

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>	1552 W Vivante Way, Salt Lake City, UT 84119	<b>Order ID</b>	7007832	<b>Property ID</b>	29263963
<b>Inspection Date</b>	12/23/2020	<b>Date of Report</b>	12/23/2020		
<b>Loan Number</b>	42807	<b>APN</b>	15-27-406-019		
<b>Borrower Name</b>	Catamount Properties 2018 LLC	<b>County</b>	Salt Lake		

<b>Tracking IDs</b>					
<b>Order Tracking ID</b>	1222BPOsA	<b>Tracking ID 1</b>	1222BPOsA		
<b>Tracking ID 2</b>	--	<b>Tracking ID 3</b>	--		

## General Conditions

<b>Owner</b>	Hon, Nathan	<b>Condition Comments</b>	
<b>R. E. Taxes</b>	\$1,861	<p>The subject appears to be well cared for and there are no apparent damages or repairs from a drive-by view. The subject is an established 2-story townhome that appears to be in good order - has a fully landscaped yard with mature trees that is maintained by the HOA - thee is a sliding glass door to a patio in the back - the subject has central air conditioning.</p>	
<b>Assessed Value</b>	\$232,200		
<b>Zoning Classification</b>	Res-Primary		
<b>Property Type</b>	Condo		
<b>Occupancy</b>	Occupied		
<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>	Vivante 435-901-1173		
<b>Association Fees</b>	\$210 / Month (Pool,Landscaping,Insurance)		
<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	<p>The subject is located in an established neighborhood - the subject is located in a large condo complex - there are several units in the neighborhood that are similar to the subject - a primary road that runs through the area is a quarter-mile to the west - a large community recreation center is a block to the northwest - a local elementary school is less than a mile to the northwest - there are several condo/townhome complexes in the general area - access to the freeway is a mile to the southwest.</p>	
<b>Sales Prices in this Neighborhood</b>	Low: \$227,400 High: \$265,000		
<b>Market for this type of property</b>	Increased 5 % in the past 6 months.		
<b>Normal Marketing Days</b>	<90		

### Current Listings

	Subject	Listing 1	Listing 2	Listing 3 *
<b>Street Address</b>	1552 W Vivante Way	3847 Salt River Way	3762 Carlisle Park Pl	2412 White Village Ct
<b>City, State</b>	Salt Lake City, UT	West Valley City, UT	South Salt Lake, UT	West Valley City, UT
<b>Zip Code</b>	84119	84119	84119	84119
<b>Datasource</b>	Tax Records	MLS	MLS	MLS
<b>Miles to Subj.</b>	--	1.41 <sup>1</sup>	1.21 <sup>1</sup>	1.07 <sup>1</sup>
<b>Property Type</b>	Condo	Condo	Condo	Condo
<b>Original List Price \$</b>	\$	\$259,990	\$259,900	\$260,000
<b>List Price \$</b>	--	\$249,990	\$259,900	\$260,000
<b>Original List Date</b>		11/27/2020	12/21/2020	08/29/2020
<b>DOM · Cumulative DOM</b>	-- · --	25 · 26	1 · 2	113 · 116
<b>Age (# of years)</b>	18	22	21	15
<b>Condition</b>	Average	Average	Average	Average
<b>Sales Type</b>	--	Fair Market Value	Fair Market Value	Fair Market Value
<b>Condo Floor Number</b>	2	2	2	2
<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>	2 Stories Townhome	2 Stories Townhome	2 Stories Townhome	2 Stories Townhome
<b># Units</b>	1	1	1	1
<b>Living Sq. Feet</b>	1,408	1,232	1,232	1,305
<b>Bdrm · Bths · ½ Bths</b>	3 · 2 · 1	3 · 2	3 · 2	3 · 2 · 1
<b>Total Room #</b>	9	8	8	9
<b>Garage (Style/Stalls)</b>	Attached 2 Car(s)	Carport 1 Car	Attached 2 Car(s)	Attached 1 Car
<b>Basement (Yes/No)</b>	No	No	No	No
<b>Basement (% Fin)</b>	0%	0%	0%	0%
<b>Basement Sq. Ft.</b>	--	--	--	--
<b>Pool/Spa</b>	Pool - Yes	Pool - Yes	Pool - Yes	Pool - Yes
<b>Lot Size</b>	0.01 acres	0.01 acres	0.01 acres	0.04 acres
<b>Other</b>	Mature trees	Mature trees	Mature trees	Mature trees

