

## Subject Details

<b>PROPERTY TYPE</b>	<b>GLA</b>
SFR	1,852 Sq. Ft.
<b>BEDS</b>	<b>BATHS</b>
3	2.1
<b>STYLE</b>	<b>YEAR BUILT</b>
Ranch	2006
<b>LOT SIZE</b>	<b>OWNERSHIP</b>
0.16 Acre(s)	Fee Simple
<b>GARAGE TYPE</b>	<b>GARAGE SIZE</b>
Attached Garage	3 Car(s)
<b>HEATING</b>	<b>COOLING</b>
Central	Central
<b>COUNTY</b>	<b>APN</b>
Salt Lake	27303300080000

## Analysis Of Subject

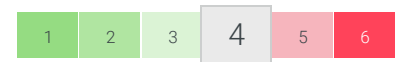
Provided by Appraiser

### CONDITION RATING



The property is well maintained and feature limited repairs due to normal wear and tear.

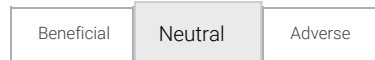
### QUALITY RATING



Dwellings with this quality rating meet or exceed the requirements of applicable building codes.

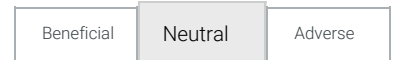
### VIEW

🏠 Residential



### LOCATION

🏠 Residential







### SUBJECT COMMENTS (SITE, CONDITION, QUALITY)

The subject is a one story ranch/rambler, built in 2006 with brick/stucco exterior, shingle roof and a 3 car garage. The subject is on a .16 acre lot. Subject appears to be of average quality from the exterior. No adverse conditions noted.

# Sales Comparison

Provided by  
Appraiser

	MOST COMPARABLE			
	 <p><b>4457 W Shiprock Pl</b> Riverton, UT 84096</p>	 <p><b>4474 W Mankato St</b> Riverton, UT 84096</p>	 <p><b>12421 S Huron Rd</b> Riverton, UT 84096</p>	 <p><b>12049 S Park Haven Ln</b> Riverton, UT 84096</p>
COMPARABLE TYPE	--	Sale	Sale	Sale
MILES TO SUBJECT	--	0.09 miles	0.14 miles	0.35 miles
DATA/ VERIFICATION SOURCE	MLS; Public Records	MLS	MLS	MLS
LIST PRICE	--	--	--	--
LIST DATE	--	06/22/2019	05/16/2019	03/14/2019
SALE PRICE/PPSF	--	\$500,000 \$279/Sq. Ft.	\$510,000 \$208/Sq. Ft.	\$514,000 \$280/Sq. Ft.
CONTRACT/ PENDING DATE	--	07/01/2019	06/05/2019	04/11/2019
SALE DATE	--	08/06/2019	06/20/2019	05/13/2019
DAYS ON MARKET	--	8	35	60
LOCATION	N; Res	N; Res	N; Res	N; Res
LOT SIZE	0.16 Acre(s)	0.20 Acre(s)	0.16 Acre(s)	0.23 Acre(s)
VIEW	N; Res	N; Res	N; Res	N; Res
DESIGN (STYLE)	Ranch	Ranch	Ranch	Ranch
QUALITY OF CONSTRUCTION	Q4	Q4	Q4	Q4
ACTUAL AGE	14	13	14	16
CONDITION	C3	C3	C3	C3
SALE TYPE		Arms length	Arms length	Arms length
ROOMS/BEDS/BATHS	7/3/2.1	7/3/2.1	7/3/2 \$2,500	6/3/2.1
GROSS LIVING AREA	1,852 Sq. Ft.	1,793 Sq. Ft.	2,449 Sq. Ft. -\$14,925	1,836 Sq. Ft.
BASEMENT	Full; 90%	Full; 95%	Full; 90%	Full; 98%
HEATING	Central	Central	Central	Central
COOLING	Central	Central	Central	Central
GARAGE	3 GA	3 GA	2 GA \$5,000	3 GA
OTHER	--	--	--	--
OTHER	--	--	--	--
NET ADJUSTMENTS		0.00% \$0	-1.46% -\$7,425	0.00% \$0
GROSS ADJUSTMENTS		0.00% \$0	4.40% \$22,425	0.00% \$0
ADJUSTED PRICE		\$500,000	\$502,575	\$514,000

