

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	4926 S 4135 West, Salt Lake City, UT 84118	Order ID	7112590	Property ID	29596514
Inspection Date	02/18/2021	Date of Report	02/23/2021		
Loan Number	43545	APN	21-07-277-018		
Borrower Name	Catamount Properties 2018 LLC	County	Salt Lake		

Tracking IDs					
Order Tracking ID	0217BPOs	Tracking ID 1	0217BPOs		
Tracking ID 2	--	Tracking ID 3	--		

General Conditions

Owner	EHLERS ADAM J	Condition Comments	
R. E. Taxes	\$237,310	The subject is a rambler style home located on a standard sized suburban corner lot. The subject is in good condition. The roof, foundation, and overall structure all appear to be in sound condition based on exterior only inspection.	
Assessed Value	\$202,700		
Zoning Classification	RES		
Property Type	SFR		
Occupancy	Occupied		
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	Suburban	Neighborhood Comments	
Local Economy	Stable	This is a well maintained neighborhood. REO/SS activity is moderate and holding steady. Short Sales make up 3.3% of the current listings, and 2.1% of the sold properties over the past 6 months. REO's make up 2.2% of the current listings, and 2.1% of the sold properties over the past 6 months	
Sales Prices in this Neighborhood	Low: \$113,000 High: \$489,000		
Market for this type of property	Increased 4 % in the past 6 months.		
Normal Marketing Days	<90		

Current Listings

	Subject	Listing 1 *	Listing 2	Listing 3
Street Address	4926 S 4135 West	3914 W 4955 S	4681 S 4170 W	3865 W 4990 S
City, State	Salt Lake City, UT	Taylorsville, UT	West Valley City, UT	Taylorsville, UT
Zip Code	84118	84129	84120	84129
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.30 ¹	0.41 ¹	0.37 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$300,000	\$320,000	\$335,000
List Price \$	--	\$300,000	\$320,000	\$335,000
Original List Date		01/25/2021	10/29/2020	10/14/2020
DOM · Cumulative DOM	-- · --	19 · 29	115 · 117	128 · 132
Age (# of years)	63	59	61	58
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 rambler	1 Story rambler	1 Story rambler	1 Story rambler
# Units	1	1	1	1
Living Sq. Feet	988	875	1,026	936
Bdrm · Bths · ½ Bths	3 · 1	2 · 1	2 · 1	2 · 1
Total Room #	6	5	5	5
Garage (Style/Stalls)	Carport 1 Car	Carport 1 Car	Carport 1 Car	Carport 2 Car(s)
Basement (Yes/No)	Yes	Yes	Yes	Yes
Basement (% Fin)	15%	75%	80%	90%
Basement Sq. Ft.	988	870	1,026	936
Pool/Spa	--	--	--	--
Lot Size	0.17 acres	0.18 acres	0.26 acres	0.19 acres
Other	n, a	n, a	n, a	n, a

* 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 Kitchen with plenty of counter and cabinet space flowing perfectly into the front room accommodating all your entertaining needs. Very nice sized bedrooms and downstairs family room

Listing 2 nice sized bedrooms and downstairs family room. Beautiful curb appeal boasting the well maintained yard. Enjoy evening stars from your back patio and fully fenced yard

Listing 3 vinyl plank flooring throughout. New paint & Corian countertops. Also a 5 year old (proven) roof. Fully fenced. New energy efficient windows on the main level .Next to a park for access to acres of green.

