

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	1911 Cheyenne Place, Cheyenne, WYOMING 82001	Order ID	8944389	Property ID	34637551
Inspection Date	09/28/2023	Date of Report	09/29/2023		
Loan Number	55308	APN	13973000300060		
Borrower Name	Catamount Properties 2018 LLC	County	Laramie		

Tracking IDs					
Order Tracking ID	09.26.23 BPO Request	Tracking ID 1	09.26.23 BPO Request		
Tracking ID 2	--	Tracking ID 3	--		

General Conditions		
Owner	CODY R WIANT	Condition Comments Well maintained 1939 SFR. No noticeable repairs necessary during this drive by inspection. Siding good, roof good. Lawn needs attention
R. E. Taxes	\$1,589	
Assessed Value	\$24,333	
Zoning Classification	Residential MR-1	
Property Type	SFR	
Occupancy	Occupied	
Ownership Type	Fee Simple	
Property Condition	Good	
Estimated Exterior Repair Cost	\$0	
Estimated Interior Repair Cost	\$0	
Total Estimated Repair	\$0	
HOA	No	
Visible From Street	Partially Visible	
Road Type	Public	

Neighborhood & Market Data		
Location Type	Urban	Neighborhood Comments Older mature neighborhood in the community. Subject property conforms to the property. All very well maintained. Close to downtown and other ammenities'
Local Economy	Stable	
Sales Prices in this Neighborhood	Low: \$200,000 High: \$265,000	
Market for this type of property	Remained Stable for the past 6 months.	
Normal Marketing Days	<90	

Current Listings

	Subject	Listing 1	Listing 2 *	Listing 3
Street Address	1911 Cheyenne Place	2119 E 17th	1925 E 19th	2205 Park Pl
City, State	Cheyenne, WYOMING	Cheyenne, WY	Cheyenne, WY	Cheyenne, WY
Zip Code	82001	82001	82001	82001
Datasource	MLS	MLS	MLS	MLS
Miles to Subj.	--	0.20 ¹	0.10 ¹	0.23 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$259,900	\$295,000	\$210,000
List Price \$	--	\$259,900	\$295,000	\$210,000
Original List Date		09/05/2023	09/22/2023	08/03/2023
DOM · Cumulative DOM	-- · --	22 · 24	06 · 7	55 · 57
Age (# of years)	84	73	83	78
Condition	Good	Good	Good	Good
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/Rambler	1 Story Ranch	1 Story Ranch	1 Story Ranch
# Units	0	0	0	0
Living Sq. Feet	949	672	1,030	710
Bdrm · Bths · ½ Bths	4 · 2	3 · 2	3 · 1	3 · 1
Total Room #	9	8	7	7
Garage (Style/Stalls)	Attached 1 Car	Attached 1 Car	Attached 1 Car	Detached 1 Car
Basement (Yes/No)	Yes	Yes	Yes	Yes
Basement (% Fin)	75%	100%	75%	90%
Basement Sq. Ft.	949	672	526	648
Pool/Spa	--	--	--	--
Lot Size	0.13 acres	0.11 acres	0.14 acres	0.12 acres
Other	--	--	--	--

* 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 Comparable to the subject. Sq Ft of the interior is less but lot size is close. Same area in the housing development but 9 years younger than the subject. The price is also comparable to what a fair market price would be the subject. Adjustments would be needed.

Listing 2 This comparable property is closest to the subject property as far as Sq Ft (with the exception of the basement), location, age, and lot size. However the list price is just a bit high for the age of property and location. Short by 1 BR and 1 BA but still the favorable comp. Adjustments would be needed.

Listing 3 This property would also be comparable to the subject with adjustments. Location, Lot size, garage.

