

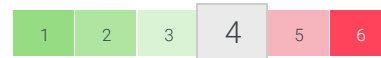
Subject Details

PROPERTY TYPE	GLA
SFR	2,478 Sq. Ft.
BEDS	BATHS
3	2.1
STYLE	YEAR BUILT
Traditional	1989
LOT SIZE	OWNERSHIP
0.19 Acre(s)	Fee Simple
GARAGE TYPE	GARAGE SIZE
Attached Garage	2 Car(s)
HEATING	COOLING
Forced Air	Central
COUNTY	APN
Weber	111810021

Analysis Of Subject

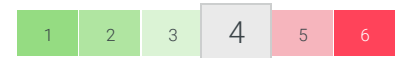
Provided by Appraiser

CONDITION RATING



The improvements feature some minor deferred maintenance and physical deterioration due to normal wear and tear.

QUALITY RATING



Dwellings with this quality rating meet or exceed the requirements of applicable building codes.

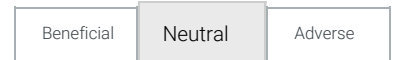
VIEW

Residential



LOCATION

Residential







SUBJECT COMMENTS (SITE, CONDITION, QUALITY)

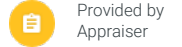
Subject information obtained from County records and MLS # 1746459 subject sold 06/21/2021. Subject photos does not show any deferred maintenance

Sales Comparison

Provided by
Appraiser

	 <p>1130 Avalon Hills Dr Ogden, UT 84404</p>	 <p>2462 N 750 E Ogden, UT 84414</p>	 <p>2441 N 725 E Ogden, UT 84414</p>	 <p>1130 E Avalon Dr Ogden, UT 84404</p>
COMPARABLE TYPE	--	Sale	Sale	Sale
MILES TO SUBJECT	--	2.08 miles	2.07 miles	0.00 miles
DATA/ VERIFICATION SOURCE	MLS; Public Records; Tax Records	MLS	MLS	MLS
LIST PRICE	--	--	--	--
LIST DATE	--	12/22/2020	05/05/2021	06/21/2021
SALE PRICE/PPSF	--	\$457,000 \$213/Sq. Ft.	\$420,000 \$269/Sq. Ft.	\$450,000 \$182/Sq. Ft.
CONTRACT/ PENDING DATE	--	02/05/2021	04/13/2021	06/12/2021
SALE DATE	--	03/22/2021	05/05/2021	06/21/2021
DAYS ON MARKET	--	38	5	9
LOCATION	N; Res	N; Res	N; Res	N; Res
LOT SIZE	0.19 Acre(s)	0.24 Acre(s)	0.25 Acre(s)	0.19 Acre(s)
VIEW	N; Res	N; Res	N; Res	N; Res
DESIGN (STYLE)	Traditional	Traditional	Traditional	Traditional
QUALITY OF CONSTRUCTION	Q4	Q4	Q4	Q4
ACTUAL AGE	32	33	31	32
CONDITION	C4	C4	C3 -\$15,000	C4
SALE TYPE		Arms length	Arms length	Arms length
ROOMS/BEDS/BATHS	7/3/2.1	5/2/2 \$2,000	6/3/3 -\$2,000	7/3/2.1
GROSS LIVING AREA	2,478 Sq. Ft.	2,143 Sq. Ft. \$11,700	1,562 Sq. Ft. \$32,100	2,478 Sq. Ft.
BASEMENT	Full; 1540 sf with 40% finish	Full; 1964 sf w/ 85% fin -\$17,100	Full; 993 sf w/ 90% fin \$4,000	Full; 1540 sf w/ 40% fin
HEATING	Forced Air	Forced Air	Forced Air	Forced Air
COOLING	Central	Central	Central	Central
GARAGE	2 GA	2 GA	2 GA	2 GA
OTHER	--	--	--	--
OTHER	--	--	--	--
NET ADJUSTMENTS		-0.74% -\$3,400	4.55% \$19,100	0.00% \$0
GROSS ADJUSTMENTS		6.74% \$30,800	12.64% \$53,100	0.00% \$0
ADJUSTED PRICE		\$453,600	\$439,100	\$450,000

Value Conclusion + Reconciliation



Provided by
Appraiser

\$450,000
AS-IS VALUE

0-30 Days
EXPOSURE TIME

EXTERIOR
INSPECTION PERFORMED
BY A 3RD PARTY

Sales Comparison Analysis

DESCRIPTION OF COMPARABLE SEARCH CRITERIA

2600 North on the North, Foothills on the East, 2nd Street on the South and Monroe on the West.

EXPLANATION OF ADJUSTMENTS

The GLA is adjusted at \$35.00 and rounded to nearest \$100.00. Basement sqft is made at \$13.00 per sqft and rooms below grade line is adjusted using finished basement area at \$11.00 per Sqft of difference and not room count. Bedroom counts are made based on functionality no bedroom count adjustments made. Lot adjustments are based on the lot cost. Location, size and market appeal all contribute to lot value. Unless the sales and subject are all in the same development lot cost are not normally consistent from one development to another, different location and lot size can varies in value.

