

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.

<b>Address</b>	707 E 6th Street, Cheyenne, WY 82007	<b>Order ID</b>	9076907	<b>Property ID</b>	34904595
<b>Inspection Date</b>	12/20/2023	<b>Date of Report</b>	12/21/2023		
<b>Loan Number</b>	56186	<b>APN</b>	13660523500500		
<b>Borrower Name</b>	Catamount Properties 2018 LLC	<b>County</b>	Laramie		

Tracking IDs					
<b>Order Tracking ID</b>	12.19_BPO	<b>Tracking ID 1</b>	12.19_BPO		
<b>Tracking ID 2</b>	--	<b>Tracking ID 3</b>	--		

## General Conditions

<b>Owner</b>	OVERBERG, RICKEY A	<b>Condition Comments</b>	
<b>R. E. Taxes</b>	\$130,446	The property appears to be in average condition and similar in condition to the surrounding homes in the immediate area.	
<b>Assessed Value</b>	\$194,193		
<b>Zoning Classification</b>	residential		
<b>Property Type</b>	SFR		
<b>Occupancy</b>	Vacant		
<b>Secure?</b>	Yes		
(doors and windows are all closed)			
<b>Ownership Type</b>	Fee Simple		
<b>Property Condition</b>	Average		
<b>Estimated Exterior Repair Cost</b>	\$0		
<b>Estimated Interior Repair Cost</b>	\$0		
<b>Total Estimated Repair</b>	\$0		
<b>HOA</b>	No		
<b>Visible From Street</b>	Visible		
<b>Road Type</b>	Public		

## Neighborhood & Market Data

<b>Location Type</b>	Suburban	<b>Neighborhood Comments</b>	
<b>Local Economy</b>	Stable	The subjects immediate neighborhood is well established and is one of the original residential areas of Cheyenne beginning around 1880. Homes vary widely in gla and age from 1880 to a 4 plex built in 2020. Homes are from poor condition to average and high average. Mostly homes range in the low average for condition. Sales on the east side of the area are somewhat hampered by the oil refinery ajdacent to the east. Main roadways and freeway access are easy and take under 2 minutes to access	
<b>Sales Prices in this Neighborhood</b>	Low: \$150,000 High: \$1,350,000		
<b>Market for this type of property</b>	Increased 3 % in the past 6 months.		
<b>Normal Marketing Days</b>	<90		

## Current Listings

	Subject	Listing 1	Listing 2	Listing 3 *
<b>Street Address</b>	707 E 6th Street	1204 Dodge Ct	2411 E 12th St	805 E 6th St
<b>City, State</b>	Cheyenne, WY	Cheyenne, WY	Cheyenne, WY	Cheyenne, WY
<b>Zip Code</b>	82007	82001	82001	82007
<b>Datasource</b>	Tax Records	MLS	MLS	MLS
<b>Miles to Subj.</b>	--	1.99 <sup>1</sup>	0.94 <sup>1</sup>	0.06 <sup>1</sup>
<b>Property Type</b>	SFR	SFR	SFR	SFR
<b>Original List Price \$</b>	\$	\$213,000	\$179,900	\$250,000
<b>List Price \$</b>	--	\$213,500	\$179,900	\$250,000
<b>Original List Date</b>		11/01/2023	08/25/2023	10/26/2023
<b>DOM · Cumulative DOM</b>	-- · --	50 · 50	118 · 118	56 · 56
<b>Age (# of years)</b>	96	86	83	83
<b>Condition</b>	Average	Average	Average	Average
<b>Sales Type</b>	--	Fair Market Value	Fair Market Value	Fair Market Value
<b>Location</b>	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
<b>View</b>	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
<b>Style/Design</b>	1 Story ranch	1 Story ranch	1 Story ranch	1 Story ranch
<b># Units</b>	1	1	1	1
<b>Living Sq. Feet</b>	558	666	680	528
<b>Bdrm · Bths · ½ Bths</b>	2 · 2	2 · 1	2 · 2	1 · 1
<b>Total Room #</b>	6	6	5	5
<b>Garage (Style/Stalls)</b>	Detached 3 Car(s)	None	Detached 1 Car	Detached 1 Car
<b>Basement (Yes/No)</b>	Yes	Yes	Yes	Yes
<b>Basement (% Fin)</b>	90%	0%	80%	90%
<b>Basement Sq. Ft.</b>	558	666	400	528
<b>Pool/Spa</b>	--	--	--	--
<b>Lot Size</b>	.10 acres	.11 acres	.15 acres	.11 acres
<b>Other</b>	none	none	none	none

\* Listing 3 is the most comparable listing to the subject.

