

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	675 S 1400, Vernal, UT 84078	Order ID	7600257	Property ID	31258436
Inspection Date	09/28/2021	Date of Report	09/28/2021		
Loan Number	43235	APN	050600021		
Borrower Name	Catamount Properties 2018 LLC	County	Uintah		

Tracking IDs

Order Tracking ID	0920BPO_Update	Tracking ID 1	0920BPO_Update
Tracking ID 2	--	Tracking ID 3	--

General Conditions

Owner	Catamount Properties 2018 LLC	Condition Comments	
R. E. Taxes	\$83,312	The condition of the subject is in average condition for the neighborhood. The exterior siding, roof, and landscaping are in average condition with no signs of damage or repairs needed.	
Assessed Value	\$65,492		
Zoning Classification	R-1		
Property Type	Manuf. Home		
Occupancy	Vacant		
Secure?	Yes		
(Doors and windows secured.)			
Ownership Type	Fee Simple		
Property Condition	Average		
Estimated Exterior Repair Cost	\$0		
Estimated Interior Repair Cost	\$0		
Total Estimated Repair	\$0		
HOA	No		
Visible From Street	Visible		
Road Type	Public		

Neighborhood & Market Data

Location Type	Rural	Neighborhood Comments	
Local Economy	Stable	The neighborhood is residential and comprised of homes in similar style, condition, and year built to the subject. It's located in town near amenities such as restaurants, shops, schools, and other amenities. Commercial buildings are within the same block as the neighborhood. REO activity has decreased in the neighborhood since 2020. There are no boarded up homes in the area.	
Sales Prices in this Neighborhood	Low: \$65,000 High: \$185,000		
Market for this type of property	Increased 2 % in the past 6 months.		
Normal Marketing Days	<90		

Current Listings

	Subject	Listing 1 *	Listing 2	Listing 3
Street Address	675 S 1400	1117 W 650 S	1548 W 1500 N	180 E 700 N
City, State	Vernal, UT	Vernal, UT	Vernal, UT	Vernal, UT
Zip Code	84078	84078	84078	84078
Datasource	MLS	MLS	MLS	MLS
Miles to Subj.	--	0.20 ¹	2.21 ¹	2.02 ¹
Property Type	Manuf. Home	Manufactured	Manufactured	Manufactured
Original List Price \$	\$	\$159,900	\$179,999	\$189,900
List Price \$	--	\$159,900	\$179,999	\$189,900
Original List Date		09/03/2021	08/13/2021	07/24/2021
DOM · Cumulative DOM	-- · --	25 · 25	30 · 46	66 · 66
Age (# of years)	25	23	13	21
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 Manufactured	1 Story Manufactured	1 Story Manufactured	1 Story Manufactured
# Units	1	1	1	1
Living Sq. Feet	1,296	1,216	1,100	1,188
Bdrm · Bths · ½ Bths	3 · 2	3 · 2	3 · 2	3 · 2
Total Room #	5	5	5	5
Garage (Style/Stalls)	None	None	None	None
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	0.37 acres	0.31 acres	0.42 acres	0.23 acres
Other	0	0	0	0

* 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 Comp is located in the subject's neighborhood and is most comparable in location. It's equal in condition, GLA, bed count, year built, and lot size. Fair market listing under contract status and accepting backup offers.

Listing 2 Comp is located in a residential neighborhood similar to the subject. It's equal in condition, GLA, bed count, and most comparable in lot size. It's not located near commercial buildings. Fair market listing in under contract status.

Listing 3 Comp is located in a residential neighborhood similar to the subject and near commercial properties and amenities like the subject. It's equal in condition, GLA, and bed count. It's superior in year built and inferior in lot size. Fair market listing in active status.

