

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	48 W 400 South, Santaquin, UT 84655	Order ID	7342392	Property ID	30431235
Inspection Date	06/05/2021	Date of Report	06/07/2021		
Loan Number	45198	APN	48-487-0004		
Borrower Name	Catamount Properties 2018 LLC	County	Utah		

Tracking IDs					
Order Tracking ID	0604BPO_Citi	Tracking ID 1	0604BPO_Citi		
Tracking ID 2	--	Tracking ID 3	--		

General Conditions

Owner	LOT D, PLAT A, ORCHARD PARK TOWNHOMES SUB AREA 0.	Condition Comments	
R. E. Taxes	\$35,000	Subject is a mid row townhouse. Common areas maintained. No attention maintenance items observed.	
Assessed Value	\$234,000		
Zoning Classification	Residential		
Property Type	Condo		
Occupancy	Vacant		
Secure?	Yes (Contractor keybox)		
Ownership Type	Leasehold		
Property Condition	Good		
Estimated Exterior Repair Cost	\$0		
Estimated Interior Repair Cost	\$0		
Total Estimated Repair	\$0		
HOA	Ameritrue Managment 801-473-1127		
Association Fees	\$100 / Month (Landscaping,Insurance,Other: Park playground)		
Visible From Street	Visible		
Road Type	Public		

Neighborhood & Market Data

Location Type	Rural	Neighborhood Comments	
Local Economy	Stable	Subject is located in a conforming neighborhood. REO and short sale activity stable. Concessions may apply. Concessions atypical. Investor presence in marketplace. Shortage of inventory with higher demand. Multiple offers may arise. Units may sell for more than list. Reasonable commute to shopping, schools and services. Favorable market conditions apply for a fair market sale.	
Sales Prices in this Neighborhood	Low: \$258,000 High: \$340,000		
Market for this type of property	Remained Stable for the past 6 months.		
Normal Marketing Days	<90		

Current Listings

	Subject	Listing 1	Listing 2 *	Listing 3
Street Address	48 W 400 South	1105 W Fox Run Ave	76 W 400 S	1109 W Fox Run
City, State	Santaquin, UT	Santaquin, UT	Santaquin, UT	Santaquin, UT
Zip Code	84655	84655	84655	84655
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.90 ²	0.03 ¹	0.90 ²
Property Type	Condo	Condo	Condo	Condo
Original List Price \$	\$	\$333,990	\$340,000	\$328,990
List Price \$	--	\$333,990	\$340,000	\$328,990
Original List Date		06/04/2021	06/03/2021	06/02/2021
DOM · Cumulative DOM	-- · --	2 · 3	3 · 4	4 · 5
Age (# of years)	4	1	4	1
Condition	Good	Good	Good	Good
Sales Type	--	Fair Market Value	Fair Market Value	Fair Market Value
Condo Floor Number	1	1	1	1
Location	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
View	Neutral ; Mountain	Neutral ; Mountain	Neutral ; Mountain	Neutral ; Mountain
Style/Design	2 Stories Townhouse	2 Stories Townhouse	2 Stories Townhouse	2 Stories Townhouse
# Units	1	1	1	1
Living Sq. Feet	1,418	1,615	1,418	1,555
Bdrm · Bths · ½ Bths	3 · 2 · 1	4 · 2 · 1	3 · 2 · 1	3 · 2 · 1
Total Room #	7	8	7	7
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)	0%	0%	0%	0%
Basement Sq. Ft.	546	632	546	632
Pool/Spa	--	--	--	--
Lot Size	.022 acres	.03 acres	.02 acres	.03 acres
Other	NA	NA	NA	NA

* Listing 2 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 offers superior sq ft. Superior year built. Comparable lot. Central air. Superior bed count. Patio. 2 car garage. Unfinished basement. Mid unit.

Listing 2 Comp offer comparable sq ft. Comparable year built and lot size. Fenced yard. Granite counters. 2 car garage. End unit.

Listing 3 Comp offers superior sq ft. Superior year built. Inferior lot. Central air. Patio. Unfinished basement. 2 car garage. Mid unit.