\* 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** Many unbelievable upgrades through the unit!! Good for first time home buyer to move in without worrying any repairs. More than \$18k upgrades have been made! Ready to move in with clean and nice for the pandemic. Fresh new paints throughout the unit. Brand New Mohawk Vinyl (waterproof) Flooring and baseboard just installed in the living room and dining room and kitchen. Brand new higher quality carpet just installed. All the blind is about one year old, new LED light fixtures through the unit, new tile flooring and baseboard in the master bathroom. There is New stainless steel microwave, range and dishwasher. The stackable washer and dryer is about 3 years old, New fans, new cartilage of the shower faucet in the master bathroom, new smoke detectors, new thermostat. Brand new faucet installed in the kitchen, other faucets are about 1 year old, Huge special Water heater (\$2.2k) installed about 1 year. New laminate flooring installed 2 years ago in the common bathroom with new baseboard. The shower headers are about 2 years old in both bathrooms. New issue holders, new towel bars, up grade one piece of new toilet in the master bathroom with new shut off value. The other toilet is about 1 year old with new shut off value. Fabulous location, Nice community with new elementary school nearby (2 mins walking distance) and close to the Jordan River Parkway Trail and bus stops. HOA includes cable, water, pool, clubhouse, fitness room, volleyball and tennis courts. Square footage figures are provided as a courtesy estimate only. Buyer is advised to obtain an independent measurement. 1carport parking spot next to the building. a lot of visitors parking in the front of the building.
- Listing 2** Fantastic hard to find one level condo that is handicap accessible. Seller is offering a \$500 IBex Home Warranty with an acceptable offer. No stairs and wide doorways for wheelchair if needed. This condo is in an excellent location and the HOA offers pool, clubhouse and exercise room and snow removal. Also close to walking path! Listing agent is related to the seller. Buyer and buyers agent to verify all information. Square footage was obtained of county records and is given only as a courtesy.
- Listing 3** Look no more!! Come and see this beautiful town house !! Located in a gate community close to I215, Shoping Centers and more.. You won't be disappointed ! Call today for a privated showing. .Please make sure you follow All Covid-19 Protocols\*\*\* Please Mask and gloves are required to enter the property. Short visit showings.

### Recent Sales

	Subject	Sold 1	Sold 2	Sold 3 *
<b>Street Address</b>	1552 W Vivante Way	3137 Alsace Way	1541 Alsace Way	1570 Alsace Way
<b>City, State</b>	Salt Lake City, UT	West Valley City, UT	West Valley City, UT	West Valley City, UT
<b>Zip Code</b>	84119	84119	84119	84119
<b>Datasource</b>	Tax Records	MLS	MLS	MLS
<b>Miles to Subj.</b>	--	0.03 <sup>1</sup>	0.06 <sup>1</sup>	0.03 <sup>1</sup>
<b>Property Type</b>	Condo	Condo	Condo	Condo
<b>Original List Price \$</b>	--	\$239,000	\$245,000	\$252,870
<b>List Price \$</b>	--	\$239,000	\$245,000	\$252,870
<b>Sale Price \$</b>	--	\$250,000	\$240,000	\$265,000
<b>Type of Financing</b>	--	Conventional	Conventional	Fha
<b>Date of Sale</b>	--	07/29/2020	07/10/2020	07/09/2020
<b>DOM · Cumulative DOM</b>	-- · --	33 · 33	59 · 58	30 · 30
<b>Age (# of years)</b>	18	17	16	16
<b>Condition</b>	Average	Average	Average	Average
<b>Sales Type</b>	--	Fair Market Value	Fair Market Value	Fair Market Value
<b>Condo Floor Number</b>	2	2	2	2
<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>	2 Stories Townhome	2 Stories Townhome	2 Stories Townhome	2 Stories Townhome
<b># Units</b>	1	1	1	1
<b>Living Sq. Feet</b>	1,408	1,257	1,257	1,532
<b>Bdrm · Bths · ½ Bths</b>	3 · 2 · 1	3 · 2 · 1	3 · 2 · 1	3 · 2 · 1
<b>Total Room #</b>	9	9	9	9
<b>Garage (Style/Stalls)</b>	Attached 2 Car(s)	Attached 1 Car	Attached 1 Car	Attached 2 Car(s)
<b>Basement (Yes/No)</b>	No	No	No	No
<b>Basement (% Fin)</b>	0%	0%	0%	0%
<b>Basement Sq. Ft.</b>	--	--	--	--
<b>Pool/Spa</b>	Pool - Yes	Pool - Yes	Pool - Yes	Pool - Yes
<b>Lot Size</b>	0.01 acres	0.01 acres	0.01 acres	0.01 acres
<b>Other</b>	Mature trees	Mature trees	Mature trees	Mature trees
<b>Net Adjustment</b>	--	+\$13,785	+\$12,785	\$0
<b>Adjusted Price</b>	--	\$263,785	\$252,785	\$265,000