Recent Sales

	Subject	Sold 1	Sold 2	Sold 3 *
Street Address	675 S 1400	1230 W 725 S	809 S Vernal Ave	738 S 1250 W
City, State	Vernal, UT	Vernal, UT	Vernal, UT	Vernal, UT
Zip Code	84078	84078	84078	84078
Datasource	MLS	MLS	MLS	MLS
Miles to Subj.	--	0.12 ¹	1.35 ¹	0.11 ¹
Property Type	Manuf. Home	Manufactured	Manufactured	Manufactured
Original List Price \$	--	\$164,000	\$164,900	\$149,900
List Price \$	--	\$164,000	\$164,900	\$149,900
Sale Price \$	--	\$163,000	\$162,000	\$145,000
Type of Financing	--	Fha	Fha	Fha
Date of Sale	--	05/11/2021	08/10/2021	08/02/2021
DOM · Cumulative DOM	-- · --	51 · 60	102 · 117	66 · 66
Age (# of years)	25	27	21	41
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 Manufactured	1 Story Manufactured	1 Story Manufactured	1 Story Manufactured
# Units	1	1	1	1
Living Sq. Feet	1,296	1,323	1,431	1,344
Bdrm · Bths · ½ Bths	3 · 2	3 · 2	4 · 2	3 · 2
Total Room #	5	5	6	5
Garage (Style/Stalls)	None	None	Carport 2 Car(s)	None
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	0.37 acres	0.37 acres	0.25 acres	0.34 acres
Other	0	0	0	0
Net Adjustment	--	-\$545	-\$11,165	+\$1,610
Adjusted Price	--	\$162,455	\$150,835	\$146,610

* Sold 3 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** Comp is located in the subject's neighborhood and location. It's near amenities and within one block of commercial buildings. It's equal in condition, GLA, bed count, year built, and lot size. It's a fair market sale within the last 120 days in the subject's neighborhood.
- Sold 2** Comp is near amenities and within one block of commercial buildings and the airport. It's equal in condition, year built, and lot size. It's a fair market sale within the last 30 days.
- Sold 3** Comp is located in the subject's neighborhood and location. It's near amenities and within one block of commercial buildings. It's equal in condition, GLA, year built, and lot size. It's a fair market sale within the last 30 days in the subject's neighborhood

Subject Sales & Listing History

Current Listing Status	Currently Listed	Listing History Comments					
Listing Agency/Firm	Priority First Real Estate Professionals	Currently listed for 99,000 as of 09/20/2021.					
Listing Agent Name	Charity Scott						
Listing Agent Phone	435-790-2032						
# 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
07/14/2021	\$109,900	09/20/2021	\$99,900	--	--	--	MLS

Marketing Strategy

	As Is Price	Repaired Price
Suggested List Price	\$158,000	\$158,000
Sales Price	\$148,000	\$148,000
30 Day Price	\$138,000	--
Comments Regarding Pricing Strategy		
<p>The comps that held the most weight in the final price conclusion were the solds comps with consideration of the list comps due to the increase in market conditions within the last six months. Sold comps 1 and 3 are in the subject's subdivision and are most comparable in condition, lot size, GLA, year built, and both are recent sales within the last 120 days or less. I placed the value most similar to sold comp 3 as it's the most recent sale in the subdivision and a good indication of fair market for the subject in a 60-90 DOM.</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