Recent Sales

	Subject	Sold 1 *	Sold 2	Sold 3
Street Address	1911 Cheyenne Place	2510 E 11th St	1008 Hot Springs	3601 Duff Ave
City, State	Cheyenne, WYOMING	Cheyenne, WY	Cheyenne, WY	Cheyenne, WY
Zip Code	82001	82001	82001	82001
Datasource	MLS	MLS	MLS	MLS
Miles to Subj.	--	0.60 ¹	0.68 ¹	0.81 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$245,000	\$200,000	\$265,000
List Price \$	--	\$245,000	\$200,000	\$265,000
Sale Price \$	--	\$240,000	\$200,000	\$265,000
Type of Financing	--	Va	Fha	Fha
Date of Sale	--	01/23/2023	07/10/2023	10/21/2022
DOM · Cumulative DOM	-- · --	1 · 34	8 · 39	0 · 36
Age (# of years)	84	82	83	75
Condition	Good	Good	Good	Good
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/Rambler	1 Story Ranch	1 Story Ranch	1 Story Ranch
# Units	0	0	0	0
Living Sq. Feet	949	552	637	1,017
Bdrm · Bths · ½ Bths	4 · 2	3 · 2	3 · 1	3 · 1
Total Room #	9	8	7	7
Garage (Style/Stalls)	Attached 1 Car	None	None	Detached 1 Car
Basement (Yes/No)	Yes	Yes	Yes	No
Basement (% Fin)	75%	90%	95%	0%
Basement Sq. Ft.	949	552	525	--
Pool/Spa	--	--	--	--
Lot Size	0.13 acres	0.15 acres	0.06 acres	0.13 acres
Other	--	--	--	--
Net Adjustment	--	-\$5,200	+\$13,200	+\$46,000
Adjusted Price	--	\$234,800	\$213,200	\$311,000

* 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** The comparable property to the subject. Adjustments were made for differences. This property is within the same neighborhood as the subject.
- Sold 2** Good comparable property. Adjustments were made for differences in room number and Sq Ft. Same neighborhood.
- Sold 3** Not a recent comp. Dated 1 year. No basement. Lack of available sold homes in this neighborhood due to the market. Not a preferred property to use as a comp to the subject but lacking in properties within this neighborhood.

Subject Sales & Listing History

Current Listing Status	Not Currently Listed			Listing History Comments			
Listing Agency/Firm				Current owner since 2010			
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	\$260,000	\$260,000
Sales Price	\$255,000	\$255,000
30 Day Price	\$245,000	--
Comments Regarding Pricing Strategy		
Keeping the subject property Suggested prices within the neighborhood sold prices.		

