

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	5402 S 3375 West - Holdback, Roy, UT 84067	Order ID	6725439	Property ID	28417274
Inspection Date	05/26/2020	Date of Report	05/27/2020		
Loan Number	40812	APN	09-355-0014		
Borrower Name	Catamount Properties 2018 LLC	County	Weber		

Tracking IDs					
Order Tracking ID	20200526_CitiBOTW_BPO	Tracking ID 1	20200526_CitiBOTW_BPO		
Tracking ID 2	--	Tracking ID 3	--		

General Conditions		
Owner	SHRON INC	Condition Comments The subject will need some roofing repairs under the roof mount cooler and also the cooler replaced.
R. E. Taxes	\$1,972	
Assessed Value	\$254,000	
Zoning Classification	residential	
Property Type	SFR	
Occupancy	Vacant	
Secure?	Yes	
(Occupancy is not confirmed, based on the dumpster and the full trash cans)		
Ownership Type	Fee Simple	
Property Condition	Average	
Estimated Exterior Repair Cost	\$5,000	
Estimated Interior Repair Cost	\$0	
Total Estimated Repair	\$5,000	
HOA	No	
Visible From Street	Visible	
Road Type	Public	

Neighborhood & Market Data		
Location Type	Suburban	Neighborhood Comments This area of Roy Utah has a wide range of homes styles, year built, sizes, styles and some other uses. There will be multi family in the area, some twin homes and some condos.
Local Economy	Stable	
Sales Prices in this Neighborhood	Low: \$275,000 High: \$490,000	
Market for this type of property	Increased 3.0 % in the past 6 months.	
Normal Marketing Days	<90	

Current Listings

	Subject	Listing 1 *	Listing 2	Listing 3
Street Address	5402 S 3375 West - Holdback	5414 S 3400 W	2829 W 5925 S	4999 Vista Dr
City, State	Roy, UT	Roy, UT	Roy, UT	Roy, UT
Zip Code	84067	84067	84067	84067
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.06 ¹	0.88 ¹	0.72 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$298,000	\$310,000	\$314,900
List Price \$	--	\$298,000	\$310,000	\$314,900
Original List Date		05/04/2020	05/06/2020	04/20/2020
DOM · Cumulative DOM	-- · --	15 · 23	13 · 21	36 · 37
Age (# of years)	25	27	34	22
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	1.5 Stories tri level	1.5 Stories tri level	1.5 Stories tri level	1.5 Stories tri level
# Units	1	1	1	1
Living Sq. Feet	1,550	1,565	1,540	1,467
Bdrm · Bths · ½ Bths	3 · 2 · 1	3 · 2 · 1	3 · 1	3 · 2 · 1
Total Room #	9	9	6	9
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.	384	408	468	431
Pool/Spa	--	--	--	--
Lot Size	.24 acres	.18 acres	.16 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.

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

Listing 1 Adjust for the slight size differences and the year built differences, this comp has a pending offer

Listing 2 Adjust for the bath differences and for the inferior year built differences, adjust for the size differences, this comp has a current offer

Listing 3 Adjust for the smaller main floor size and the year built. Adjust for the lot size, this comp has a pending offer at this time.

Recent Sales

	Subject	Sold 1	Sold 2 *	Sold 3
Street Address	5402 S 3375 West - Holdback	5976 S 2825 W	4922 S 2925 W	3052 W 4850 S
City, State	Roy, UT	Roy, UT	Roy, UT	Roy, UT
Zip Code	84067	84067	84067	84067
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.92 ¹	0.78 ¹	0.82 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$280,000	\$299,900	\$319,950
List Price \$	--	\$280,000	\$299,900	\$319,950
Sale Price \$	--	\$280,000	\$304,000	\$317,000
Type of Financing	--	Fha	Fha	Conventional
Date of Sale	--	04/24/2020	05/08/2020	05/07/2020
DOM · Cumulative DOM	-- · --	35 · 41	33 · 35	56 · 77
Age (# of years)	25	34	29	35
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	1.5 Stories tri level	1.5 Stories tri level	1.5 Stories tri level	1.5 Stories tri level
# Units	1	1	1	1
Living Sq. Feet	1,550	1,462	1,558	1,645
Bdrm · Bths · ½ Bths	3 · 2 · 1	3 · 1	3 · 2	3 · 2
Total Room #	9	6	8	8
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%	90%	100%	100%
Basement Sq. Ft.	384	450	520	435
Pool/Spa	--	--	--	--
Lot Size	.24 acres	.15 acres	.19 acres	.20 acres
Other	none	none	none	none
Net Adjustment	--	+\$9,840	-\$4,560	-\$4,350
Adjusted Price	--	\$289,840	\$299,440	\$312,650

* Sold 2 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** adjust for the concessions -4000, adjust for the bath differences 6000, adjust for the year built 2700, adjust for the main floor size 2640, adjust for the lot size 2500
- Sold 2** Adjust for the seller paid closing costs -8000, adjust for the year built 1200, adjust for the size 240, adjust for the bath differences 2000
- Sold 3** Adjust for the size differences -2850, adjust for the year built 3000, adjust for the closing costs -6500, adjust for the bath differences 2000

Subject Sales & Listing History

Current Listing Status	Currently Listed	Listing History Comments					
Listing Agency/Firm	Eccles Henline LLC	The subject was listed on 2/6/2020, it currently shows the status as under contract					
Listing Agent Name	Jon R Eccles						
Listing Agent Phone	435-512-9250						
# 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
02/06/2020	\$325,500	04/20/2020	\$299,900	Pending/Contract	04/20/2020	\$299,900	MLS

Marketing Strategy

	As Is Price	Repaired Price
Suggested List Price	\$293,000	\$298,000
Sales Price	\$290,000	\$295,000
30 Day Price	\$285,000	--
Comments Regarding Pricing Strategy		
Based on the adjusted values of the six comps, the subject will sell as noted.		

