

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	4856 W 3145 S, Salt Lake City, UT 84120	Order ID	8222059	Property ID	32785587
Inspection Date	05/24/2022	Date of Report	05/24/2022		
Loan Number	49986	APN	14-25-429-006		
Borrower Name	Catamount Properties 2018 LLC	County	Salt Lake		

Tracking IDs					
Order Tracking ID	05.23.22_BPO	Tracking ID 1	05.23.22_BPO		
Tracking ID 2	--	Tracking ID 3	--		

General Conditions

Owner	Larabee, Robert F & Ila K	Condition Comments	
R. E. Taxes	\$2,591	<p>The subject is a 45 year old split entry home with a finished basement and attached 2 car garage. 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.</p>	
Assessed Value	\$341,100		
Zoning Classification	Residential		
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	Improving	<p>The neighborhood is generally an established area with the majority being single family detached housing. The location provides easy access to employment, recreational areas and typical suburban amenities. Only 4 recently sold and no current active listing in subject's area. Current market has a very high demand and low supply making comps very limited. Due to the lack of comps, it was necessary to expand search outside a normal market threshold. Used the absolute best and most similar.</p>	
Sales Prices in this Neighborhood	Low: \$435,000 High: \$520,000		
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	4856 W 3145 S	5188 Day Park Drive	4780 Roundtable Circle	4012 Durrans Lane
City, State	Salt Lake City, UT	West Valley City, UT	West Valley City, UT	West Valley City, UT
Zip Code	84120	84120	84120	84120
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.95 ¹	0.33 ¹	1.49 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$480,000	\$525,000	\$529,000
List Price \$	--	\$480,000	\$525,000	\$529,000
Original List Date		05/21/2022	04/27/2022	04/28/2022
DOM · Cumulative DOM	-- · --	3 · 3	19 · 27	21 · 26
Age (# of years)	45	43	36	36
Condition	Average	Average	Average	Good
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 Split Entry	1.5 Stories Tri-Multi/Level	1.5 Stories Tri-Multi/Level	1.5 Stories Tri-Multi/Level
# Units	1	1	1	1
Living Sq. Feet	1,234	1,696	2,034	1,820
Bdrm · Bths · ½ Bths	2 · 2	3 · 2 · 1	4 · 1	4 · 2
Total Room #	7	9	8	9
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)	95%	100%	100%	100%
Basement Sq. Ft.	1,125	600	588	500
Pool/Spa	--	--	--	--
Lot Size	0.17 acres	0.23 acres	0.19 acres	0.18 acres
Other	Fence; Fireplace; Patio	Fence; Fireplace; Patio	Fence; Fireplace; Deck; Patio	Fence; Patio

* 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. Basement has 2 beds & den. Lack of active inventory, necessary to expand search outside normal criteria. MLS Remarks:
- Listing 2** No concessions offered. Basement has 1 bed, 1 bath & family room. Lack of active inventory, necessary to expand search outside normal criteria. MLS Remarks: This gorgeous 2600+ sq. ft. 5 bed home (5th bedroom is a sunroom can be used as a bedroom/office) boasts vaulted ceilings in living and kitchen, a massive family room and separate dining area, a light and bright kitchen with gas Boche stove, a huge master suite with the closet of your dreams, a grand soaking tub, and newly installed laminate flooring. Home has a large concrete crawl space that goes underneath the kitchen and living room, a bonus 200 sq. ft. shed with electricity that could be turned into a she-shed, or a transformed into a tiny home, and an RV pad! Parking is abundant!! The dream backyard is already planted with 3 container gardens, plants include heirloom tomatoes, kale, mixed greens, green and hot peppers, onions, sage, thyme, rosemary, several varieties of mint, and Italian parsley! Home comes with an incredible compost that is creating nutrient rich soil, and the yard is all organic, the owners have never used pesticides. Home is walking distance from one of the top charter schools in the area, Monticello Academy, K-8 (the school prioritizes students who live in the area), and a wonderful walking path that weaves through Stonebridge golf course, where you pass canals and fishing pond! Roof is less than 5 years old and the main furnaces was replaced within the last year.
- Listing 3** No concessions offered. Basement has 2 beds and den. Lack of active inventory, necessary to expand search outside normal criteria. MLS Remarks: Welcome home to beautiful Day Park Dr where you'll enjoy this spacious and recently updated home. It has a new roof, new paint, new carpet, new bathroom vanities, new faucets and new toilets. It's light and bright and a wonderful place to call home at the end of the day, or better yet, a wonderful place to work from home too! You'll be happy to find that every room in the house is generously sized. And with five bedrooms, 3 bathrooms, 2 family rooms and a den/flex space, on a total of 4 levels, you've got plenty of options. Not to mention the large dining room adjacent to the kitchen with sliding glass doors out to the backyard. Outside you'll love the very tall, mature pine trees that shade the backyard. Have lots of outdoor toys and equipment? No problem! The giant RV parking pad extends two cars wide and passes beyond the double gate into the backyard. Speaking of the backyard, it's huge! Newly poured concrete stairs leading down to the newly poured patio offer a nice place to barbeque and gather in the back. The home's large corner lot is right across from Fassio Farm Park and you can buy fresh eggs just down the street! It's a great home and a great area to call home!

