

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	11400 N 9200 W, Tremonton, UT 84337	Order ID	6122559	Property ID	26281957
Inspection Date	03/30/2019	Date of Report	03/31/2019		
Loan Number	37391	APN	05-174-0003		
Borrower Name	Catamount Properties 2018 LLC	County	Box Elder		

Tracking IDs			
Order Tracking ID	Citi_BPO_03.29.19	Tracking ID 1	Citi_BPO_03.29.19
Tracking ID 2	--	Tracking ID 3	--

General Conditions		Condition Comments
Owner	JENSEN MARK B	Repairs were noted at the time of inspection. Yard Cleanup 1000 Windows 1000 Landscaping 1000 Exterior Paint 3000 Roof 3000
R. E. Taxes	\$819	
Assessed Value	\$135,110	
Zoning Classification	Residential	
Property Type	SFR	
Occupancy	Occupied	
Ownership Type	Fee Simple	
Property Condition	Average	
Estimated Exterior Repair Cost	\$9,000	
Estimated Interior Repair Cost	\$0	
Total Estimated Repair	\$9,000	
HOA	No	
Visible From Street	Visible	
Road Type	Public	

Neighborhood & Market Data		Neighborhood Comments
Location Type	Rural	The subject is located in an established location which has a much higher percentage of SFD/Townhouses versus Condos. Properties display a general similarity in design, utility, and overall appeal, with variations in size.
Local Economy	Stable	
Sales Prices in this Neighborhood	Low: \$185,000 High: \$549,900	
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	11400 N 9200 W	751 N 2300 W	3625 W 1000 N	3180 W 1000 N
City, State	Tremonton, UT	Tremonton, UT	Tremonton, UT	Tremonton, UT
Zip Code	84337	84337	84337	84337
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	2.10 ¹	1.16 ¹	1.54 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$280,000	\$317,000	\$338,000
List Price \$	--	\$270,000	\$299,900	\$338,000
Original List Date		12/27/2018	07/20/2018	03/12/2019
DOM · Cumulative DOM	-- · --	93 · 94	253 · 254	17 · 19
Age (# of years)	36	11	23	25
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	1 Story Ranch	1 Story Ranch	2 Stories Colonial	1 Story Ranch
# Units	1	1	1	1
Living Sq. Feet	1,300	1,250	1,522	1,232
Bdrm · Bths · ½ Bths	3 · 2	3 · 2	2 · 1 · 1	3 · 1
Total Room #	7	7	6	7
Garage (Style/Stalls)	Detached 1 Car	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	0.33 acres	0.67 acres	1 acres	1.70 acres
Other	Site Built	Site Built	Site Built	Site Built

* 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.

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

Listing 1 Same style and condition, attached garage, 3/2 room plan, similar GLA, newer age.

Listing 2 2/1.5 room plan, newer age, same style and condition, attached garage, larger GLA.

Listing 3 Attached garage, 3/1 room plan, similar GLA, newer age, same style and condition.

Recent Sales

	Subject	Sold 1 *	Sold 2	Sold 3
Street Address	11400 N 9200 W	2886 W 1000 N	1080 N Valley View Dr	2441 W 900 N
City, State	Tremonton, UT	Tremonton, UT	Tremonton, UT	Tremonton, UT
Zip Code	84337	84337	84337	84337
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	4.74 ¹	2.10 ¹	2.01 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$300,000	\$310,000	\$299,900
List Price \$	--	\$300,000	\$310,000	\$299,900
Sale Price \$	--	\$290,000	\$300,000	\$305,000
Type of Financing	--	Conventional	Conventional	Conventional
Date of Sale	--	04/04/2018	03/04/2019	06/22/2018
DOM · Cumulative DOM	-- · --	16 · 29	30 · 34	29 · 31
Age (# of years)	36	22	19	16
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	1 Story Ranch	1 Story Ranch	1 Story Ranch	1 Story Ranch
# Units	1	1	1	1
Living Sq. Feet	1,300	1,321	1,414	1,552
Bdrm · Bths · ½ Bths	3 · 2	2 · 1	3 · 2	3 · 2
Total Room #	7	6	7	7
Garage (Style/Stalls)	Detached 1 Car	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	0.33 acres	0.72 acres	0.45 acres	0.47 acres
Other	Site Built	Site Built	Site Built	Site Built
Net Adjustment	--	+\$1,600	-\$6,200	-\$7,000
Adjusted Price	--	\$291,600	\$293,800	\$298,000

