

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	1130 Avalon Hills Drive, Ogden, UT 84404	Order ID	7865337	Property ID	31905592
Inspection Date	01/05/2022	Date of Report	01/06/2022		
Loan Number	45344	APN	11-181-0021		
Borrower Name	Catamount Properties 2018 LLC	County	Weber		

Tracking IDs					
Order Tracking ID	01.04.22_BPO_Update	Tracking ID 1	01.04.22_BPO_Update		
Tracking ID 2	--	Tracking ID 3	--		

General Conditions

Owner	CATAMOUNT PROPERTIES 2018 LLC	Condition Comments From the current MLS photos the subject looks like it is in good condition on the inside, no negative issues are noted.
R. E. Taxes	\$3,426	
Assessed Value	\$431,000	
Zoning Classification	residential	
Property Type	SFR	
Occupancy	Vacant	
Secure?	Yes (on key box)	
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 This area of Ogden Utah has a wide range of home values, sizes and styles. The subject will be a larger home for this area. Only residential single family homes are near by.
Local Economy	Stable	
Sales Prices in this Neighborhood	Low: \$400,000 High: \$875,000	
Market for this type of property	Increased 12 % in the past 6 months.	
Normal Marketing Days	<90	

Current Listings

	Subject	Listing 1	Listing 2 *	Listing 3
Street Address	1130 Avalon Hills Drive	2073 N 225 E	520 E 1700 N	1237 E 2650 N
City, State	Ogden, UT	Ogden, UT	Ogden, UT	Ogden, UT
Zip Code	84404	84414	84414	84414
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	2.02 ¹	1.34 ¹	2.35 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$615,900	\$650,000	\$689,000
List Price \$	--	\$615,900	\$650,000	\$689,000
Original List Date		12/15/2021	12/16/2021	12/02/2021
DOM · Cumulative DOM	-- · --	21 · 22	15 · 21	19 · 35
Age (# of years)	32	15	13	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	2 Stories 2 story	1 Story ranch	1 Story ranch	1 Story ranch
# Units	1	1	1	1
Living Sq. Feet	2,478	1,662	1,830	1,809
Bdrm · Bths · ½ Bths	3 · 2 · 1	3 · 2	3 · 2 · 1	3 · 2 · 1
Total Room #	9	8	9	9
Garage (Style/Stalls)	Attached 2 Car(s)	Attached 2 Car(s)	Attached 3 Car(s)	Attached 3 Car(s)
Basement (Yes/No)	Yes	Yes	Yes	Yes
Basement (% Fin)	100%	75%	100%	100%
Basement Sq. Ft.	1,540	1,736	1,768	1,809
Pool/Spa	--	--	--	--
Lot Size	.19 acres	.19 acres	.22 acres	.26 acres
Other	none	none	none	none

* 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.

Current Listings - Cont.

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

- Listing 1** adjust for the much smaller home size and for the superior year built differences, adjust for the bath differences. Amazing North Ogden Rambler Ready to go! Great neighborhood close to wonderful schools, shopping, and quick access to I-15. Beautiful open floor plan with 10ft ceilings, tons of windows and gorgeous hard wood floors. You will love the large kitchen with the abundance of cabinetry, granite countertops, Stainless steel appliances, Dining nook and Family room with gorgeous rock gas fireplace. Enjoy the Large covered Deck and the amazing views in every direction. The Spacious master suite includes master bath with double sinks, separate tub & shower, and large walk-in closet. Two additional bedrooms, formal living/office, full bath on the main, and Laundry on the main perfect for Single Level Living. Huge Basement Family room / Game room, an additional bedroom and 3/4 bathroom. Walk out basement, tons of storage, with additional unfinished space to make your own. Beautifully landscaped yard, fully fenced, two car garage with large RV pad and shed. This home has been well cared for and MOVE IN READY!
- Listing 2** This comparable property will need adjustments for the smaller overall size and for the larger garage, this comp has an offer. Wonderful North Ogden home with many custom features. Fully finished basement, main level laundry, gas fireplace, covered deck and patio, 7 bedrooms, large entry, fully fenced, and 3 car garage are a few items of what to see. Home was built by an architect. Please submit offers by Monday Dec 20th by 5pm. Offers will be reviewed Tuesday Dec 21st.
- Listing 3** Adjustments will be needed for the larger garage and the smaller home size, adjust for the year built, this comp has an offer. Beautiful family home in great neighborhood with private mature yard and large garage. Quiet area, very close to mountains. Walking distance to trail access for hiking or biking. Just minutes away from schools, grocery shopping and freeway access.