Recent Sales

	Subject	Sold 1 *	Sold 2	Sold 3
Street Address	48 W 400 South	48 W 400 S	289 W Spruce Way	285 W Spruce Way
City, State	Santaquin, UT	Santaquin, UT	Santaquin, UT	Santaquin, UT
Zip Code	84655	84655	84655	84655
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.00 ¹	0.90 ²	0.90 ²
Property Type	Condo	Condo	Condo	Condo
Original List Price \$	--	\$295,000	\$240,000	\$266,000
List Price \$	--	\$295,000	\$240,000	\$266,000
Sale Price \$	--	\$335,000	\$258,000	\$270,000
Type of Financing	--	Cash	Fha	Conv
Date of Sale	--	04/30/2021	03/25/2021	03/22/2021
DOM · Cumulative DOM	-- · --	9 · 9	32 · 80	77 · 77
Age (# of years)	4	4	1	1
Condition	Good	Good	Good	Good
Sales Type	--	Fair Market Value	Fair Market Value	Fair Market Value
Condo Floor Number	1	1	1	1
Location	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
View	Neutral ; Mountain	Neutral ; Mountain	Neutral ; Mountain	Neutral ; Mountain
Style/Design	2 Stories Townhouse	2 Stories Townhouse	2 Stories Townhouse	2 Stories Townhouse
# Units	1	1	1	1
Living Sq. Feet	1,418	1,418	1,046	1,046
Bdrm · Bths · ½ Bths	3 · 2 · 1	3 · 2 · 1	2 · 1 · 1	2 · 1 · 1
Total Room #	7	7	6	6
Garage (Style/Stalls)	Attached 2 Car(s)	Attached 2 Car(s)	None	None
Basement (Yes/No)	Yes	Yes	Yes	Yes
Basement (% Fin)	0%	0%	0%	100%
Basement Sq. Ft.	546	546	512	512
Pool/Spa	--	--	--	--
Lot Size	.022 acres	.02 acres	.01 acres	.01 acres
Other	NA	NA	NA	NA
Net Adjustment	--	\$0	+\$29,960	+\$29,960
Adjusted Price	--	\$335,000	\$287,960	\$299,960

* 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 Comp offers comparable sq ft. Year built and lot size. Same development. No adjustments.

Sold 2 Comp offers inferior sq ft. Superior year built. Comparable lot. Inferior bed bath count Inferior covered parking. sq ft adjust 20460
Sq ft adjust below Year -2000 Garage 4000 Bed 1500 bath 6000

Sold 3 Comp offers inferior sq ft. Superior year built. Comparable lot. Inferior bed bath count. Inferior covered parking stalls. Sq ft adjust
20460 Below grade -470 Garage 4000 Bed 1500 bath 6000

Subject Sales & Listing History

Current Listing Status	Not Currently Listed			Listing History Comments			
Listing Agency/Firm				No history on MLS			
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	\$312,000	\$312,000
Sales Price	\$310,000	\$310,000
30 Day Price	\$295,000	--
Comments Regarding Pricing Strategy		
Search performed in the market are of the subject. Sufficient fair market comps located. Comps bracket sold comps with weight given to S1. S1 sold for more than list. Multiple offers may have been involved.		

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.
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Subject Photos