ADDITIONAL COMMENTS (OPTIONAL)

Reconciliation Summary

Comps 1, 2 and 3 are all given consideration in determining the opinion of market value with comp 3 being the most similar as this comp is the subject.

Appraiser Commentary Summary

 Provided by Appraiser

Subject Comments (Site, Condition, Quality)

From Page 1

Subject information obtained from County records and MLS # 1746459 subject sold 06/21/2021. Subject photos does not show any deferred maintenance

Neighborhood and Market

From Page 6

General market conditions apply. Marketing time 0-3 months. Interest rates at the present time are in the 1.75 to 3.75 percent range. The economy is continuing to rebound from disruption related to Covid-19; The housing market to date has remained strong with continued supply pressures and favorable rates. The current market favors sellers. Funding is ample.

Analysis of Prior Sales & Listings

From Page 5

No other sales history

Highest and Best Use Additional Comments

The highest and best use for the subject would be a single family home. Per zoning and use.

Subject Details

 Provided by Appraiser

Sales and Listing History

PRIOR SALES OR TRANSFERS WITHIN 3 YEARS?

Yes

Event

● Sold

Date

Jun 25, 2021

Price

\$450,000

Data Source

MLS 1746459

LISTING STATUS

Listed in Past Year

● Active

Jun 3, 2021

\$469,000

MLS 1746459

DATA SOURCE(S)

MLS

EFFECTIVE DATE

06/30/2021

SALES AND LISTING HISTORY ANALYSIS

No other sales history

Order Information

BORROWER

Catamount Properties 2018 LLC

LOAN NUMBER

45344

PROPERTY ID

30533782

ORDER ID

7384545

ORDER TRACKING ID

0622CV

TRACKING ID 1

0622CV

Legal

OWNER

AMIE BARBIERI

ZONING DESC.

Residential

ZONING CLASS

R-1-6

ZONING COMPLIANCE

Legal

LEGAL DESC.

ALL OF LOT 45, AVALON HILLS SUBDIVISION, OGDEN CITY, WEBER COUNTY, UTAH

Highest and Best Use

IS HIGHEST AND BEST USE THE PRESENT USE

Yes

PHYSICALLY POSSIBLE?

✓

FINANCIALLY FEASIBLE?

✓

LEGALLY PERMISSABLE?

✓

MOST PRODUCTIVE USE?