* 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.

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

Sold 1 Attached garage, 2/1 room plan, similar GLA, newer age, same style and condition. Bed+3000 Bath+2500 Garage-2500 Age-1400

Sold 2 3/2 room plan, same style and condition, larger GLA, newer age, attached garage. GLA- 2000 Garage-2500 Age-1700

Sold 3 Same style and condition, attached garage, 3/2 room plan, larger GLA, newer age. Garage-2500 GLA-2500 Age-2000

Subject Sales & Listing History

Current Listing Status	Not Currently Listed	Listing History Comments					
Listing Agency/Firm		None noted.					
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	\$305,000	\$314,000
Sales Price	\$292,000	\$301,000
30 Day Price	\$282,000	--
Comments Regarding Pricing Strategy		
<p>Search for comparable market sales and listings was focused on the home's immediate market area, providing comps that reside within direct competition to the subject. All comps offered feature an interior size that remains within 20% of the home's interior size. Comp selection was focused on providing FMV transactions, while also offering recent market sales. The subject should be valued with recent market sales, offering a consistent and accurate market value for the home. The subject is in Average condition. The subject appears to be in Average condition with obvious no signs of deferred maintenance evident from a drive by assessment. The home conforms in respect to style, utility, and overall curb. The view from the subject property is other Homes in the neighborhood. This type of view is typical for most other homes in the neighborhood. The market is stable with a 6 months supply of homes available for purchase. The majority of homes on the market are fair market properties. Demand is moderate. The subject was strategically valued mid- market as there are no extraordinary characteristics which would value the subject low or high. Subject's final value was based on most recently closed sales similar to subject and currently listed properties in direct competition with the subject property.</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