\* Sold 3 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** Beautiful townhome in a very convenient and quiet location! Entertain in your open family room to the kitchen or your secluded backyard. 3 bedrooms and 2.5 baths. The garage is extra deep for additional storage. This home was well cared for, clean, and ready for a new owner! Adjustments: \$5,285 SF adjustment - \$2,500 additional garage - \$6,000 sales date adjustment.
- Sold 2** CLOSE TO EVERYTHING!! This spacious townhome has great access to shopping, freeways, parks and schools and is still located in a quiet well-maintained community. New vinyl tile flooring, small fenced yard with patio and good sized rooms - 1 car garage. Buyer to verify all. Adjustments: \$5,285 SF adjustment - \$2,500 additional garage - \$5,000 sales date adjustment.
- Sold 3** Great size condo. Close to highways for commuting. Plenty of natural light comes into each room. Blackout blinds in the master bedroom. Spacious en suite with walk in closet. Lots of cabinet space in the kitchen. Private patio perfect for Bar-B-Que and evening gatherings. Additional large storage area under the stairs. Insulated garage door. \$450 Elevate Home Warranty Included. Adjustments: (\$4,340) SF adjustment - \$5,000 sales date adjustment.

## Subject Sales & Listing History

<b>Current Listing Status</b>	Not Currently Listed	<b>Listing History Comments</b>					
<b>Listing Agency/Firm</b>		The subject was last listed in 2010.					
<b>Listing Agent Name</b>							
<b>Listing Agent Phone</b>							
<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>

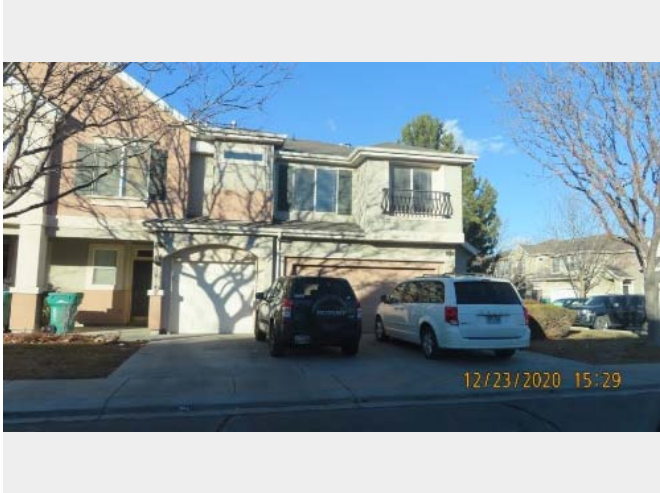
## Marketing Strategy

	<b>As Is Price</b>	<b>Repaired Price</b>
<b>Suggested List Price</b>	\$263,000	\$263,000
<b>Sales Price</b>	\$259,000	\$259,000
<b>30 Day Price</b>	\$255,000	--
<b>Comments Regarding Pricing Strategy</b>		
<p>The market is good at present and properties that are priced properly are going under contract within a few weeks. There can be an issue with inventory at times as homes are selling faster than they can be replaced with new listings - . There were few active comps within the normal distance parameters, so it was necessary to extend to nearly 2 miles in order to find suitable comps.</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.