Recent Sales

	Subject	Sold 1	Sold 2 *	Sold 3
Street Address	4856 W 3145 S	3439 Squirewood Circle	4196 W 3100 S	4489 W 3240 S
City, State	Salt Lake City, UT	West Valley City, UT	West Valley City, UT	West Valley City, UT
Zip Code	84120	84120	84120	84120
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.44 ¹	0.83 ¹	0.47 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$429,900	\$450,000	\$525,000
List Price \$	--	\$429,900	\$450,000	\$525,000
Sale Price \$	--	\$435,000	\$485,000	\$520,000
Type of Financing	--	Fha	Fha	Conventional
Date of Sale	--	03/09/2022	03/21/2022	03/23/2022
DOM · Cumulative DOM	-- · --	89 · 92	26 · 30	40 · 47
Age (# of years)	45	49	53	50
Condition	Average	Average	Average	Good
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 Split Entry	1 Story Split Entry	1 Story Split Entry	1 Story Split Entry
# Units	1	1	1	1
Living Sq. Feet	1,234	1,398	1,327	1,210
Bdrm · Bths · ½ Bths	2 · 2	1 · 1 · 1	1 · 1	3 · 1 · 1
Total Room #	7	5	4	8
Garage (Style/Stalls)	Attached 2 Car(s)	Attached 2 Car(s)	Detached 4 Car(s)	Attached 2 Car(s)
Basement (Yes/No)	Yes	Yes	Yes	Yes
Basement (% Fin)	95%	100%	100%	100%
Basement Sq. Ft.	1125	1,070	1,326	1,210
Pool/Spa	--	--	--	--
Lot Size	0.17 acres	0.18 acres	0.18 acres	0.17 acres
Other	Fence; Fireplace; Patio	Fence; Fireplace; Deck	Fence; Deck	Fence; Deck; Fireplace
Net Adjustment	--	+\$5,635	-\$6,280	-\$33,125
Adjusted Price	--	\$440,635	\$478,720	\$486,875

* 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. Basement has 3 beds, 1 bath. Add \$8000 bed count, \$6500 full bath count, \$1375 bsmt sq ft; Subtract \$5740 sq ft up, \$4500 1/2 bath count. Lack of comp, necessary to expand search. MLS Remarks: Large west facing split entry style home in a nice culdesac. Large family room features tall ceilings and a tall stone gas fireplace. Living room has a beautiful dry bar for entertaining. Large deck extends to both sides of the yard. Won't last long at this price.
- Sold 2** \$2500 pd conc. Basement has 2 bed, 1 bath & family room. Add \$8000 bed count, \$6500 bath count; Subtract \$2500 pd conc, \$3255 sq ft up, \$10,000 more garage stalls, \$5025 bsmt sq ft. Lack of comp, necessary to expand search. MLS Remarks: MULTIPLE OFFERS - NO MORE SHOWINGS This home feels surprisingly big inside! The back of the home has a nice sized addition. The master bedroom and closet are huge and have lots of natural light. The basement has it's own entrance, a very large family room, second kitchen and more. The home is south facing which is of course optimum in the wintertime. The backyard has a large deck, 3 sheds and a detached second garage with 220 power. The back garage is NOT good for cars, however it is very large, and could easily store ATVs, motorcycles, shop equipment, etc. Fiber internet available. Agents please advise clients of agent remarks.
- Sold 3** No pd conc. Basement has 1 bed, 1 bath, family room and den. Add \$6500 full bath count; Subtract \$25,000 condition, \$8000 bed count, \$4500 1/2 bath count, \$2125 bsmt sq ft. Lack of comp, necessary to expand search. MLS Remarks: Beautifully remodeled house in great West Valley neighborhood. New carpet, paint, windows, kitchen cabinets, Quartz countertops, and more. Great floor plan with Mother in Law apartment in basement. Separate entrance in basement. Will not last long. Square footage figures are provided as a courtesy estimate only and were obtained from previous listing . Buyer is advised to obtain an independent measurement.

Subject Sales & Listing History

Current Listing Status	Not Currently Listed			Listing History Comments			
Listing Agency/Firm				No prior listing history.			
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	\$480,900	\$480,900
Sales Price	\$480,000	\$480,000
30 Day Price	\$480,000	--
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. Quick Sale Price and AS Is Sale. Price are very similar as most homes go under contract within the first week on the market and tend to sell within 30 days of the list date.		