<sup>1</sup> Comp's "Miles to Subject" was calculated by the system.

<sup>2</sup> Comp's "Miles to Subject" provided by Real Estate Professional.

<sup>3</sup> 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** This is a wonderful little 2 bedroom, 1 bathroom house currently being used as an Airbnb. Newer paint and vinyl fence, new roof installed a couple of years ago. Great front lawn. This is a really cute little home that would be perfect for a first time buyer or investor. Hurry, there are not too many at this price point that will go FHA or VA
- Listing 2** If you are looking for a first home you can build some equity into, or an investment property, look no further! This cute little bungalow features 1 bedroom, 1 bath on the main level and a 2nd bedroom and 1/2 bath in the basement. There are hard wood floors under the carpet in the livingroom! There is a nice sized fenced back yard and a detached 1 car garage!
- Listing 3** This home is move in ready and very well maintained. Fully fenced front and back yard, 2 bedrooms, 2 bathrooms, updated flooring in most of the living areas, while the rest is also in great shape. This home features an office/den/separate dining room right off the kitchen, and another bonus room downstairs. The large 1 car detached garage has alley access and access to the backyard. You don't want to miss your chance to get into this home!

## Recent Sales

	Subject	Sold 1 *	Sold 2	Sold 3
<b>Street Address</b>	707 E 6th Street	2306 E 10th St	2901 Ames Ct	2406 Thomas Ave
<b>City, State</b>	Cheyenne, WY	Cheyenne, WY	Cheyenne, WY	Cheyenne, WY
<b>Zip Code</b>	82007	82001	82001	82001
<b>Datasource</b>	Tax Records	MLS	MLS	MLS
<b>Miles to Subj.</b>	--	0.82 <sup>1</sup>	1.93 <sup>1</sup>	1.44 <sup>1</sup>
<b>Property Type</b>	SFR	SFR	SFR	SFR
<b>Original List Price \$</b>	--	\$215,000	\$278,000	\$235,000
<b>List Price \$</b>	--	\$169,000	\$278,000	\$235,000
<b>Sale Price \$</b>	--	\$146,000	\$260,000	\$235,000
<b>Type of Financing</b>	--	Conventional	Fha	Fha
<b>Date of Sale</b>	--	11/14/2023	10/31/2023	10/20/2023
<b>DOM · Cumulative DOM</b>	-- · --	137 · 161	20 · 52	1 · 36
<b>Age (# of years)</b>	96	84	91	93
<b>Condition</b>	Average	Average	Average	Average
<b>Sales Type</b>	--	Fair Market Value	Fair Market Value	Fair Market Value
<b>Location</b>	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
<b>View</b>	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
<b>Style/Design</b>	1 Story ranch	1 Story ranch	1 Story ranch	1 Story ranch
<b># Units</b>	1	1	1	1
<b>Living Sq. Feet</b>	558	600	624	992
<b>Bdrm · Bths · ½ Bths</b>	2 · 2	2 · 1	2 · 2	2 · 1
<b>Total Room #</b>	6	5	6	7
<b>Garage (Style/Stalls)</b>	Detached 3 Car(s)	None	Attached 1 Car	None
<b>Basement (Yes/No)</b>	Yes	Yes	Yes	Yes
<b>Basement (% Fin)</b>	90%	25%	75%	0%
<b>Basement Sq. Ft.</b>	558	600	624	320
<b>Pool/Spa</b>	--	--	--	--
<b>Lot Size</b>	.10 acres	.15 acres	0 acres	.06 acres
<b>Other</b>	none	none	none	none
<b>Net Adjustment</b>	--	+\$18,996	+\$12,692	+\$19,916
<b>Adjusted Price</b>	--	\$164,996	\$272,692	\$254,916

\* Sold 1 is the most comparable sale to the subject.

<sup>1</sup> Comp's "Miles to Subject" was calculated by the system.

<sup>2</sup> Comp's "Miles to Subject" provided by Real Estate Professional.