Recent Sales

	Subject	Sold 1	Sold 2 *	Sold 3
Street Address	1130 Avalon Hills Drive	155 W Hancock Cir	2483 N 575 W	287 W 1500 N
City, State	Ogden, UT	Ogden, UT	Ogden, UT	Ogden, UT
Zip Code	84404	84404	84414	84404
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	1.82 ¹	2.99 ¹	1.95 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$649,900	\$589,900	\$570,000
List Price \$	--	\$649,900	\$589,900	\$570,000
Sale Price \$	--	\$695,000	\$600,000	\$570,000
Type of Financing	--	Conventional	Cash	Conventional
Date of Sale	--	08/05/2021	10/27/2021	12/03/2021
DOM · Cumulative DOM	-- · --	45 · 50	24 · 64	36 · 42
Age (# of years)	32	8	13	25
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	2 Stories 2 story	2 Stories 2 story	2 Stories 2 story	1 Story ranch
# Units	1	1	1	1
Living Sq. Feet	2,478	2,255	3,553	2,024
Bdrm · Bths · ½ Bths	3 · 2 · 1	4 · 2 · 1	5 · 3 · 1	3 · 2 · 1
Total Room #	9	10	12	9
Garage (Style/Stalls)	Attached 2 Car(s)	Attached 3 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)
Basement (Yes/No)	Yes	Yes	No	Yes
Basement (% Fin)	100%	45%	0%	50%
Basement Sq. Ft.	1540	1,488	--	1,966
Pool/Spa	--	--	--	--
Lot Size	.19 acres	.25 acres	.46 acres	.34 acres
Other	none	none	none	none
Net Adjustment	--	+\$1,300	+\$12,200	-\$5,420
Adjusted Price	--	\$696,300	\$612,200	\$564,580

* 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 this comp for the larger garage -8000, and the year built -7200, and the smaller size 16500. OPEN HOUSES FRIDAY & SATURDAY. Stunning 2 story great room welcomes you in this AWESOME HOME! Main floor Grand Master Suite & walk in closet with separate tub & shower, office or formal living room, gourmet kitchen with gas cook top, double wall ovens, tons of counter space and granite counters throughout. Laundry & powder room on the main. Three bedrooms and a huge bonus, play room upstairs and 2 new bedrooms and bathroom in the basement with more room to grow! 2 large storage rooms and room to finish a huge family/game room in the basement. Large 3 car garage is stubbed & wired for a future garage gas heater. Located in a coveted neighborhood, at the end of a quiet cul-de-sac with amazing mountain views and neighbors on only one side make this the perfect location. Professionally landscaped, fully fenced and RV parking, Tons of space for toys. Don't miss this!
- Sold 2** adjust for the larger lot size -10000, and the year built -5700, adjust for the smaller size 27900. SEE PHOTO TOUR!! Hard to find home on a half acre lot located within walking distance of Majestic Elementary and Orion Jr. High. This one is a must see! The inside has been updated throughout and feels way bigger than it looks. Very functional floor plan with 5 large bedrooms and 3 full baths upstairs. Some other features include upstairs laundry, large pantry, NO BACKYARD NEIGHBORS, main level office, 3-tone paint, Jack and Jill bath, giant master bedroom with master bath that has double vanities separate tub/shower and a master closet as big as some bedrooms. You really need to walk through this home!! SEE PHOTO TOUR!!
- Sold 3** adjust for the slight size differences 1680, adjust for the year built -2100, adjust for the larger lot size -5000. You wouldn't believe the size of this home from the outside. You've got to come inside to appreciate the space, the new kitchen, and updates! Catch some sun around the above-ground pool or relax in the shade of the covered deck. Fruit trees, garden, firepit and lots of space all make this yard an oasis. Race to Harrisville park in the backyard through the nearby access point. NEW: Appliances, water heater, upstairs paint, flooring, cabinets, sink, cooktop, outlets, trim. This home also features a heated driveway

Subject Sales & Listing History

Current Listing Status	Currently Listed	Listing History Comments					
Listing Agency/Firm	Eccles Henline LLC	The subject sold 6/30/2021, was relisted again on 11/4/2021					
Listing Agent Name	Barry Henline						
Listing Agent Phone	435-713-5358						
# of Removed Listings in Previous 12 Months	0						
# of Sales in Previous 12 Months	1						
Original List Date	Original List Price	Final List Date	Final List Price	Result	Result Date	Result Price	Source
06/04/2021	\$469,000	06/12/2021	\$469,000	Sold	06/21/2021	\$450,000	MLS
11/04/2021	\$639,900	01/04/2022	\$629,900	Pending/Contract	01/04/2022	\$629,900	MLS

Marketing Strategy

	As Is Price	Repaired Price
Suggested List Price	\$625,000	\$625,000
Sales Price	\$620,000	\$620,000
30 Day Price	\$610,000	--
Comments Regarding Pricing Strategy		
No closer or better comps on the system at this time. Very limited active comps. No 2 story active comps that are similar.		