## Value Conclusion + Reconciliation



Provided by  
Appraiser

**\$505,000**  
AS-IS VALUE

**30-90 Days**  
EXPOSURE TIME

**EXTERIOR**  
INSPECTION PERFORMED  
BY A 3RD PARTY

### Sales Comparison Analysis

#### DESCRIPTION OF COMPARABLE SEARCH CRITERIA

Comparables were taken from the past 12 months, within the market boundary of Bangerter to Mountain View Corridor and from 11800 South to 12600 South. Comparables were limited to homes within 20% GLA.

#### EXPLANATION OF ADJUSTMENTS

\$25 per square foot GLA, \$5000 per bedroom/full bathroom, \$5,000 per garage bay. No adjustments made if GLA is within 100 sf, if age is within 10 years and if lot size is within .20 acres.

#### ADDITIONAL COMMENTS (OPTIONAL)

### Reconciliation Summary

Sale 1 and 3 both require no adjustment. Both are weighted; however, Sale 1 is most recent and given more weight.

## Appraiser Commentary Summary

 Provided by  
Appraiser

### Subject Comments (Site, Condition, Quality)

From Page 1

The subject is a one story ranch/rambler, built in 2006 with brick/stucco exterior, shingle roof and a 3 car garage. The subject is on a .16 acre lot. Subject appears to be of average quality from the exterior. No adverse conditions noted.

### Neighborhood and Market

From Page 6

The subject is in a suburban area, located about 20 miles from downtown Salt Lake City and about 15 miles from the newly developed Silicon Slopes High Tech Development area. The subject conforms well to the neighborhood and market conditions have been favorable. Mountain View Corridor is found west of the subdivision, a new highway connecting the west side of Salt Lake County with downtown and Utah County, expected completion in 2022 Commercial for the area is found along 12600 South.

### Analysis of Prior Sales & Listings

From Page 5

Subject was listed on 12/20/2019, but was cancelled on 1/3/20. List price was \$499,900. Subject's list price was in the range for the area.

### Highest and Best Use Additional Comments

The subject's highest and best use in its current use, it is the only use that is legally permissible and meets the other highest and best use qualifiers.

## Subject Details

 Provided by Appraiser

### Sales and Listing History

**PRIOR SALES OR TRANSFERS WITHIN 3 YEARS?**

No ● Cancelled Jan 3, 2020 \$489,900 MLS 1645697

**LISTING STATUS**

Listed in Past Year ● Active Dec 20, 2019 \$489,900 MLS 1645697

**DATA SOURCE(S)**

MLS

**EFFECTIVE DATE**

01/16/2020

**SALES AND LISTING HISTORY ANALYSIS**

Subject was listed on 12/20/2019, but was cancelled on 1/3/20. List price was \$499,900. Subject's list price was in the range for the area.