<sup>3</sup> 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** One-of-a-kind affordable two-bedroom home with super-fantastic tile work in the main living area. Newer carpet in bedrooms, updated, newer windows throughout. The back entrance is outside on the right side of the home by the driveway. Large lot with a 6X6 Shed, Front, and backyards are fenced—concrete pad in the back.
- Sold 2** Absolutely Adorable home located close to the Air Force Base. Featuring two bedrooms on the main level and one in progress in the basement. Lots of storage space in this home to store all your goodies and one car garage with additional car port for off street parking. Privacy fence provides a secluded area to hang out. Call today for a showing! Seller willing to pay up to \$7000 in buyer closing costs and prepaids
- Sold 3** This charming updated single-family home is located in the perfect Cheyenne location! Mostly everything in this home is updated/new and ready for you. New carpet in bedrooms and living room, the spacious eat-in kitchen is all new including updated electrical, new backsplash, custom-made cabinets, new countertops, light fixtures, and paint. The bathroom is updated with a new vanity, toilet, tile in the shower, added exhaust fan, lights, and paint. Newer furnace with added central air to keep you nice and cool during the hot summer months. You won't want to miss the spacious backyard with freshly laid sod, a privacy fence, and a new concrete pad poured for outdoor gatherings. The basement offers plenty of room for storage along with added shelving for even more space. The back of this lot includes a storage shed with electricity running to it for all your outdoor storage equipment. Located close to downtown you are within walking distance from food, entertainment, parks, hospital, base, library, and much more. This home is located in a convenient, ideal location that would be a great opportunity for short/long-term rentals or a great place to move in and make home! Won't last long, Schedule your showing today.

## Subject Sales & Listing History

<b>Current Listing Status</b>	Currently Listed	<b>Listing History Comments</b>					
<b>Listing Agency/Firm</b>	coldwell banker	The subject was listed on November 1, 2023 for \$160,000, under contract on 11/5/2023					
<b>Listing Agent Name</b>	bev estes						
<b>Listing Agent Phone</b>	307-631-1820						
<b># of Removed Listings in Previous 12 Months</b>	0						
<b># of Sales in Previous 12 Months</b>	0						
<b>Original List Date</b>	<b>Original List Price</b>	<b>Final List Date</b>	<b>Final List Price</b>	<b>Result</b>	<b>Result Date</b>	<b>Result Price</b>	<b>Source</b>
11/01/2023	\$160,000	11/05/2023	\$160,000	--	--	--	MLS

## Marketing Strategy

	As Is Price	Repaired Price
<b>Suggested List Price</b>	\$255,000	\$255,000
<b>Sales Price</b>	\$250,000	\$250,000
<b>30 Day Price</b>	\$235,000	--
<b>Comments Regarding Pricing Strategy</b>		
The interior condition anand finish may moderately alter the value, an interior inspection is recommended.		