Address Verification



Side



Side



Street

Subject Photos



Street



Other

Listing Photos

L1 1117 W 650 S
Vernal, UT 84078



Front

L2 1548 W 1500 N
Vernal, UT 84078



Front

L3 180 E 700 N
Vernal, UT 84078



Front

Sales Photos

S1 1230 W 725 S
Vernal, UT 84078



Front

S2 809 S Vernal Ave
Vernal, UT 84078



Front

S3 738 S 1250 W
Vernal, UT 84078



Front

ClearMaps Addendum

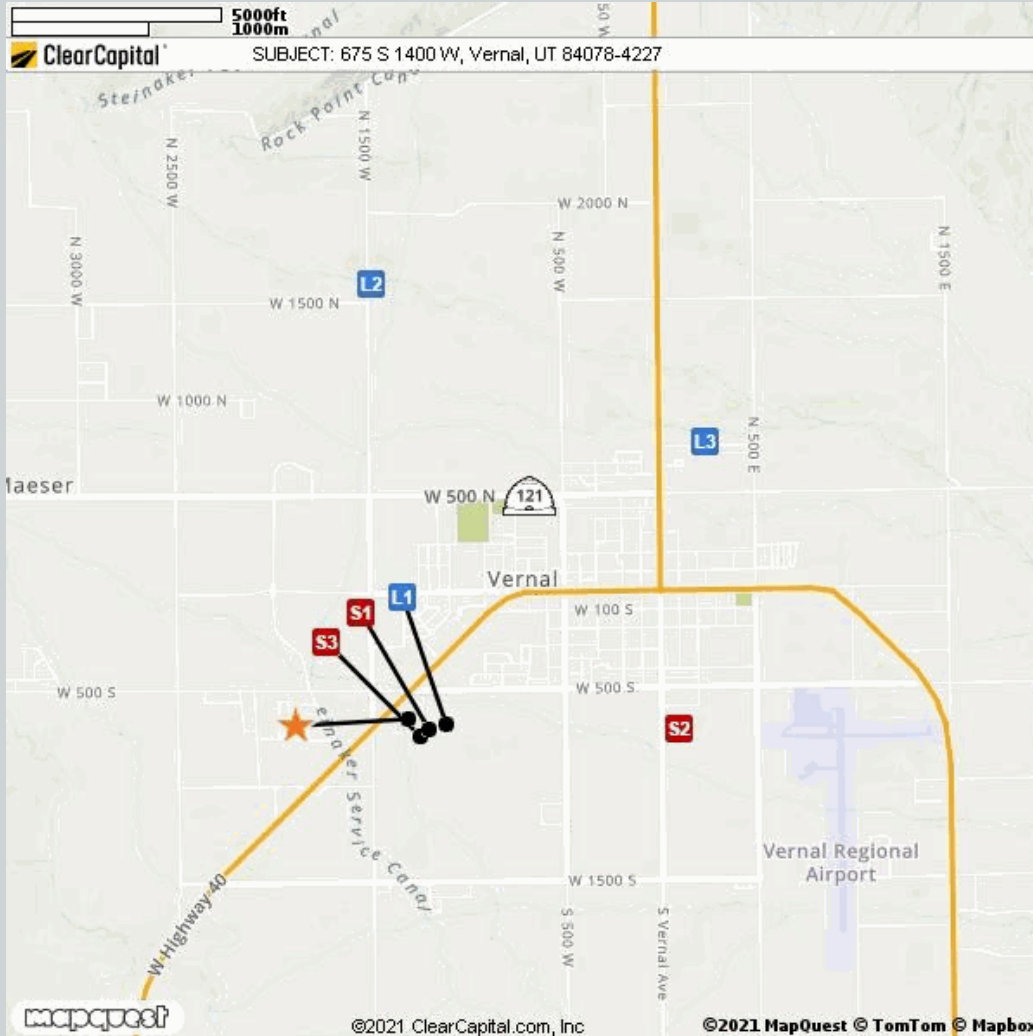
Address ★ 675 S 1400, Vernal, UT 84078

Loan Number 43235

Suggested List \$158,000

Suggested Repaired \$158,000

Sale \$148,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	675 S 1400, Vernal, UT 84078	--	Parcel Match
L1 Listing 1	1117 W 650 S, Vernal, UT 84078	0.20 Miles ¹	Parcel Match
L2 Listing 2	1548 W 1500 N, Vernal, UT 84078	2.21 Miles ¹	Parcel Match
L3 Listing 3	180 E 700 N, Vernal, UT 84078	2.02 Miles ¹	Parcel Match
S1 Sold 1	1230 W 725 S, Vernal, UT 84078	0.12 Miles ¹	Parcel Match
S2 Sold 2	809 S Vernal Ave, Vernal, UT 84078	1.35 Miles ¹	Parcel Match
S3 Sold 3	738 S 1250 W, Vernal, UT 84078	0.11 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	Mikelle Despain	Company/Brokerage	Century 21 Country Realty
License No	5611086-SA00	Address	865 E 200 N Ste 112-2 Roosevelt UT 84066
License Expiration	02/28/2023	License State	UT
Phone	4357224553	Email	mikelle8585@hotmail.com
Broker Distance to Subject	24.48 miles	Date Signed	09/28/2021

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.