### Order Information

**BORROWER**

Catamount Properties 2018 LLC

**LOAN NUMBER**

39725

**PROPERTY ID**

27793729

**ORDER ID**

6490141

**ORDER TRACKING ID**

20200114\_Citi\_ClearVal

**TRACKING ID 1**

20200114\_Citi\_ClearVal

### Legal

**OWNER**

FALETAU, ISILELI & KATHY A

**ZONING DESC.**

Special Purpose Residential

**ZONING CLASS**

SP R-7

**ZONING COMPLIANCE**

Legal

**LEGAL DESC.**

LOT 320, CANYONVIEW PARK PHASE 3. 9290-0582 9290-0610 9754-8162

### Highest and Best Use

**IS HIGHEST AND BEST USE THE PRESENT USE**

Yes

**PHYSICALLY POSSIBLE?**

✓

**FINANCIALLY FEASIBLE?**

✓

**LEGALLY PERMISSABLE?**

✓

**MOST PRODUCTIVE USE?**

✓

### Economic

**R.E. TAXES**

\$2,948

**HOA FEES**

N/A

**PROJECT TYPE**

N/A

**FEMA FLOOD ZONE**

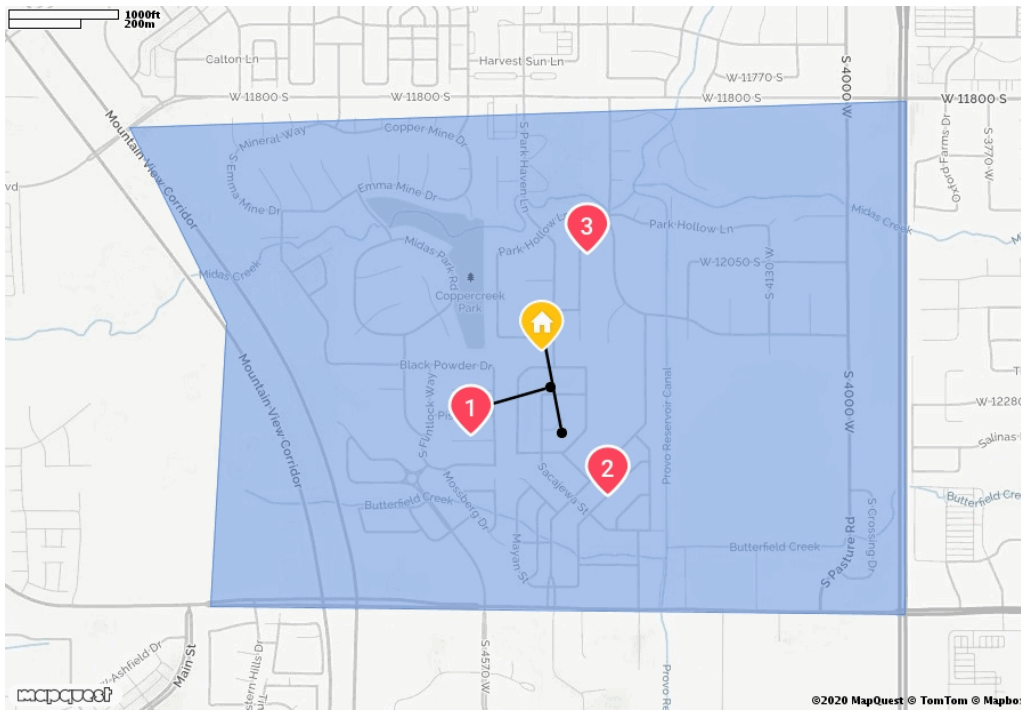
49035C0440G X

**FEMA SPECIAL FLOOD ZONE AREA**

No

# Neighborhood + Comparables

Provided by Appraiser



Sales in Last 12M

**409**

Months Supply

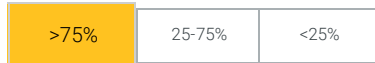
**0.6**

Avg Days Until Sale

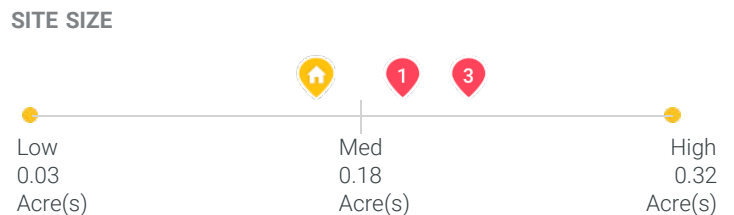
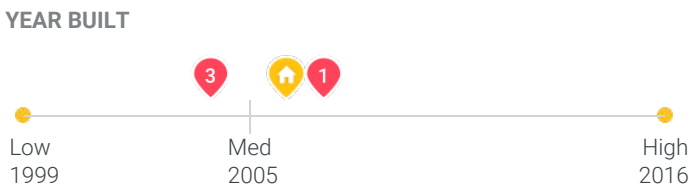
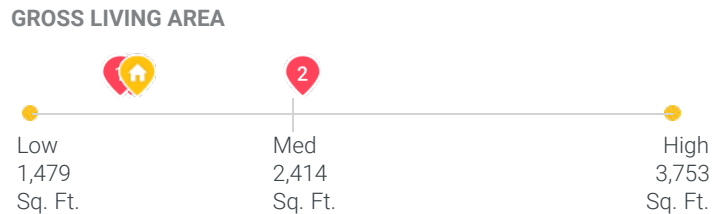
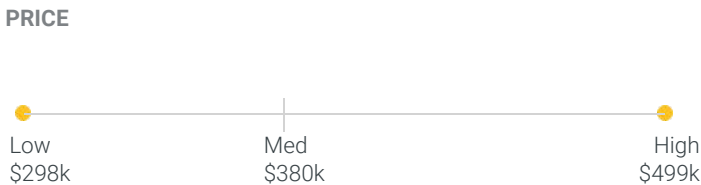
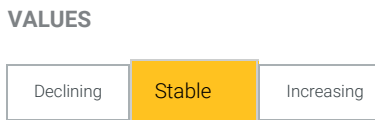
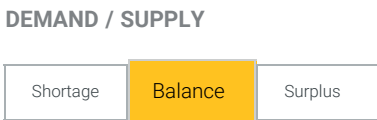
**18**

Subject Neighborhood as defined by the Appraiser

## TYPE BUILT-UP NEIGHBORHOOD & MARKET COMMENTS



The subject is in a suburban area, located about 20 miles from downtown Salt Lake City and about 15 miles from the newly developed Silicon Slopes High Tech Development area. The subject conforms well to the neighborhood and market conditions have been favorable. Mountain View Corridor is found west of the subdivision, a new highway connecting the west side of Salt Lake County with downtown ... **(continued in Appraiser Commentary Summary)**



## Subject Photos



Front



Address Verification



Address Verification



Side



Side



Street

**Subject Photos**



Street



Other



## Comparable Photos

Provided by  
Appraiser

1 4474 W Mankato St  