✓

Economic

R.E. TAXES

\$3,209

HOA FEES

N/A

PROJECT TYPE

N/A

FEMA FLOOD ZONE

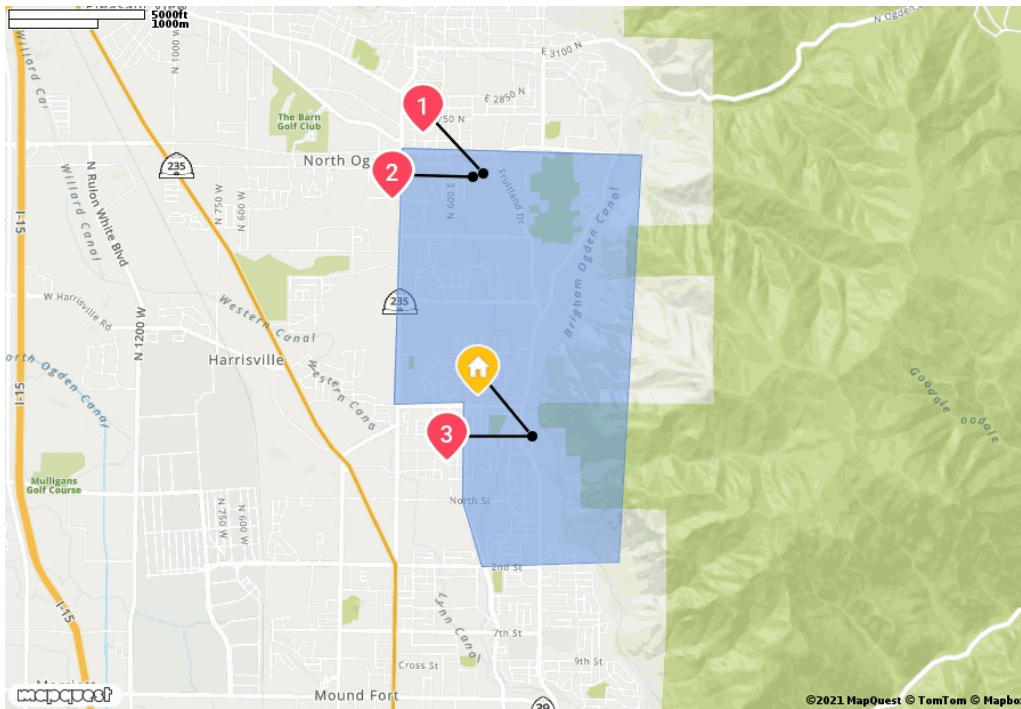
49057C0214E

FEMA SPECIAL FLOOD ZONE AREA

No

Neighborhood + Comparables

Provided by Appraiser



Sales in Last 12M

47

Months Supply

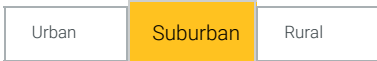
12.0

Avg Days Until Sale

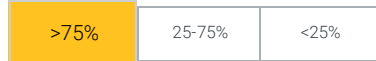
20

Subject Neighborhood as defined by the Appraiser

TYPE



BUILT-UP



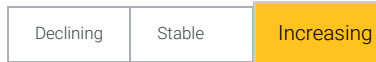
NEIGHBORHOOD & MARKET COMMENTS

General market conditions apply. Marketing time 0-3 months. Interest rates at the present time are in the 1.75 to 3.75 percent range. The economy is continuing to rebound from disruption related to Covid-19; The housing market to date has remained strong with continued supply pressures and favorable rates. The current market favors sellers. Funding is ample.

