

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	1126 E Countrywoods Circle Unit 12e, Midvale, UT 84047	Order ID	8150785	Property ID	32601326
Inspection Date	04/25/2022	Date of Report	04/26/2022		
Loan Number	49440	APN	22-20-452-094		
Borrower Name	Catamount Properties 2018 LLC	County	Salt Lake		

Tracking IDs					
Order Tracking ID	04.22.22 BPO	Tracking ID 1	04.22.22 BPO		
Tracking ID 2	--	Tracking ID 3	--		

General Conditions		Condition Comments
Owner	SCTB LLC	The subject is a 43 year old condo with a 1 car assigned covered parking. The subject has been adequately maintained as is similar to most properties in this neighborhood. The subject property appears to have been in typical condition for the location. No apparent recent updates, such as roof, windows or siding, but not signs of any significant neglect either. The exterior features and property appear generally maintained. Tax records for the year built are not accurate. The unit was built in 1979.
R. E. Taxes	\$1,152	
Assessed Value	\$163,400	
Zoning Classification	Residential	
Property Type	Condo	
Occupancy	Vacant	
Secure?	Yes	
	(Contractor box front door)	
Ownership Type	Fee Simple	
Property Condition	Average	
Estimated Exterior Repair Cost	\$0	
Estimated Interior Repair Cost	\$0	
Total Estimated Repair	\$0	
HOA	Orchard of Countrywood 801-523-9740	
Association Fees	\$195 / Month (Pool,Landscaping,Insurance,Tennis,Other: Clubhouse; Gym; Water/Sewer/Trash; Maint; Pets allowed)	
Visible From Street	Visible	
Road Type	Public	

Neighborhood & Market Data		Neighborhood Comments
Location Type	Suburban	The neighborhood is generally an established area with the majority being single family detached housing with pockets of Planned Urban Development's, multi-family, apartments and commercial. The location provides easy access to employment, recreational areas and typical suburban amenities. Market trends indicate on-going increased values during the past 6-12 months in this area due to the lower inventory and a larger buyer pool. Some homes in this area end up selling for more than list price due to multiple offer situations.
Local Economy	Improving	
Sales Prices in this Neighborhood	Low: \$260,000 High: \$315,000	
Market for this type of property	Increased 9 % in the past 6 months.	
Normal Marketing Days	<30	

Current Listings

	Subject	Listing 1 *	Listing 2	Listing 3
Street Address	1126 E Countrywoods Circle Unit 12e	1093 Countrywood Cir 20f	1261 Shadow Ridge Dr 11b	6878 Countrywoods Cir 2g
City, State	Midvale, UT	Midvale, UT	Midvale, UT	Midvale, UT
Zip Code	84047	84047	84047	84047
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.13 ¹	0.48 ¹	0.05 ¹
Property Type	Condo	Condo	Condo	Condo
Original List Price \$	\$	\$310,000	\$315,000	\$315,000
List Price \$	--	\$310,000	\$315,000	\$315,000
Original List Date		04/06/2022	04/07/2022	04/19/2022
DOM · Cumulative DOM	-- · --	18 · 20	14 · 19	6 · 7
Age (# of years)	43	43	39	43
Condition	Average	Average	Average	Average
Sales Type	--	Fair Market Value	Fair Market Value	Fair Market Value
Condo Floor Number	1	2	1	2
Location	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
View	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
Style/Design	1 Story Condo	1 Story Condo	1 Story Condo	1 Story Condo
# Units	1	1	1	1
Living Sq. Feet	702	784	817	784
Bdrm · Bths · ½ Bths	1 · 1	2 · 1	2 · 2	2 · 2
Total Room #	4	5	6	6
Garage (Style/Stalls)	Attached 1 Car	Attached 1 Car	Carport 1 Car	Attached 1 Car
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	0.01 acres	0.01 acres	0.01 acres	0.01 acres
Other	NA	NA	NA	NA

* 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.

Current Listings - Cont.

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

Listing 1 No concessions offered. Same complex. Although agent mls remarks indicate updated, this term is overused in today's market and does not necessarily reflect a better condition. MLS Remarks: Don't miss out on this amazing condo in coveted Orchard at Countrywoods development! Updated kitchen, gas fireplace, large walk in closet in Master, new furnace and AC installed in 2020, and so many amazing amenities in the complex. Amazing east side location close to shopping and very commuter friendly.