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



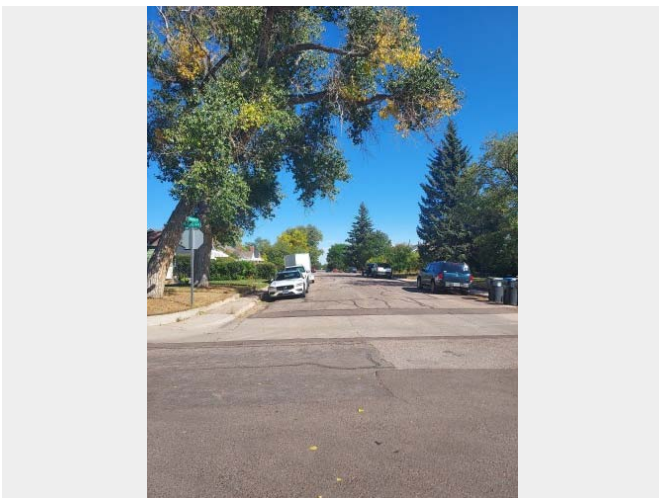
Address Verification



Address Verification



Side



Street



Street

Subject Photos



Other

Listing Photos

L1 2119 E 17th
Cheyenne, WY 82001



Front

L2 1925 E 19th
Cheyenne, WY 82001



Front

L3 2205 Park Pl
Cheyenne, WY 82001



Front

Sales Photos

S1 2510 E 11th St
Cheyenne, WY 82001



Front

S2 1008 Hot Springs
Cheyenne, WY 82001



Front

S3 3601 Duff Ave
Cheyenne, WY 82001



Front

ClearMaps Addendum

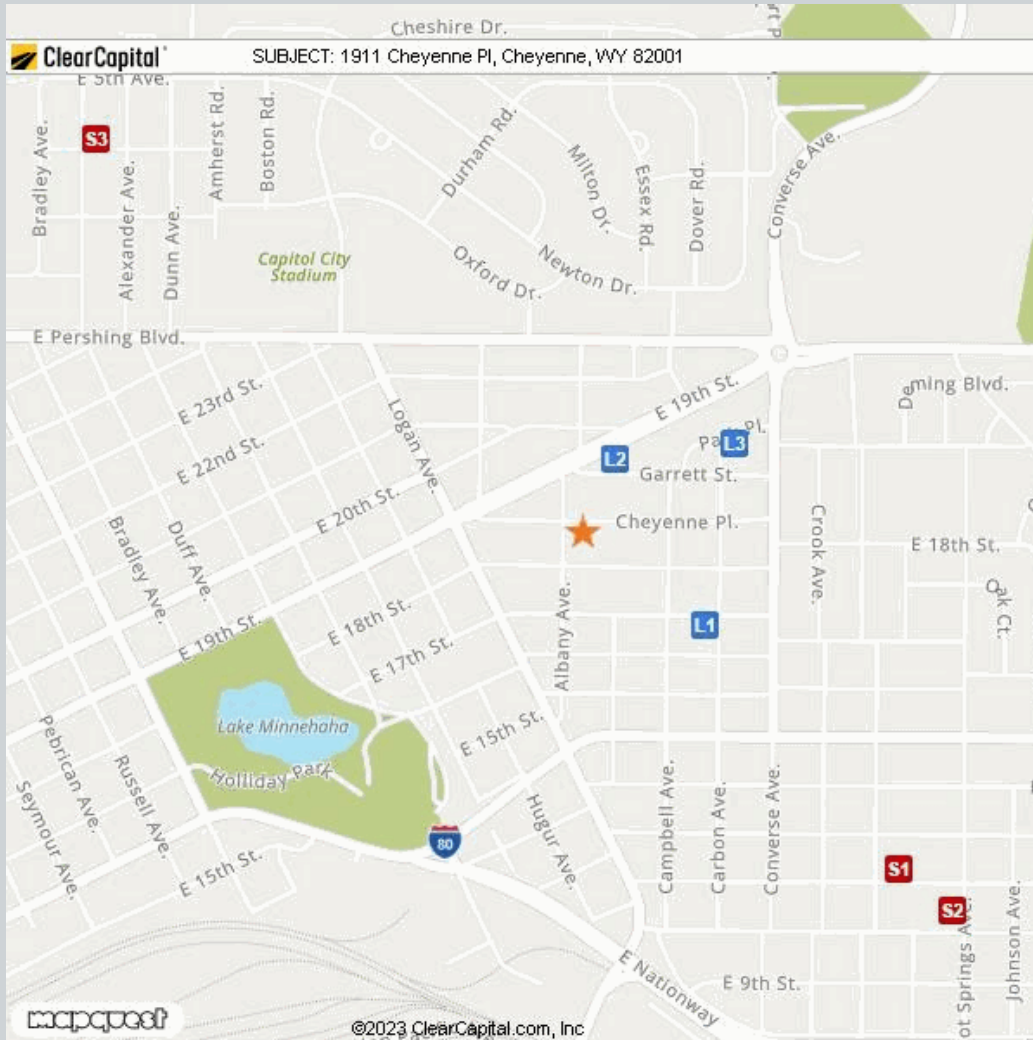
Address ★ 1911 Cheyenne Place, Cheyenne, WYOMING 82001

Loan Number 55308

Suggested List \$260,000

Suggested Repaired \$260,000

Sale \$255,000



Comparable

Address

Miles to Subject

Mapping Accuracy

Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	1911 Cheyenne Place, Cheyenne, Wyoming 82001	--	Parcel Match
L1	2119 E 17th, Cheyenne, WY 82001	0.20 Miles ¹	Parcel Match
L2	1925 E 19th, Cheyenne, WY 82001	0.10 Miles ¹	Parcel Match
L3	2205 Park Pl, Cheyenne, WY 82001	0.23 Miles ¹	Parcel Match
S1	2510 E 11th St, Cheyenne, WY 82001	0.60 Miles ¹	Parcel Match
S2	1008 Hot Springs, Cheyenne, WY 82001	0.68 Miles ¹	Parcel Match
S3	3601 Duff Ave, Cheyenne, WY 82001	0.81 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	Donna Rose	Company/Brokerage	Kuzma Success Realty
License No	14079	Address	603 E 17th Street Cheyenne WY 82001
License Expiration	12/31/2025	License State	WY
Phone	3072873264	Email	jdrose124@msn.com
Broker Distance to Subject	0.84 miles	Date Signed	09/29/2023

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.