Riverton, UT 84096



Front

2 12421 S Huron Rd  
Riverton, UT 84096



Front

3 12049 S Park Haven Ln  
Riverton, UT 84096



Front

## Scope of Work



### REPORT FORMAT:

This report has been prepared under the following USPAP reporting option: Appraisal Report. The content of this Appraisal Report has been supplemented with additional information and data about the subject property and its market, as well as the data, reasoning, and analyses that were used in the valuation process. The cost approach and income approach have been omitted from this report as they are not necessary to produce credible assignment results. If the appraiser determines that credible assignment results cannot be provided without employing either the cost or income approaches to value, this assignment will be rejected by the appraiser or the scope expanded to the extent required to produce credible assignment results in compliance with USPAP. Unless otherwise stated, the appraiser has incorporated only the Sales Comparison Approach.

### PURPOSE OF THE ASSIGNMENT:

The purpose of this Appraisal Report is to determine an and the opinion of the market value for the subject property, at which it could sell in a typical exposure time for the area, considering current market conditions, the condition of the subject and necessary repairs.

### SCOPE OF WORK:

This Appraisal Report was performed by a Licensed or Certified Real Estate Appraiser to estimate the market value of the subject property being evaluated as of the effective date of value stated. Clear Capital has provided the appraiser with additional preliminary data resources for consideration in the analysis, which may include: Property Inspection, MLS records, and Public Records. Although the appraiser did not physically inspect the subject property, at a minimum the appraiser has considered the results of a recent visual property inspection completed by Andrea Newby, a licensed real estate agent having completed the above referenced Property Inspection.