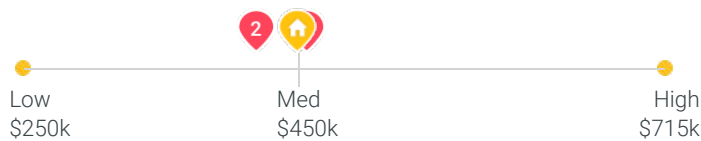
DEMAND / SUPPLY



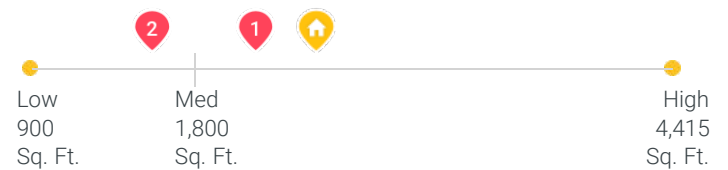
VALUES



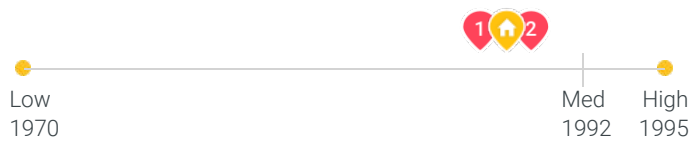
PRICE



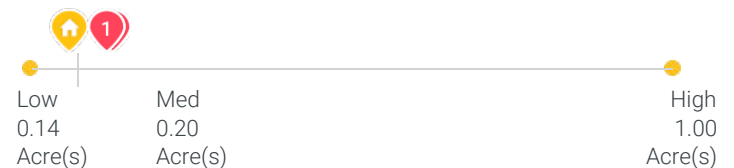
GROSS LIVING AREA



YEAR BUILT



SITE SIZE



Subject Photos



Front



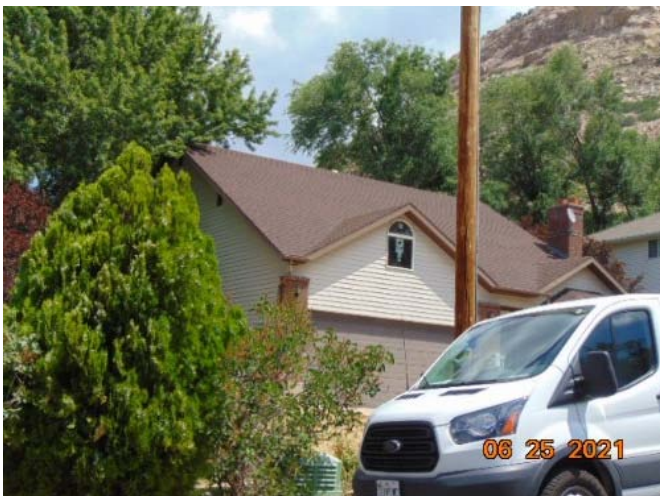
Address Verification



Address Verification



Side



Side



Street

Subject Photos



Street



Other

Comparable Photos

Provided by
Appraiser

1 2462 N 750 E
Ogden, UT 84414



Front

2 2441 N 725 E
Ogden, UT 84414



Front

3 1130 E Avalon Dr
Ogden, UT 84404



Front

Scope of Work

 Provided by
Appraiser

REPORT FORMAT:

This report has been prepared under the following USPAP reporting option: Appraisal Report. The content of this Appraisal Report has been supplemented with additional information and data about the subject property and its market, as well as the data, reasoning, and analyses that were used in the valuation process. The cost approach and income approach have been omitted from this report as they are not necessary to produce credible assignment results. If the appraiser determines that credible assignment results cannot be provided without employing either the cost or income approaches to value, this assignment will be rejected by the appraiser or the scope expanded to the extent required to produce credible assignment results in compliance with USPAP. Unless otherwise stated, the appraiser has incorporated only the Sales Comparison Approach.

PURPOSE OF THE ASSIGNMENT:

The purpose of this Appraisal Report is to determine an and the opinion of the market value for the subject property, at which it could sell in a typical exposure time for the area, considering current market conditions, the condition of the subject and necessary repairs.

SCOPE OF WORK:

This Appraisal Report was performed by a Licensed or Certified Real Estate Appraiser to estimate the market value of the subject property being evaluated as of the effective date of value stated. Clear Capital has provided the appraiser with additional preliminary data resources for consideration in the analysis, which may include: Property Inspection, MLS records, and Public Records. Although the appraiser did not physically inspect the subject property, at a minimum the appraiser has considered the results of a recent visual property inspection completed by Randy Benoit, a licensed real estate agent having completed the above referenced Property Inspection.

AT A MINIMUM, THE APPRAISER HAS:

1. considered the additional data resources provided by Clear Capital as a resource for subject property and market data/characteristics;
2. consulted and considered supplemental market data from readily available data sources;
3. estimated the market value of the subject as of the effective date of this report restricting the desktop analysis to a sales comparison approach unless this was insufficient for credible assignment results.

THE APPRAISER HAS NOT:

1. Physically inspected the subject property or any of the comparables contained within the original report(s) or comparables presented in support of the appraiser's value opinion(s).

INTENDED USE:

The intended use of this Appraisal Report is for the lender/client to evaluate the property that is the subject of this appraisal for home equity line of credit, loan funding due diligence, loan sale, loan modification or loan securitization purposes.

INTENDED USER:

The intended user of this appraisal report is the lender/client.

DEFINITION OF MARKET VALUE

Market value means the most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller each acting prudently and knowledgeably, and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby:

1. buyer and seller are typically motivated;
2. both parties are well informed or well advised, and acting in what they consider their own best interest;
3. a reasonable time is allowed for exposure in the open market;
4. payment is made in terms of cash in U.S. dollars or in terms of financial arrangements comparable thereto; and
5. the price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale.

(Source of Market Value Definition: Fannie Mae Selling Guide; Section B4-1.1-01: Definition of Market Value (04/15/2014))

SCOPE OF WORK COMMENTS

none

Assumptions, Conditions, Certifications, & Signature



EXTRAORDINARY ASSUMPTIONS

The appraiser did not perform a physical inspection, interior or exterior of the subject property or any of the comparable sales and assumes that the inspection information reported within the Property Inspection provided as well as the aerial images supplied and reviewed by the appraiser are accurate as of the effective date, unless otherwise stated. Should the information found in the Property Inspection be inaccurate, these assumptions could significantly alter the opinions and conclusions contained within this report.