## 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




Street



Street

## Listing Photos


 2411 E 12th st  
Cheyenne, WY 82001



Front



Front

 805 E 6th st  
Cheyenne, WY 82007



Front



## Sales Photos

**S1** 2306 E 10th st  
Cheyenne, WY 82001



Front

**S2** 2901 Ames Ct  
Cheyenne, WY 82001



Front

**S3** 2406 Thomas Ave  
Cheyenne, WY 82001



Front

## ClearMaps Addendum

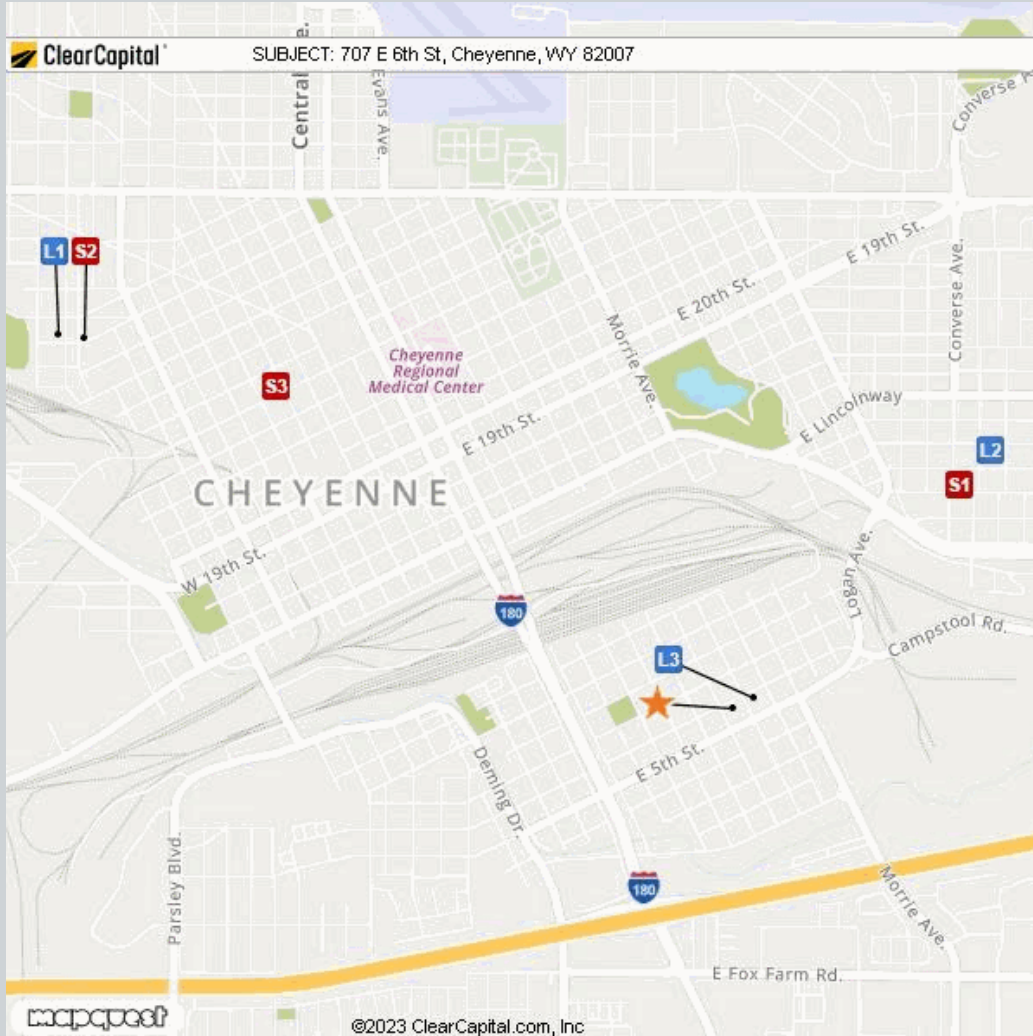
**Address** ★ 707 E 6th Street, Cheyenne, WY 82007

**Loan Number** 56186

**Suggested List** \$255,000

**Suggested Repaired** \$255,000

**Sale** \$250,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	707 E 6th Street, Cheyenne, WY 82007	--	Parcel Match
L1 Listing 1	1204 Dodge Ct, Cheyenne, WY 82001	1.99 Miles <sup>1</sup>	Parcel Match
L2 Listing 2	2411 E 12th St, Cheyenne, WY 82001	0.94 Miles <sup>1</sup>	Parcel Match
L3 Listing 3	805 E 6th St, Cheyenne, WY 82007	0.06 Miles <sup>1</sup>	Parcel Match
S1 Sold 1	2306 E 10th St, Cheyenne, WY 82001	0.82 Miles <sup>1</sup>	Parcel Match
S2 Sold 2	2901 Ames Ct, Cheyenne, WY 82001	1.93 Miles <sup>1</sup>	Parcel Match
S3 Sold 3	2406 Thomas Ave, Cheyenne, WY 82001	1.44 Miles <sup>1</sup>	Parcel Match

<sup>1</sup> The Comparable "Distance from Subject" value has been calculated by the Clear Capital system.

<sup>2</sup> 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

<b>Broker Name</b>	Robert Higgins	<b>Company/Brokerage</b>	Century 21 Bell Real Estate
<b>License No</b>	11742	<b>Address</b>	2103 Warren Ave Cheyenne WY 82001
<b>License Expiration</b>	12/31/2024	<b>License State</b>	WY
<b>Phone</b>	3076310448	<b>Email</b>	robtherealtor1@gmail.com
<b>Broker Distance to Subject</b>	1.11 miles	<b>Date Signed</b>	12/21/2023

*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.**