### AT A MINIMUM, THE APPRAISER HAS:

1. considered the additional data resources provided by Clear Capital as a resource for subject property and market data/characteristics;
2. consulted and considered supplemental market data from readily available data sources;
3. estimated the market value of the subject as of the effective date of this report restricting the desktop analysis to a sales comparison approach unless this was insufficient for credible assignment results.

### THE APPRAISER HAS NOT:

1. Physically inspected the subject property or any of the comparables contained within the original report(s) or comparables presented in support of the appraiser's value opinion(s).

### INTENDED USE:

The intended use of this Appraisal Report is for the lender/client to evaluate the property that is the subject of this appraisal for home equity line of credit, loan funding due diligence, loan sale, loan modification or loan securitization purposes.

### INTENDED USER:

The intended user of this appraisal report is the lender/client.

### DEFINITION OF MARKET VALUE

Market value means the most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller each acting prudently and knowledgeably, and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby:

1. buyer and seller are typically motivated;
2. both parties are well informed or well advised, and acting in what they consider their own best interest;
3. a reasonable time is allowed for exposure in the open market;
4. payment is made in terms of cash in U.S. dollars or in terms of financial arrangements comparable thereto; and
5. the price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale.

*(Source of Market Value Definition: Fannie Mae Selling Guide; Section B4-1.1-01: Definition of Market Value (04/15/2014))*

### SCOPE OF WORK COMMENTS

none

## Assumptions, Conditions, Certifications, & Signature



### EXTRAORDINARY ASSUMPTIONS

The appraiser did not perform a physical inspection, interior or exterior of the subject property or any of the comparable sales and assumes that the inspection information reported within the Property Inspection provided as well as the aerial images supplied and reviewed by the appraiser are accurate as of the effective date, unless otherwise stated. Should the information found in the Property Inspection be inaccurate, these assumptions could significantly alter the opinions and conclusions contained within this report.

### EXTRAORDINARY ASSUMPTIONS AND HYPOTHETICAL CONDITIONS COMMENTS

*none*

### STATEMENT OF ASSUMPTIONS AND LIMITED CONDITIONS:

1. The appraiser did not perform a physical inspection, interior or exterior, of the subject property or any of the comparable sales presented.
2. The physical inspection, interior or exterior, was performed by a licensed real estate professional as noted in the additional data resources provided. For the purposes of this analysis, the description of the subject and comps in the additional data resources provided for use in this analysis are assumed to be true, current and accurate unless specifically found to be otherwise.
3. The appraiser assumes no responsibility for matters of a legal nature affecting the property which is the subject of this assignment or the title thereto, nor does the appraiser render any opinion as to the title, which is assumed to be good and marketable and free from known value influencing easements, restrictions, encumbrances, leases, reservations, covenants, contracts, declarations, special assessments, ordinances or other items of a similar nature, unless otherwise noted.
4. The appraiser assumes that there are no hidden or unapparent conditions of the property, subsoil, or structures, which would render the property less valuable. The appraiser assumes no responsibility for such conditions, or for engineering which might be required to discover such factors.
5. Information, estimates, and opinions furnished to the appraiser, and contained in the additional data resources provided, were obtained from sources considered reliable and believed to be true and correct, unless stated elsewhere. If contradictory information is obtained and deemed more reliable, the appraiser will cite that source and the assumptions associated with that information.
6. Disclosure of the contents of the report is governed by USPAP and the Bylaws and Regulations of the professional appraisal organizations with which the appraiser is affiliated.
7. No change of any item in the report shall be made by anyone other than the appraiser and the appraiser shall have no responsibility for any such unauthorized change. The use of this report is limited to the named client and intended user(s) identified within this report.