Listing 2 No concessions offered. Although agent mls remarks indicate updated, this term is overused in today's market and does not necessarily reflect a better condition. MLS Remarks: ****Multiple Offer received - No more showings**** This condo is located in the middle of the SLC Valley right in the heart of Fort Union close to all shopping, freeway access, minutes to the slopes/mtns, half way between DT SLC & Silicon Slopes, and so much more. This unit had some awesome updates within the last few years with laminate flooring throughout, new tiled master shower, fresh paint, new appliances that stay with the home and more! Come visit this private condo nestled in the back of the community on the ground floor. *This community is rental friendly, but buyers are to ensure all details with HOA/CC&R's are meet to buyers standards. Home is currently being rented out by awesome tenants who are looking to stay if possible.

Listing 3 No concessions offered. Same complex. Although agent mls remarks indicate updated, this term is overused in today's market and does not necessarily reflect a better condition. MLS Remarks:

Recent Sales

	Subject	Sold 1	Sold 2 *	Sold 3
Street Address	1126 E Countrywoods Circle Unit 12e	1259 Ridge Meadow Ln 6l	6863 Countrywoods Cir 7g	6864 Countrywoods Cir C4
City, State	Midvale, UT	Midvale, UT	Midvale, UT	Midvale, UT
Zip Code	84047	84047	84047	84047
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.44 ¹	0.09 ¹	0.08 ¹
Property Type	Condo	Condo	Condo	Condo
Original List Price \$	--	\$255,000	\$284,999	\$300,000
List Price \$	--	\$255,000	\$284,999	\$300,000
Sale Price \$	--	\$285,000	\$302,000	\$315,000
Type of Financing	--	Cash	Conventional	Cash
Date of Sale	--	03/08/2022	03/21/2022	04/01/2022
DOM · Cumulative DOM	-- · --	15 · 17	21 · 24	18 · 23
Age (# of years)	43	39	43	43
Condition	Average	Average	Good	Average
Sales Type	--	Fair Market Value	Fair Market Value	Fair Market Value
Condo Floor Number	1	3	2	2
Location	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
View	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
Style/Design	1 Story Condo	1 Story Condo	1 Story Condo	1 Story Condo
# Units	1	1	1	1
Living Sq. Feet	702	647	702	784
Bdrm · Bths · ½ Bths	1 · 1	1 · 1	1 · 1	2 · 1
Total Room #	4	4	4	5
Garage (Style/Stalls)	Attached 1 Car	Carport 1 Car	Attached 1 Car	Attached 1 Car
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	0.01 acres	0.01 acres	0.01 acres	0.01 acres
Other	NA	NA	NA	NA
Net Adjustment	--	\$0	-\$15,000	-\$10,870
Adjusted Price	--	\$285,000	\$287,000	\$304,130

* 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** No paid concessions. No adjustments. Although agent mls remarks indicate updated, this term is overused in today's market and does not necessarily reflect a better condition. MLS Remarks: This condo is about as central as you can get in the heart of Ft. Union. It features new laminate flooring, new luxury carpet, new base boards, new light fixtures, and new paint! Brand new laundry and brand new stainless steel appliances! Great views off of private balcony. Super quiet community. Community pool. hot tub, tennis court, club house, and fitness center. 1 minute from the highway, and walking distance from shopping centers, food, entertainment, etc. This home will go quick so come check it out today! (Figures provided as courtesy estimate only, Buyer to verify all.)
- Sold 2** No paid concessions. No paid concessions. Subtract \$15,000 condition. Due to lack of other similar solds, necessary to use comps that have been updated. Same complex as subject. MLS Remarks: MULTIPLE OFFERS RECEIVED. Beautiful TOP FLOOR Condo in the heart of Salt Lake. Easy access to freeway. Minutes away from ski resorts. Enjoy the balcony of the Top Floor. Walking distance to Ft Union and Union Park Center and Restaurants. Close to schools. Newly Updated. Carpet is less than a year old. Tile throughout the rest of the condo. New paint. Newer barn doors less than 2 years old. Brand New Range/Oven. Brand New Dishwasher. Newer garbage disposal. Unit has washer and dryer connections right next to the kitchen. Granite Countertops. Fridge is included. 1 Large Bedroom with Large walk-in closet. Designated covered parking in an open garage. 1 large storage unit included. RV Parking available. Unit allows long term rentals 6 month leases or longer. Pets are allowed but must be on leash at all time. Enjoy the clubhouse or outdoor pool. Community center has fitness room and hot tub. Enjoy a challenge on the tennis courts. HOA's are low at \$187 a month. Includes water, trash and sewer, snow removal, insurance and grounds maintenance. Lots of parking around.
- Sold 3** No paid concessions. Same complex as subject. Subtract \$2870 sq ft, \$8000 bed count. Although agent mls remarks indicate updated, this term is overused in today's market and does not necessarily reflect a better condition. MLS Remarks: NO MORE SHOWINGS, MULTIPLE OFFERS Beautiful Turn Key condo located in highly desirable area. This property has newer flooring, trim, painting, cabinets, kitchen, countertops, and much more. Complex has great amenities including RV parking, covered parking, club house, tennis courts, pool! Come and see.