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



Other



Other



Other

Listing Photos

L1 5414 s 3400 w
Roy, UT 84067



Front

L2 2829 w 5925 s
Roy, UT 84067



Front

L3 4999 vista dr
Roy, UT 84067



Front

Sales Photos

S1 5976 s 2825 w
Roy, UT 84067



Front

S2 4922 s 2925 w
Roy, UT 84067



Front

S3 3052 w 4850 s
Roy, UT 84067



Front

ClearMaps Addendum

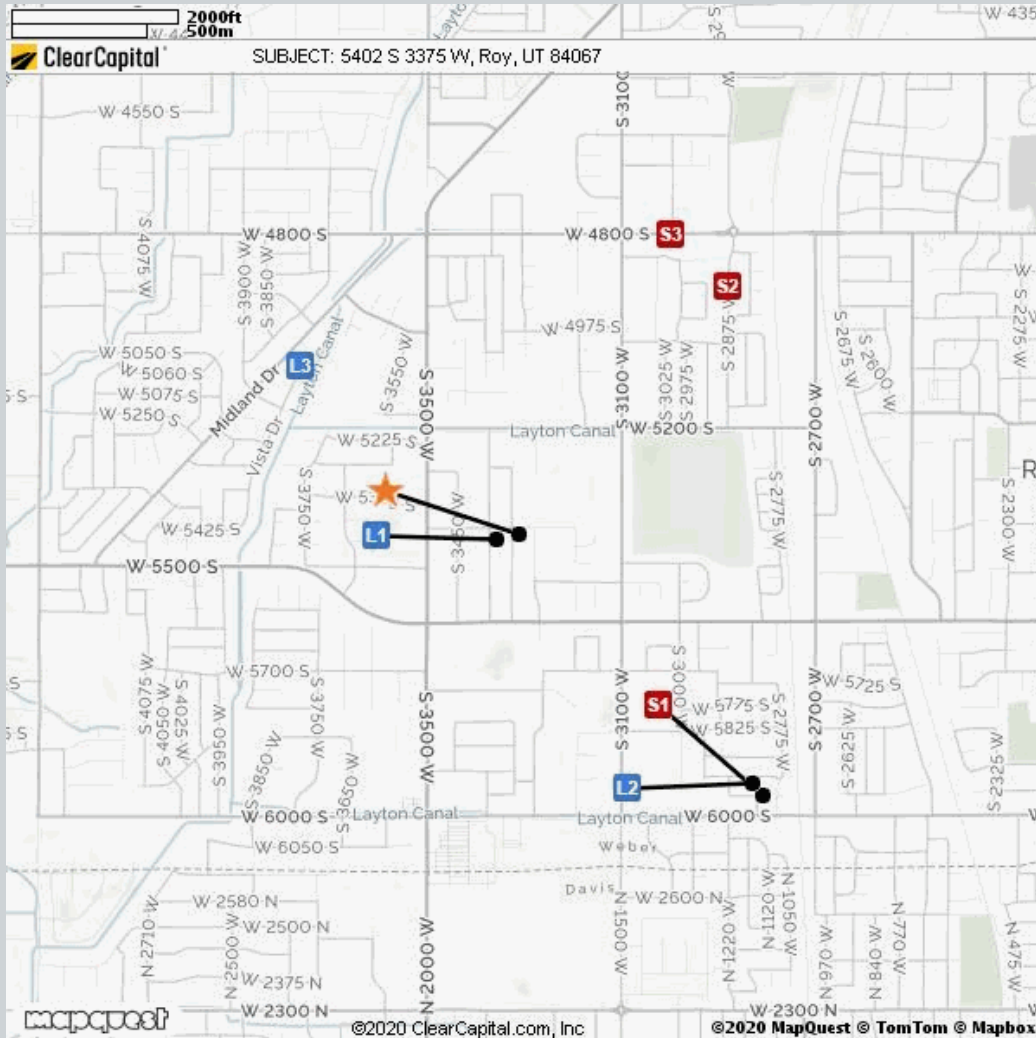
Address ★ 5402 S 3375 West - Holdback, Roy, UT 84067

Loan Number 40812

Suggested List \$293,000

Suggested Repaired \$298,000

Sale \$290,000



Comparable

Address

Miles to Subject

Mapping Accuracy

Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	5402 S 3375 W, Roy, UT	--	Parcel Match
L1 Listing 1	5414 S 3400 W, Roy, UT	0.06 Miles ¹	Parcel Match
L2 Listing 2	2829 W 5925 S, Roy, UT	0.88 Miles ¹	Parcel Match
L3 Listing 3	4999 Vista Dr, Roy, UT	0.72 Miles ¹	Parcel Match
S1 Sold 1	5976 S 2825 W, Roy, UT	0.92 Miles ¹	Parcel Match
S2 Sold 2	4922 S 2925 W, Roy, UT	0.78 Miles ¹	Parcel Match
S3 Sold 3	3052 W 4850 S, Roy, UT	0.82 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	Randy Benoit	Company/Brokerage	Agent For Discover Realty
License No	5482786-AB00	Address	3687 N 2225 E Layton UT 84040
License Expiration	11/30/2020	License State	UT
Phone	8015641625	Email	benoit3418@msn.com
Broker Distance to Subject	7.92 miles	Date Signed	05/26/2020

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.