### LIMITING CONDITIONS COMMENTS

*none*

## Assumptions, Conditions, Certifications, & Signature (Cont.)



**I CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE AND BELIEF:**

1. The statements of fact contained in this report are true and correct.
2. The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions
3. 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.
4. Unless otherwise stated below in the "Additions to Appraiser's Certification" section; I have performed no services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.
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 engagement in this assignment was not contingent upon developing or reporting predetermined results.
7. My employment and/or compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
8. My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice.
9. The appraiser relied on the additional data sources for subject property characteristics and the physical inspection information performed by Andrea Newby and did not make a personal inspection of the property that is the subject of this report.
10. I personally prepared all conclusions and opinions about the real estate that were set forth in this appraisal report. If I relied on significant real property appraisal assistance from any individual or individuals in the performance of this appraisal or the preparation of this appraisal report, I have named such individual(s) and disclosed the specific tasks performed in this appraisal report. I certify that any individual so named is qualified to perform the tasks. I have not authorized anyone to make a change to any item in this appraisal report; therefore, any change made to this appraisal is unauthorized and I will take no responsibility for it.

**APPRAISER'S CERTIFICATION COMMENTS**

*none*

**SIGNATURE**

**NAME**

Jeffrey Haslam

**EFFECTIVE DATE**

01/15/2020

**DATE OF REPORT**

01/15/2020

**LICENSE #**

6055902LA00

**STATE**

UT

**EXPIRATION**

08/31/2021

**COMPANY**

Jeff Haslam

# Property Condition Inspection

Provided by  
Onsite Inspector



<b>PROPERTY TYPE</b> SFR	<b>CURRENT USE</b> SFR	<b>PROJECTED USE</b> SFR
<b>OCCUPANCY</b> Occupied	<b>GATED COMMUNITY</b> No	<b>ATTACHED TYPE</b> Detached
<b>PARKING TYPE</b> Attached Garage; 3 spaces	<b>STORIES</b> 1	<b>UNITS</b> 1
<b>EXTERIOR REPAIRS</b> \$0	<b>INTERIOR REPAIRS</b> N/A	<b>TOTAL REPAIRS</b> \$0

## Condition & Marketability

<b>CONDITION</b>	✓ Good	Exterior is in maintained condition and typical for the area.
<b>SIGNIFICANT REPAIRS NEEDED</b>	✓ No	-
<b>CURRENT ZONING VIOLATIONS/ POTENTIAL ZONING CHANGES</b>	✓ No	-
<b>SUBJECT CONFORMITY TO NEIGHBORHOOD (QUALITY, AGE, STYLE, &amp; SIZE)</b>	✓ Yes	Typical build and condition for the area.
<b>AVERAGE CONDITION OF NEIGHBORING PROPERTIES</b>	✓ Good	-
<b>BOARDED OR VACANT PROPERTIES NEAR SUBJECT</b>	✓ No	-
<b>SUBJECT NEAR POWERLINES</b>	✓ No	-
<b>SUBJECT NEAR RAILROAD</b>	✓ No	-
<b>SUBJECT NEAR COMMERCIAL PROPERTY</b>	✓ No	-
<b>SUBJECT IN FLIGHT PATH OF AIRPORT</b>	✓ No	-
<b>ROAD QUALITY</b>	✓ Good	-
<b>NEGATIVE EXTERNALITIES</b>	✓ No	-
<b>POSITIVE EXTERNALITIES</b>	✓ No	-

## Repairs Needed

### Exterior Repairs

ITEM	COMMENTS	COST
Exterior Paint	-	\$0
Siding/Trim Repair	-	\$0
Exterior Doors	-	\$0
Windows	-	\$0
Garage /Garage Door	-	\$0
Roof/Gutters	-	\$0
Foundation	-	\$0
Fencing	-	\$0
Landscape	-	\$0
Pool /Spa	-	\$0
Deck/Patio	-	\$0
Driveway	-	\$0
Other	-	\$0
TOTAL EXTERIOR REPAIRS		\$0

## Agent / Broker

ELECTRONIC SIGNATURE	LICENSE #	NAME	COMPANY	INSPECTION DATE
/Andrea Newby/	5602640-SA00	Andrea Newby	Zander Real Estate	01/15/2020