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

Listing Photos

L1 2073 n 225 e
Ogden, UT 84414



Front

L2 520 e 1700 n
Ogden, UT 84414



Front

L3 1237 e 2650 n
Ogden, UT 84414



Front

Sales Photos

S1 155 w hancock cir
Ogden, UT 84404



Front

S2 2483 n 575 w
Ogden, UT 84414



Front

S3 287 w 1500 n
Ogden, UT 84404



Front

ClearMaps Addendum

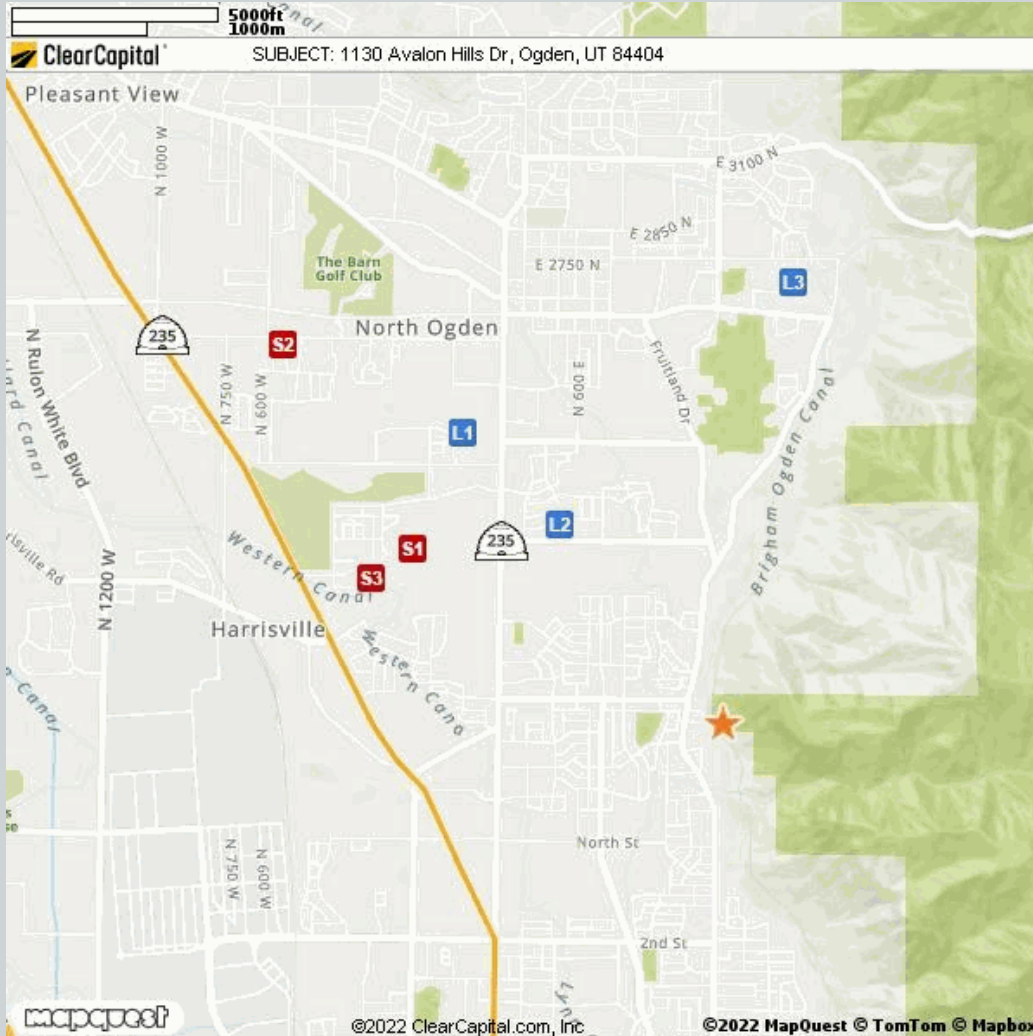
Address ★ 1130 Avalon Hills Drive, Ogden, UT 84404

Loan Number 45344

Suggested List \$625,000

Suggested Repaired \$625,000

Sale \$620,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	1130 Avalon Hills Drive, Ogden, UT 84404	--	Parcel Match
L1 Listing 1	2073 N 225 E, Ogden, UT 84414	2.02 Miles ¹	Parcel Match
L2 Listing 2	520 E 1700 N, Ogden, UT 84414	1.34 Miles ¹	Parcel Match
L3 Listing 3	1237 E 2650 N, Ogden, UT 84414	2.35 Miles ¹	Parcel Match
S1 Sold 1	155 W Hancock Cir, Ogden, UT 84404	1.82 Miles ¹	Parcel Match
S2 Sold 2	2483 N 575 W, Ogden, UT 84414	2.99 Miles ¹	Parcel Match
S3 Sold 3	287 W 1500 N, Ogden, UT 84414	1.95 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	11/30/2022	License State	UT
Phone	8015641625	Email	benoit3418@msn.com
Broker Distance to Subject	11.14 miles	Date Signed	01/06/2022

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.