Recent Sales

	Subject	Sold 1 *	Sold 2	Sold 3
Street Address	4926 S 4135 West	4933 S 4180 W	4193 S Midway Dr	4766 W Hoffman St
City, State	Salt Lake City, UT	Salt Lake City, UT	West Valley City, UT	Salt Lake City, UT
Zip Code	84118	84118	84120	84118
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.02 ¹	0.50 ¹	0.93 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$299,900	\$320,000	\$327,900
List Price \$	--	\$299,900	\$320,000	\$327,900
Sale Price \$	--	\$300,000	\$320,000	\$328,000
Type of Financing	--	Fha	Conventional	Fha
Date of Sale	--	12/09/2020	01/11/2021	01/25/2021
DOM · Cumulative DOM	-- · --	3 · 48	4 · 56	20 · 58
Age (# of years)	63	63	55	65
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 rambler	1 Story rambler	1 Story rambler	1 Story rambler
# Units	1	1	1	1
Living Sq. Feet	988	988	998	978
Bdrm · Bths · ½ Bths	3 · 1	2 · 1	3 · 1	2 · 1
Total Room #	6	5	6	5
Garage (Style/Stalls)	Carport 1 Car	Carport 1 Car	Detached 2 Car(s)	Detached 2 Car(s)
Basement (Yes/No)	Yes	Yes	Yes	Yes
Basement (% Fin)	15%	100%	80%	100%
Basement Sq. Ft.	988	988	984	800
Pool/Spa	--	--	--	--
Lot Size	0.17 acres	0.17 acres	0.18 acres	0.14 acres
Other	n, a	n, a	n, a	n, a
Net Adjustment	--	+\$5,000	-\$13,750	-\$2,250
Adjusted Price	--	\$305,000	\$306,250	\$325,750

* 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.

Recent Sales - Cont.

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

Sold 1 Adjustments: +\$5000 (inferior bedrooms) No seller paid concessions provided

Sold 2 Adjustments: -\$7500 (superior car storage), -\$250 (superior gross living area), -\$5000 (superior bedrooms), -\$1000 (superior lot size) No seller paid concessions provided

Sold 3 Adjustments: -\$3000 (seller paid concessions provided), -\$7500 (superior car storage), +\$3000 (inferior lot size), +\$5000 (inferior bedrooms), +\$250 (inferior gross living area)

Subject Sales & Listing History

Current Listing Status	Not Currently Listed			Listing History Comments			
Listing Agency/Firm				full MLS listing and sold history attached to this report			
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	\$312,500	\$312,500
Sales Price	\$307,500	\$307,500
30 Day Price	\$283,000	--
Comments Regarding Pricing Strategy		
<p>Properties that are over valued from the initial listing date tend to stay on the market for an extended period of time, even after the value has been reduced to a reasonable market friendly value. ***At this time it is too early to tell how the current global Corona virus pandemic is going to effect the local real estate market if at all. Transactions and interest in properties remains robust at this point. This may need to be re- assessed in the near future, but at this point, at least on the local level, there has been no negative effect from the pandemic**</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



Street



Street

Subject Photos



Other



Other

Listing Photos

L1 3914 W 4955 S
Taylorsville, UT 84129



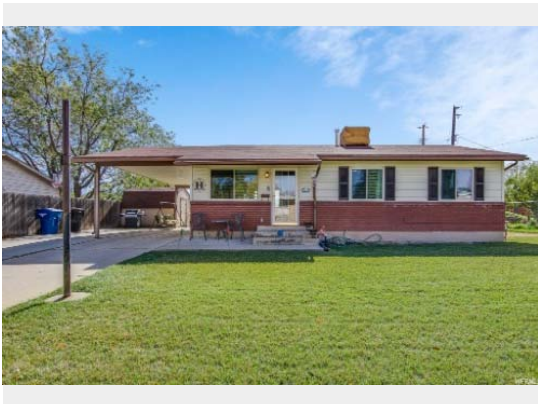
Front

L2 4681 S 4170 W
West Valley City, UT 84120



Front

L3 3865 W 4990 S
Taylorsville, UT 84129



Front

Sales Photos

S1 4933 S 4180 W
Salt Lake City, UT 84118



Front

S2 4193 S Midway Dr
West Valley City, UT 84120



Front

S3 4766 W Hoffman St
Salt Lake City, UT 84118



Front

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	David Forsberg	Company/Brokerage	Select Group Realty LLC
License No	6004247-sa00	Address	435 W 400 South Salt Lake City UT 84101
License Expiration	09/30/2021	License State	UT
Phone	8016510707	Email	bigdavesells@gmail.com
Broker Distance to Subject	8.14 miles	Date Signed	02/22/2021

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.