Subject Sales & Listing History

Current Listing Status	Not Currently Listed			Listing History Comments			
Listing Agency/Firm				Home listed 4/12/22 at \$260,000; placed under contract on 4/13/22; sold CASH for \$260,000 on 4/19/22. Listing history from MLS uploaded for review.			
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

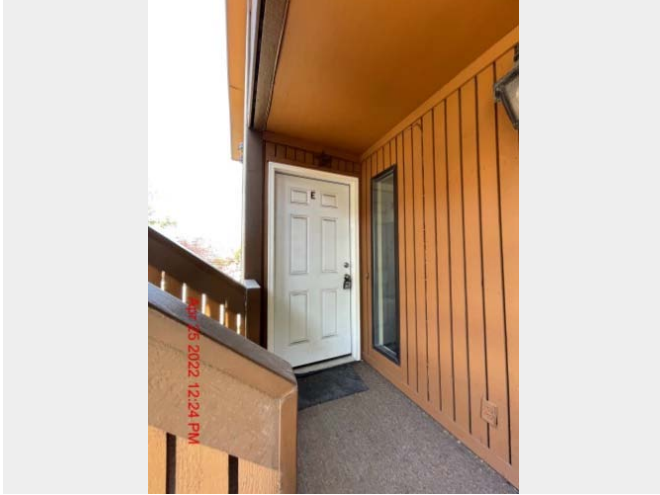
Marketing Strategy

	As Is Price	Repaired Price
Suggested List Price	\$290,900	\$290,900
Sales Price	\$290,000	\$290,000
30 Day Price	\$290,000	--
Comments Regarding Pricing Strategy		
Pricing is based on recent sold comps minus paid concessions and taking into consideration current active listings. In today's market it is common for buyers to agree to pay over list price and cover the difference between appraised value and offer price in cash at closing.		