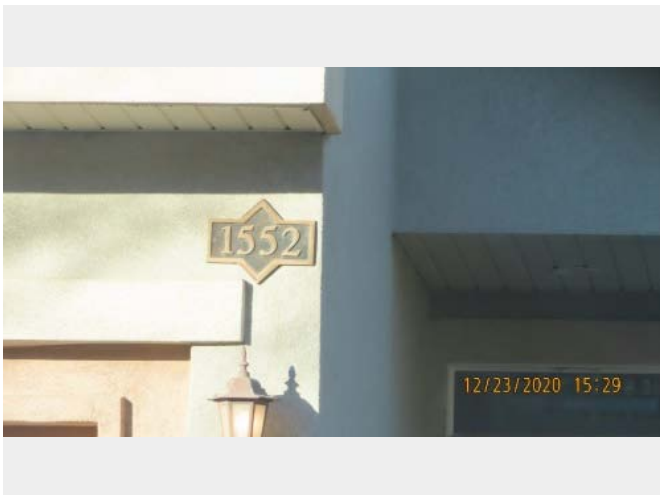
## Subject Photos



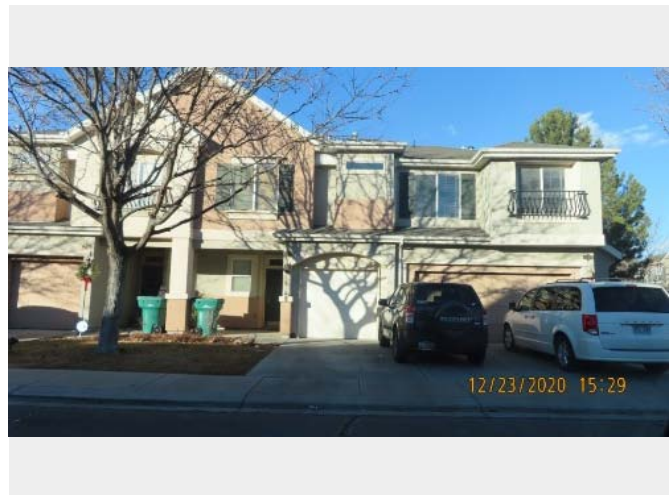
Front



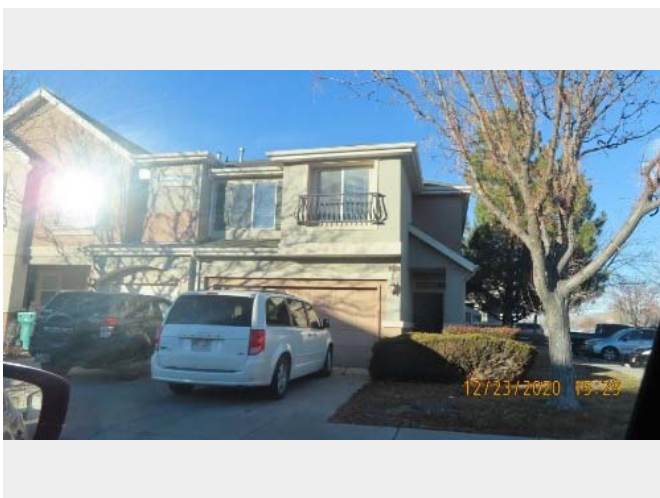
Front



Address Verification



Side



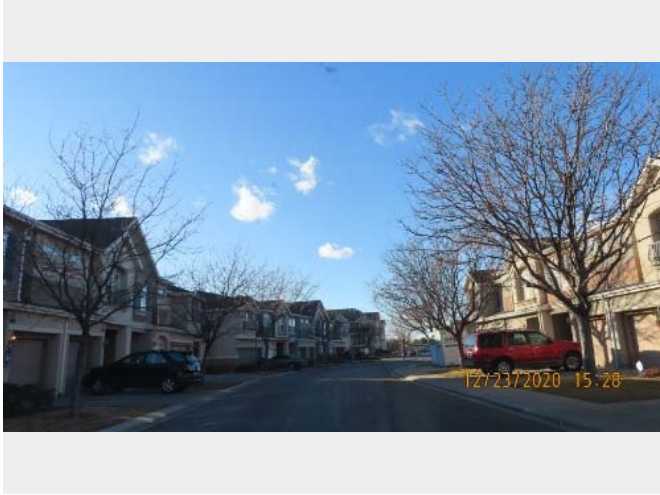
Side



Street



## Subject Photos



Street



Other



Other

## Listing Photos

**L1** 3847 Salt River Way  
West Valley City, UT 84119



Front

**L2** 3762 Carlisle Park Pl  
South Salt Lake, UT 84119



Front

**L3** 2412 White Village Ct  
West Valley City, UT 84119



Front

## Sales Photos

**S1** 3137 Alsace Way  
West Valley City, UT 84119



Front

**S2** 1541 Alsace Way  
West Valley City, UT 84119



Front

**S3** 1570 Alsace Way  
West Valley City, UT 84119



Front

### ClearMaps Addendum

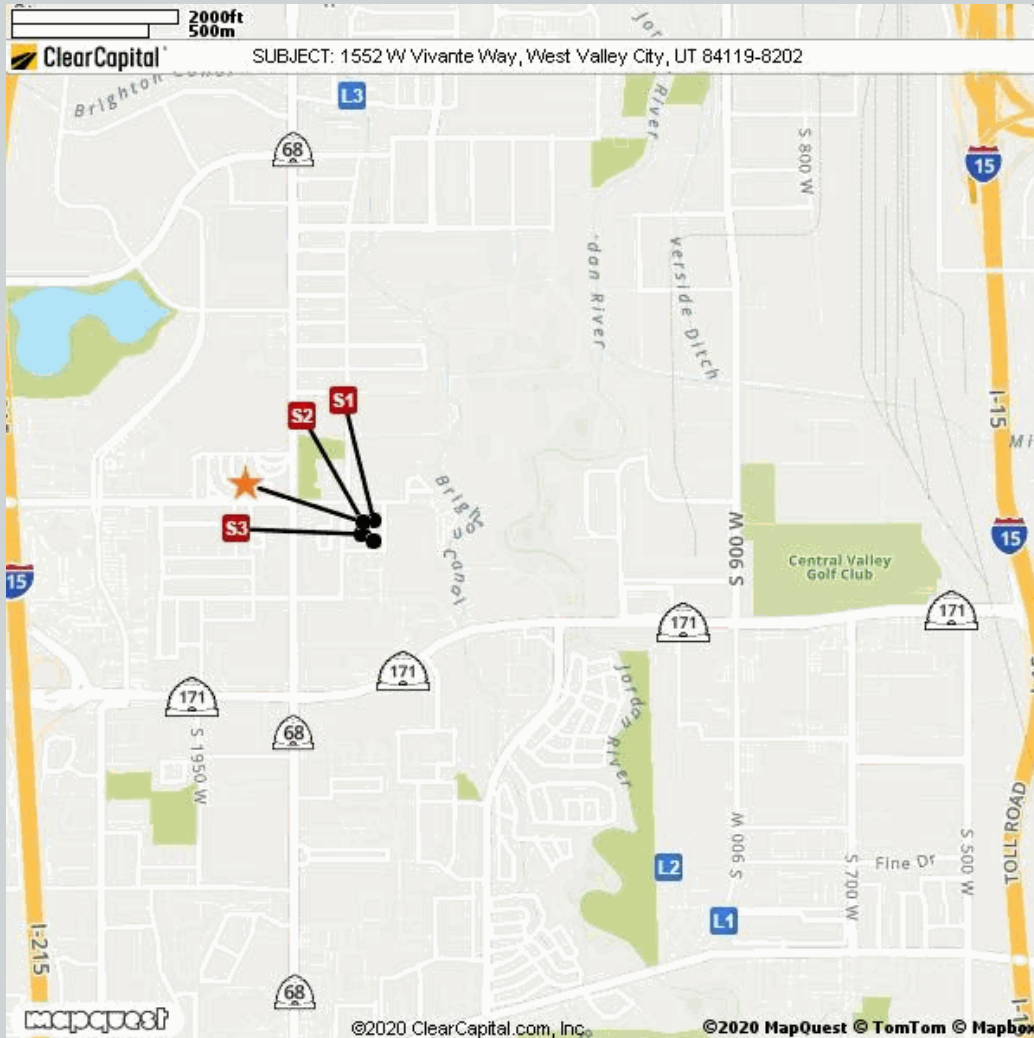
**Address** ★ 1552 W Vivante Way, Salt Lake City, UT 84119

**Loan Number** 42807

**Suggested List** \$263,000

**Suggested Repaired** \$263,000

**Sale** \$259,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	1552 W Vivante Way, Salt Lake City, UT 84119	--	Parcel Match
L1 Listing 1	3847 Salt River Way, West Valley City, UT 84119	1.41 Miles <sup>1</sup>	Parcel Match
L2 Listing 2	3762 Carlisle Park Pl, West Valley City, UT 84119	1.21 Miles <sup>1</sup>	Parcel Match
L3 Listing 3	2412 White Village Ct, West Valley City, UT 84119	1.07 Miles <sup>1</sup>	Parcel Match
S1 Sold 1	3137 Alsace Way, West Valley City, UT 84119	0.03 Miles <sup>1</sup>	Parcel Match
S2 Sold 2	1541 Alsace Way, West Valley City, UT 84119	0.06 Miles <sup>1</sup>	Parcel Match
S3 Sold 3	1570 Alsace Way, West Valley City, UT 84119	0.03 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>	Kurtis Hughes	<b>Company/Brokerage</b>	Hughes Real Estate
<b>License No</b>	5488410-PB00	<b>Address</b>	985 Springwood Dr North Salt Lake UT 84054
<b>License Expiration</b>	11/30/2022	<b>License State</b>	UT
<b>Phone</b>	8012310703	<b>Email</b>	hugheska1@gmail.com
<b>Broker Distance to Subject</b>	10.36 miles	<b>Date Signed</b>	12/23/2020

*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.**