bi level	Split bi level	Split bi level	Split bi level
# Units	1	1	1	1
Living Sq. Feet	1,905	2,105	1,367	1,308
Bdrm · Bths · ½ Bths	5 · 3	3 · 2	4 · 3	6 · 3
Total Room #	11	10	12	14
Garage (Style/Stalls)	Attached 2 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)
Basement (Yes/No)	Yes	Yes	Yes	Yes
Basement (% Fin)	100%	100%	100%	100%
Basement Sq. Ft.	1,378	792	1,917	1,196
Pool/Spa	--	--	--	--
Lot Size	.20 acres	.20 acres	.22 acres	.19 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** Beautifully updated home in a desirable neighborhood. This home features a gorgeous sunroom with floor-to-ceiling windows and a fireplace, custom tile work in bathrooms, and new flooring. The sunroom overlooks a large fenced backyard. Don't miss the workshop attached to the garage
- Listing 2** Northern location featuring a large family home featuring 2 master suites, 2 large family rooms, a walk out basement, RV parking and more. Sitting on a large lot with lots of storage and a tiered yard that overlooks the 2 decks, this home truly has more features than we can list. Plenty of room for pool tables or what-ever you like. Also, right off the walk out basement is a very impressive OFFICE/GYM/PLAYROOM that is a separate room (20x24) for you to use as you choose
- Listing 3** Very Nice, well maintained Monterey Hts home. 6 bed, 3, bath on large lot. Fresh Paint and New Carpet throughout. 6th Bedroom is great for office or den. Family room has floor to ceiling brick with wood stove insert and a wet bar. 10x10 Utility shed in back. ADDITIONAL PICTURES

Recent Sales

	Subject	Sold 1	Sold 2	Sold 3 *
Street Address	321 Gardenia Drive	905 New Bedford Dr	5000 Point Bluff	5010 Mccue Dr
City, State	Cheyenne, WY	Cheyenne, WY	Cheyenne, WY	Cheyenne, WY
Zip Code	82009	82009	82009	82009
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.36 ¹	2.27 ¹	1.35 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$295,000	\$330,000	\$375,000
List Price \$	--	\$295,000	\$330,000	\$375,000
Sale Price \$	--	\$256,450	\$330,000	\$382,500
Type of Financing	--	Cash	Conventional	Conventional
Date of Sale	--	12/30/2021	07/16/2021	05/12/2022
DOM · Cumulative DOM	-- · --	2 · 15	1 · 43	1 · 29
Age (# of years)	44	48	44	46
Condition	Average	Average	Good	Average
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	Split bi level	Split bi level	Split bi level	Split bi level
# Units	1	1	1	1
Living Sq. Feet	1,905	1,850	1,730	1,744
Bdrm · Bths · ½ Bths	5 · 3	3 · 2	3 · 2	5 · 3
Total Room #	11	10	8	13
Garage (Style/Stalls)	Attached 2 Car(s)	None	Attached 2 Car(s)	Attached 2 Car(s)
Basement (Yes/No)	Yes	Yes	Yes	Yes
Basement (% Fin)	100%	100%	100%	100%
Basement Sq. Ft.	1378	925	816	1,560
Pool/Spa	--	--	--	--
Lot Size	.20 acres	.17 acres	.23 acres	.19 acres
Other	none	none	none	none
Net Adjustment	--	+\$28,662	+\$2,068	+\$3,316
Adjusted Price	--	\$285,112	\$332,068	\$385,816

* Sold 3 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** Great North location close to shopping and the Greenway. This home offers 3 beds 2 baths, two large family rooms, new upstairs carpet, some fresh paint, updated vinyl windows, lots of storage and a large back yard for future garage. Large shed in the back. Lots of mature trees. Walkup basement from laundry room provides easy access to outside from lower level. New roof before closing
- Sold 2** This fully renovated bi-level home on a large corner lot is a must see. The LVP flooring flows thru the living room and kitchen tying them together. The beautiful kitchen has plenty of grey cabinets for all your stuff and the granite countertops give you all the space you need to create a masterpiece. The lower level is completely carpeted creating a comfortable space in your large family room to relax with family and friends. Enjoy your time on your covered deck in your large backyard year round.
- Sold 3** Check out this large, well-maintained home in Indian Hills with over 3300 sq ft! Large room sizes throughout to include an eat-in kitchen, formal dining room, formal living room, and huge family room. Great landscaping with a sprinkler system, maintenance free exterior, and newer roof. Outstanding location that's close to shopping and the greenway

Subject Sales & Listing History

Current Listing Status	Not Currently Listed			Listing History Comments			
Listing Agency/Firm				No prior listing history is found in the MLS			
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	\$385,000	\$386,500
Sales Price	\$385,000	\$386,500
30 Day Price	\$375,000	--
Comments Regarding Pricing Strategy		
<p>Our local market is brisk although we do see a leveling in activity and we are seeing appraisal values commonly coming in at less than the contract prices. For sale home prices are elevated and we are also starting to see price reductions due to over pricing. We also have a shortage of homes on the market with buyers still coming in from out of state keeping our Sellers market conditions. Seller paid closing costs are no longer common place and seller's are getting 99.98% list to sale price down from 100.40% last month.</p>		