Back



Street

Subject Photos



Street



Street



Other

Listing Photos

L1 751 N 2300 W
Tremonton, UT 84337



Front

L2 3625 W 1000 N
Tremonton, UT 84337



Front

L3 3180 W 1000 N
Tremonton, UT 84337



Front

Sales Photos

S1 2886 W 1000 N
Tremonton, UT 84337



Front

S2 1080 N Valley View Dr
Tremonton, UT 84337



Front

S3 2441 W 900 N
Tremonton, UT 84337



Front

ClearMaps Addendum

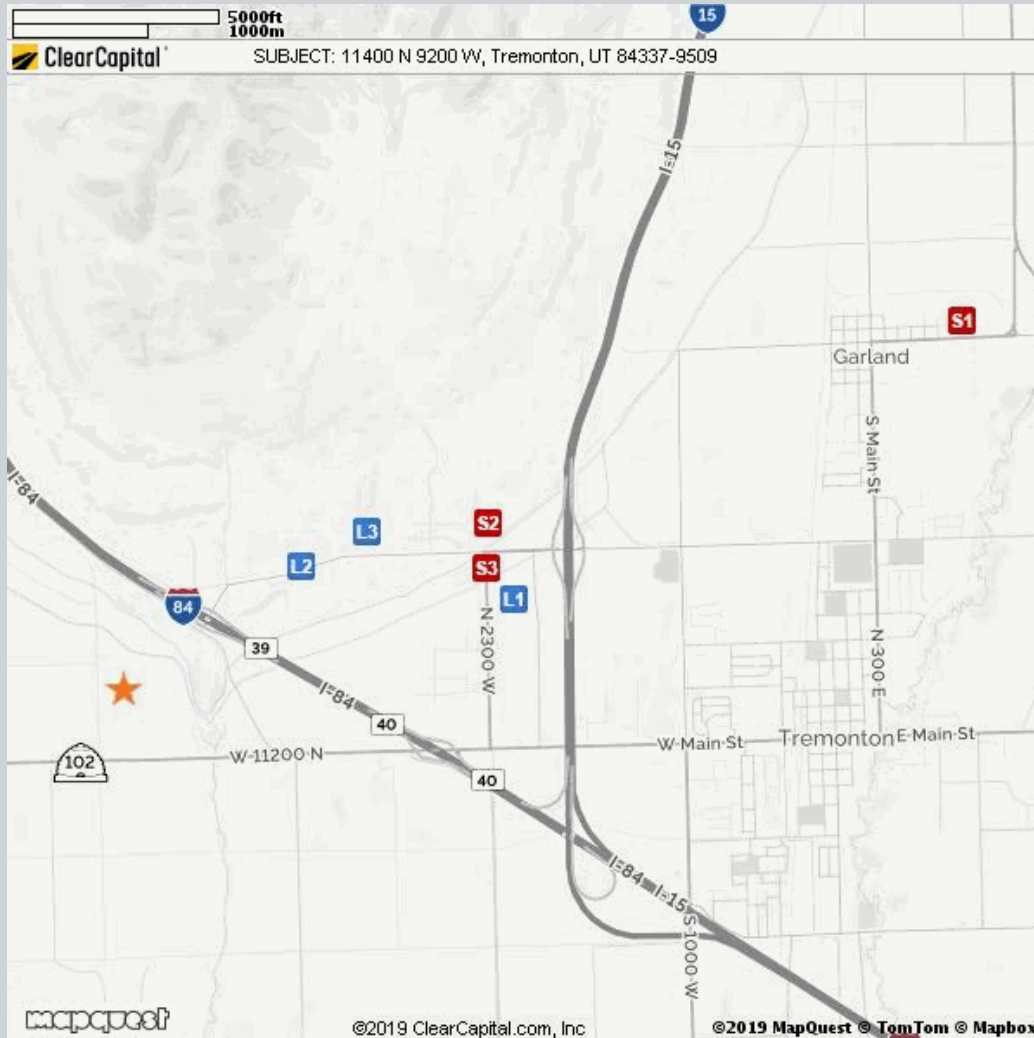
Address ★ 11400 N 9200 W, Tremonton, UT 84337

Loan Number 37391

Suggested List \$305,000

Suggested Repaired \$314,000

Sale \$292,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	11400 N 9200 W, Tremonton, UT	--	Parcel Match
L1 Listing 1	751 N 2300 W, Tremonton, UT	2.10 Miles ¹	Parcel Match
L2 Listing 2	3625 W 1000 N, Tremonton, UT	1.16 Miles ¹	Parcel Match
L3 Listing 3	3180 W 1000 N, Tremonton, UT	1.54 Miles ¹	Parcel Match
S1 Sold 1	2886 W 1000 N, Tremonton, UT	4.74 Miles ¹	Parcel Match
S2 Sold 2	1080 N Valley View Dr, Tremonton, UT	2.10 Miles ¹	Parcel Match
S3 Sold 3	2441 W 900 N, Tremonton, UT	2.01 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	Nathanael L Covington	Company/Brokerage	Price Real Estate, Utah Inc.
License No	10892693-PB00	Address	805 W Main Tremontan UT 84337
License Expiration	08/31/2020	License State	UT
Phone	4357747700	Email	pricereutah@gmail.com
Broker Distance to Subject	3.16 miles	Date Signed	03/30/2019

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 document is not an appraisal as defined by USPAP (Uniform Standards of Professional Appraisal Practice). It is not to be construed as an appraisal and may not be used as such for any purpose.

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.