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



Front



Front



Address Verification



Side



Side

Subject Photos



Street



Street



Street

Listing Photos

L1 1093 Countrywood Cir 20F
Midvale, UT 84047



Front

L2 1261 Shadow Ridge Dr 11B
Midvale, UT 84047



Front

L3 6878 Countrywoods Cir 2G
Midvale, UT 84047



Front

Sales Photos

S1 1259 Ridge Meadow Ln 6L
Midvale, UT 84047



Front

S2 6863 Countrywoods Cir 7G
Midvale, UT 84047



Front

S3 6864 Countrywoods Cir C4
Midvale, UT 84047



Front

ClearMaps Addendum

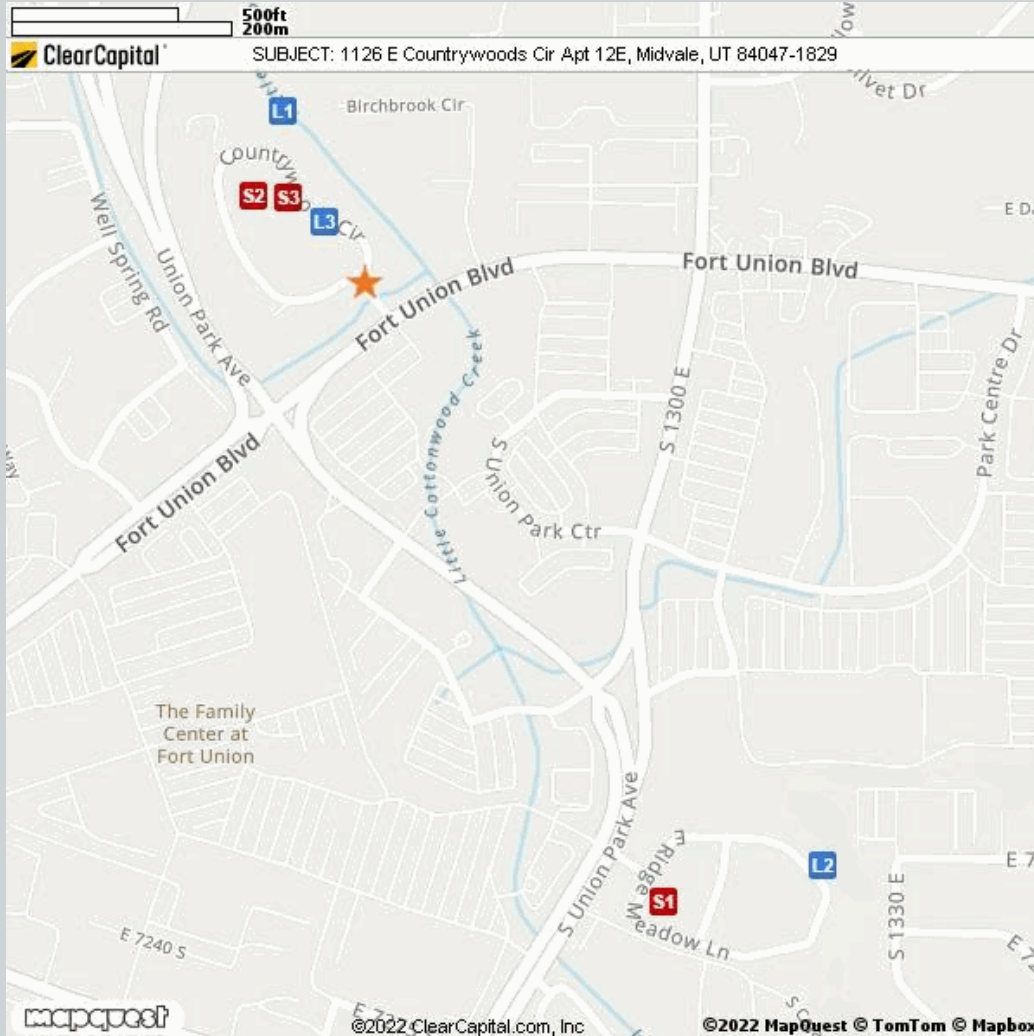
Address ★ 1126 E Countrywoods Circle Unit 12e, Midvale, UT 84047

Loan Number 49440

Suggested List \$290,900

Suggested Repaired \$290,900

Sale \$290,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	1126 E Countrywoods Circle Unit 12e, Midvale, UT 84047	--	Parcel Match
L1 Listing 1	1093 Countrywood Cir 20f, Midvale, UT 84047	0.13 Miles ¹	Parcel Match
L2 Listing 2	1261 Shadow Ridge Dr 11b, Midvale, UT 84047	0.48 Miles ¹	Parcel Match
L3 Listing 3	6878 Countrywoods Cir 2g, Midvale, UT 84047	0.05 Miles ¹	Parcel Match
S1 Sold 1	1259 Ridge Meadow Ln 6l, Midvale, UT 84047	0.44 Miles ¹	Parcel Match
S2 Sold 2	6863 Countrywoods Cir 7g, Midvale, UT 84047	0.09 Miles ¹	Parcel Match
S3 Sold 3	6864 Countrywoods Cir C4, Midvale, UT 84047	0.08 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	Robyn Moody	Company/Brokerage	Salt Lake REO w/Realtypath South Valley
License No	6238053-SA00	Address	8962 S Duck Ridge Way West Jordan UT 84081
License Expiration	06/30/2022	License State	UT
Phone	8015668288	Email	Robyn@SaltLakeREO.com
Broker Distance to Subject	9.68 miles	Date Signed	04/26/2022

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.