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



Side



Back

Subject Photos



Street



Street



Street



Other



Other



Other

Subject Photos



Other



Other

Listing Photos

L1 807 Phoenix
Cheyenne, WY 82001



Front

L2 7135 Volar Dr
Cheyenne, WY 82009



Front

L3 7119 Volar Dr
Cheyenne, WY 82009



Front

Sales Photos

S1 905 New Bedford Dr
Cheyenne, WY 82009



Front

S2 5000 Point Bluff
Cheyenne, WY 82009



Front

S3 5010 McCue Dr
Cheyenne, WY 82009



Front

ClearMaps Addendum

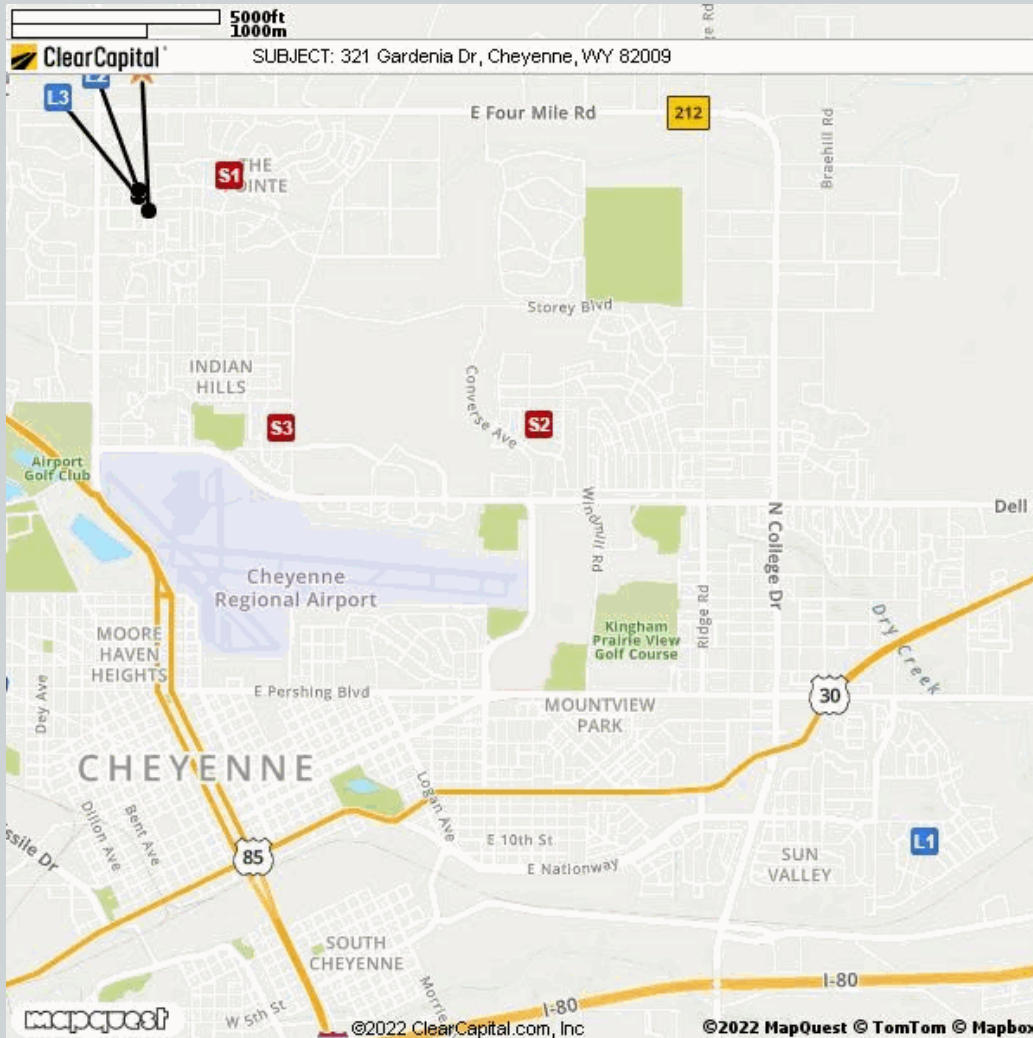
Address ★ 321 Gardenia Drive, Cheyenne, WY 82009

Loan Number 50069

Suggested List \$385,000

Suggested Repaired \$386,500

Sale \$385,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	321 Gardenia Drive, Cheyenne, WY 82009	--	Parcel Match
L1 Listing 1	807 Phoenix, Cheyenne, WY 82001	5.16 Miles ¹	Parcel Match
L2 Listing 2	7135 Volar Dr, Cheyenne, WY 82009	0.12 Miles ¹	Parcel Match
L3 Listing 3	7119 Volar Dr, Cheyenne, WY 82009	0.09 Miles ¹	Parcel Match
S1 Sold 1	905 New Bedford Dr, Cheyenne, WY 82009	0.36 Miles ¹	Parcel Match
S2 Sold 2	5000 Point Bluff, Cheyenne, WY 82009	2.27 Miles ¹	Parcel Match
S3 Sold 3	5010 Mccue Dr, Cheyenne, WY 82009	1.35 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.

Report Instructions - cont.

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.

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	3.04 miles	Date Signed	05/24/2022

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.