Front



Address Verification



Side



Side



Street



Street

Subject Photos



Other

Listing Photos

L1 1105 W Fox Run Ave
Santaquin, UT 84655



Front

L2 76 W 400 S
Santaquin, UT 84655



Front

L3 1109 W Fox Run
Santaquin, UT 84655



Front

Sales Photos

S1 48 W 400 S
Santaquin, UT 84655



Front

S2 289 W Spruce Way
Santaquin, UT 84655



Front

S3 285 W Spruce Way
Santaquin, UT 84655



Front

ClearMaps Addendum

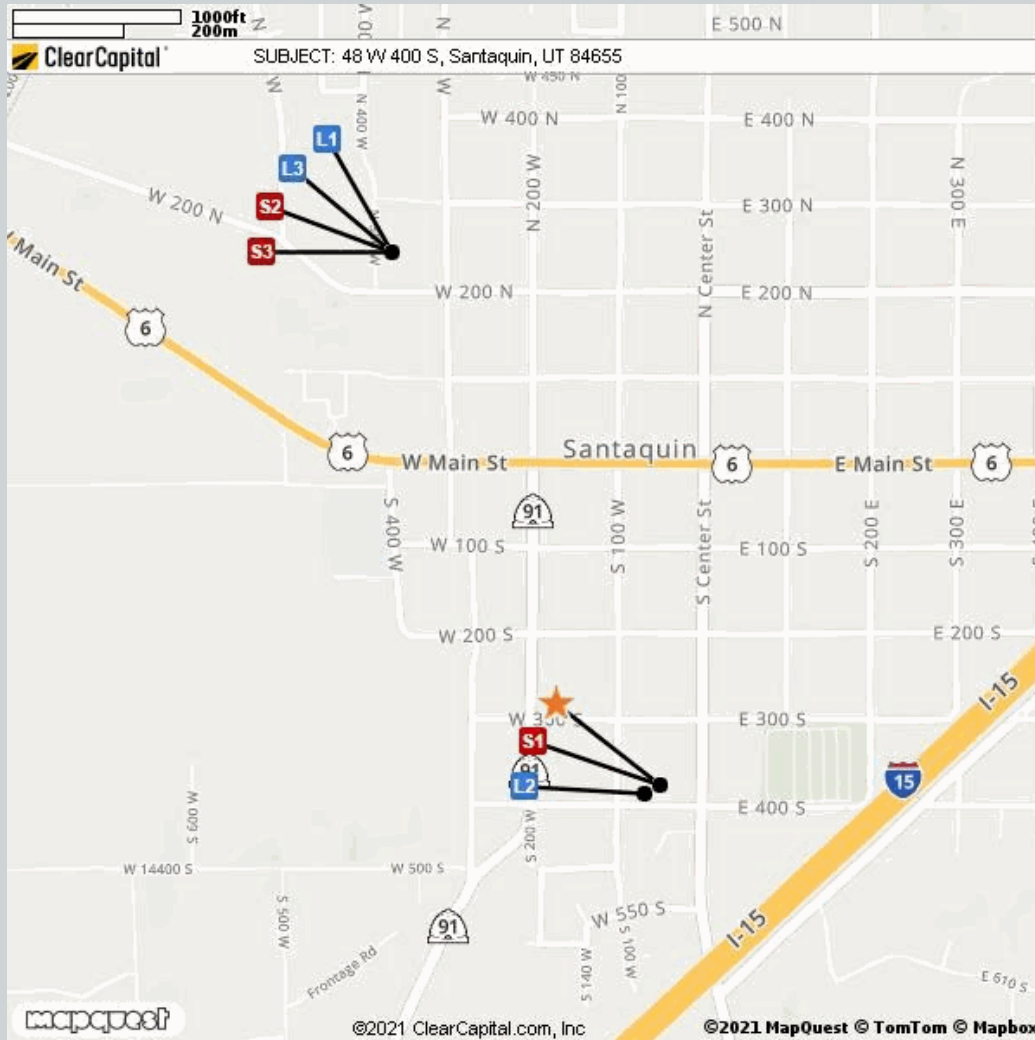
Address ★ 48 W 400 South, Santaquin, UT 84655

Loan Number 45198

Suggested List \$312,000

Suggested Repaired \$312,000

Sale \$310,000



Comparable

Address

Miles to Subject

Mapping Accuracy

Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	48 W 400 South, Santaquin, UT 84655	--	Parcel Match
L1	1105 W Fox Run Ave, Santaquin, UT 84655	0.90 Miles ²	Unknown Street Address
L2	76 W 400 S, Santaquin, UT 84655	0.03 Miles ¹	Parcel Match
L3	1109 W Fox Run, Santaquin, UT 84655	0.90 Miles ²	Unknown Street Address
S1	48 W 400 S, Santaquin, UT 84655	0.00 Miles ¹	Parcel Match
S2	289 W Spruce Way, Santaquin, UT 84655	0.90 Miles ²	Unknown Street Address
S3	285 W Spruce Way, Santaquin, UT 84655	0.90 Miles ²	Unknown Street Address

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	Karen Miller	Company/Brokerage	Realtypath, LLC
License No	5458675-SA00	Address	5273 S 2000 W Roy UT 84067
License Expiration	05/31/2023	License State	UT
Phone	8015409237	Email	yourutahhome@reagan.com
Broker Distance to Subject	83.76 miles	Date Signed	06/06/2021

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.