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



Street

Listing Photos

L1 5188 Day Park Drive
West Valley City, UT 84120



Front

L2 4780 Roundtable Circle
West Valley City, UT 84120



Front

L3 4012 Durrans Lane
West Valley City, UT 84120



Front

Sales Photos

S1 3439 Squirewood Circle
West Valley City, UT 84120



Front

S2 4196 W 3100 S
West Valley City, UT 84120



Front

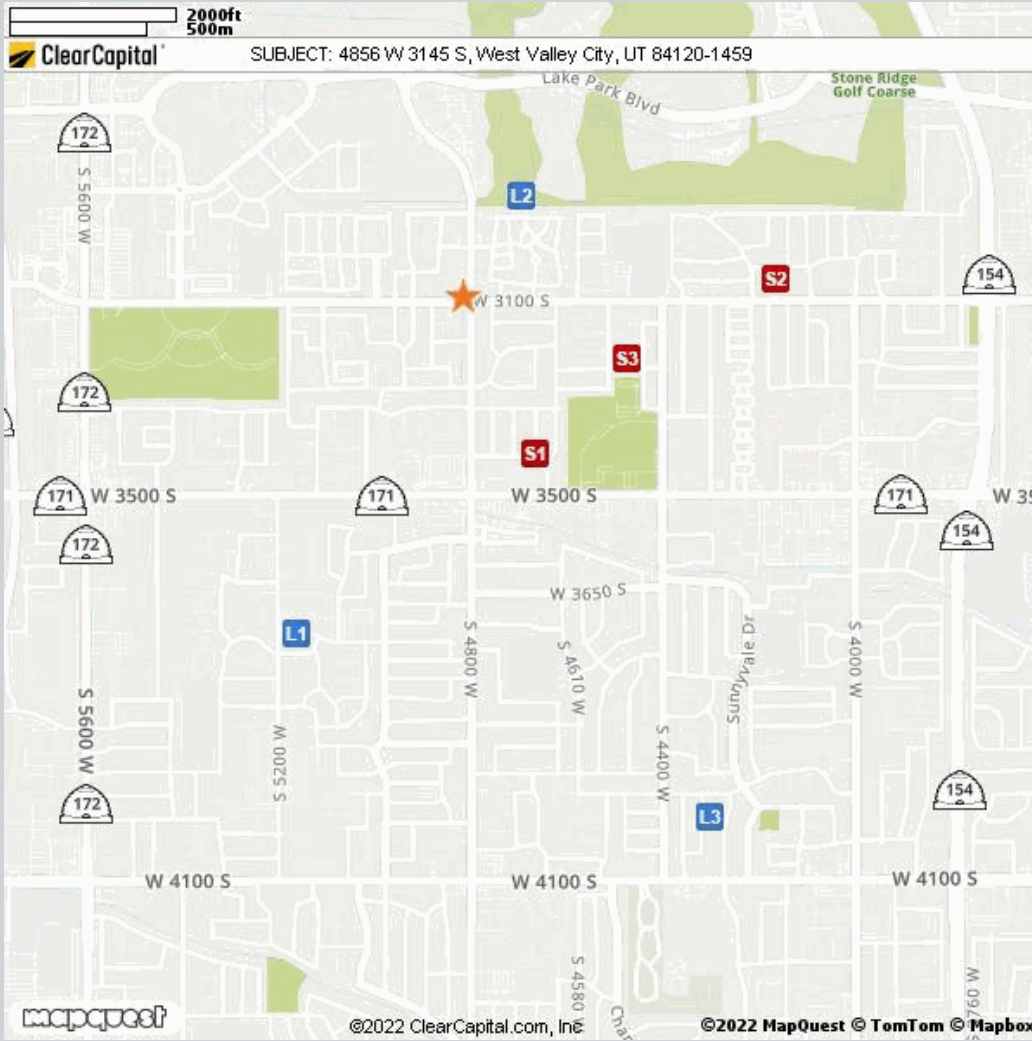
S3 4489 W 3240 S
West Valley City, UT 84120



Front

ClearMaps Addendum

Address ★ 4856 W 3145 S, Salt Lake City, UT 84120
Loan Number 49986 **Suggested List** \$480,900 **Suggested Repaired** \$480,900 **Sale** \$480,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	4856 W 3145 S, Salt Lake City, UT 84120	--	Parcel Match
L1 Listing 1	5188 Day Park Drive, West Valley City, UT 84120	0.95 Miles ¹	Parcel Match
L2 Listing 2	4780 Roundtable Circle, West Valley City, UT 84120	0.33 Miles ¹	Street Centerline Match
L3 Listing 3	4012 Durrans Lane, West Valley City, UT 84120	1.49 Miles ¹	Parcel Match
S1 Sold 1	3439 Squirewood Circle, West Valley City, UT 84120	0.44 Miles ¹	Parcel Match
S2 Sold 2	4196 W 3100 S, West Valley City, UT 84120	0.83 Miles ¹	Parcel Match
S3 Sold 3	4489 W 3240 S, West Valley City, UT 84120	0.47 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	8.07 miles	Date Signed	05/24/2022

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.