EXTRAORDINARY ASSUMPTIONS AND HYPOTHETICAL CONDITIONS COMMENTS

none

STATEMENT OF ASSUMPTIONS AND LIMITED CONDITIONS:

1. The appraiser did not perform a physical inspection, interior or exterior, of the subject property or any of the comparable sales presented.
2. The physical inspection, interior or exterior, was performed by a licensed real estate professional as noted in the additional data resources provided. For the purposes of this analysis, the description of the subject and comps in the additional data resources provided for use in this analysis are assumed to be true, current and accurate unless specifically found to be otherwise.
3. The appraiser assumes no responsibility for matters of a legal nature affecting the property which is the subject of this assignment or the title thereto, nor does the appraiser render any opinion as to the title, which is assumed to be good and marketable and free from known value influencing easements, restrictions, encumbrances, leases, reservations, covenants, contracts, declarations, special assessments, ordinances or other items of a similar nature, unless otherwise noted.
4. The appraiser assumes that there are no hidden or unapparent conditions of the property, subsoil, or structures, which would render the property less valuable. The appraiser assumes no responsibility for such conditions, or for engineering which might be required to discover such factors.
5. Information, estimates, and opinions furnished to the appraiser, and contained in the additional data resources provided, were obtained from sources considered reliable and believed to be true and correct, unless stated elsewhere. If contradictory information is obtained and deemed more reliable, the appraiser will cite that source and the assumptions associated with that information.
6. Disclosure of the contents of the report is governed by USPAP and the Bylaws and Regulations of the professional appraisal organizations with which the appraiser is affiliated.
7. No change of any item in the report shall be made by anyone other than the appraiser and the appraiser shall have no responsibility for any such unauthorized change. The use of this report is limited to the named client and intended user(s) identified within this report.

LIMITING CONDITIONS COMMENTS

none

Assumptions, Conditions, Certifications, & Signature (Cont.)




I CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE AND BELIEF:

1. The statements of fact contained in this report are true and correct.
2. The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions
3. 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.
4. Unless otherwise stated below in the "Additions to Appraiser's Certification" section; I have performed no services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.
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 engagement in this assignment was not contingent upon developing or reporting predetermined results.
7. My employment and/or compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
8. My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice.
9. The appraiser relied on the additional data sources for subject property characteristics and the physical inspection information performed by Randy Benoit and did not make a personal inspection of the property that is the subject of this report.
10. I personally prepared all conclusions and opinions about the real estate that were set forth in this appraisal report. If I relied on significant real property appraisal assistance from any individual or individuals in the performance of this appraisal or the preparation of this appraisal report, I have named such individual(s) and disclosed the specific tasks performed in this appraisal report. I certify that any individual so named is qualified to perform the tasks. I have not authorized anyone to make a change to any item in this appraisal report; therefore, any change made to this appraisal is unauthorized and I will take no responsibility for it.

APPRAISER'S CERTIFICATION COMMENTS

none

SIGNATURE	NAME	EFFECTIVE DATE	DATE OF REPORT
	EkAnong Richards	06/25/2021	07/02/2021
LICENSE #	STATE	EXPIRATION	COMPANY
5499963CR00	UT	09/30/2022	Ekrhys Corp

Property Condition Inspection

Provided by
Onsite Inspector



PROPERTY TYPE	CURRENT USE	PROJECTED USE
SFR	SFR	SFR
OCCUPANCY	GATED COMMUNITY	ATTACHED TYPE
Occupied	No	Detached
PARKING TYPE	STORIES	UNITS
Built-In Garage; 2 spaces	2	1
EXTERIOR REPAIRS	INTERIOR REPAIRS	TOTAL REPAIRS
Omitted	Omitted	Omitted

Condition & Marketability

CONDITION	Response omitted due to UT appraiser regulation.		
SIGNIFICANT REPAIRS NEEDED	Response omitted due to UT appraiser regulation.		
CURRENT ZONING VIOLATIONS/ POTENTIAL ZONING CHANGES	✓	No	none are noted
SUBJECT CONFORMITY TO NEIGHBORHOOD (QUALITY, AGE, STYLE, & SIZE)	Response omitted due to UT appraiser regulation.		
AVERAGE CONDITION OF NEIGHBORING PROPERTIES	Response omitted due to UT appraiser regulation.		
BOARDED OR VACANT PROPERTIES NEAR SUBJECT	✓	No	none are noted
SUBJECT NEAR POWERLINES	✓	No	none noted
SUBJECT NEAR RAILROAD	✓	No	none noted
SUBJECT NEAR COMMERCIAL PROPERTY	✓	No	over 1 mile away
SUBJECT IN FLIGHT PATH OF AIRPORT	✓	No	not an issue
ROAD QUALITY	Response omitted due to UT appraiser regulation.		
NEGATIVE EXTERNALITIES	✓	No	none are noted.
POSITIVE EXTERNALITIES	✓	Yes	near the foothills and mountains

Agent / Broker

ELECTRONIC SIGNATURE	LICENSE #	NAME	COMPANY	INSPECTION DATE
/Randy Benoit/	5482786-AB00	Randy Benoit	Agent For Discover Realty	06/25/2021