

APPRAISAL OF



LOCATED AT:

809 W 3800 S
Riverdale, UT 84405

FOR:

Wedgewood Inc
2015 Manhattan Beach Blvd Suite 100
Redondo Beach, CA, 90278

BORROWER:

Catamount Properties 2018 LLC

AS OF:

May 24, 2022

BY:

Brad Turner

Clear Capital
Wedgewood Inc
2015 Manhattan Beach Blvd Suite 100
Redondo Beach, CA, 90278

File Number: 11cc052

In accordance with your request, I have appraised the real property at:

809 W 3800 S
Riverdale, UT 84405

The purpose of this appraisal is to develop an opinion of the market value of the subject property, as improved. The property rights appraised are the fee simple interest in the site and improvements.

In my opinion, the market value of the property as of May 24, 2022 is:

\$495,000
Four Hundred Ninety-Five Thousand Dollars

The attached report contains the description, analysis and supportive data for the conclusions, final opinion of value, descriptive photographs, limiting conditions and appropriate certifications.



Brad Turner

Exterior-Only Inspection Residential Appraisal Report

File No. 11cc052

The purpose of this summary appraisal report is to provide the lender/client with an accurate, and adequately supported, opinion of the market value of the subject property.

Property Address 809 W 3800 S	City Riverdale	State UT Zip Code 84405
Borrower Catamount Properties 2018 LLC	Owner of Public Record Michael/Stevie Martin	County Weber
Legal Description All of Lot 29 River Valley Subdivision #7 Riverdale City		
Assessor's Parcel # 05-151-0013	Tax Year 2021	R.E. Taxes \$ 1,684
Neighborhood Name Riverdale	Map Reference 7160	Census Tract 2105.11
Occupant <input checked="" type="checkbox"/> Owner <input type="checkbox"/> Tenant <input type="checkbox"/> Vacant	Special Assessments \$ 0	<input type="checkbox"/> PUD HOA \$ 0 <input type="checkbox"/> per year <input type="checkbox"/> per month
Property Rights Appraised <input checked="" type="checkbox"/> Fee Simple <input type="checkbox"/> Leasehold <input type="checkbox"/> Other (describe)		
Assignment Type <input type="checkbox"/> Purchase Transaction <input type="checkbox"/> Refinance Transaction <input checked="" type="checkbox"/> Other (describe) Servicing		
Lender/Client Wedgewood Inc Address 2015 Manhattan Beach Blvd Suite 100, Redondo Beach, CA 90278		
Is the subject property currently offered for sale or has it been offered for sale in the twelve months prior to the effective date of this appraisal? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		
Report data source(s) used, offering price(s), and date(s). DOM 20;The subject was listed 04/07/2022 for \$515,000 MLS#1801827 and sold 05/20/2022 for \$475,000 The URE.com shows no other listing in the past three years		

I <input checked="" type="checkbox"/> did <input type="checkbox"/> did not analyze the contract for sale for the subject purchase transaction. Explain the results of the analysis of the contract for sale or why the analysis was not performed.
Contract Price \$ _____ Date of Contract _____ Is the property seller the owner of public record? <input type="checkbox"/> Yes <input type="checkbox"/> No Data Source(s) _____
Is there any financial assistance (loan charges, sale concessions, gift or downpayment assistance, etc.) to be paid by any party on behalf of the borrower? <input type="checkbox"/> Yes <input type="checkbox"/> No
If Yes, report the total dollar amount and describe the items to be paid. _____

Note: Race and the racial composition of the neighborhood are not appraisal factors.

Neighborhood Characteristics	One-Unit Housing Trends	One-Unit Housing	Present Land Use %
Location <input type="checkbox"/> Urban <input checked="" type="checkbox"/> Suburban <input type="checkbox"/> Rural	Property Values <input checked="" type="checkbox"/> Increasing <input type="checkbox"/> Stable <input type="checkbox"/> Declining	PRICE _____ AGE _____	One-Unit 80% %
Built-Up <input type="checkbox"/> Over 75% <input checked="" type="checkbox"/> 25-75% <input type="checkbox"/> Under 25%	Demand/Supply <input checked="" type="checkbox"/> Shortage <input type="checkbox"/> In Balance <input type="checkbox"/> Over Supply	\$(000) _____ (yrs) _____	2-4 Unit 1% %
Growth <input type="checkbox"/> Rapid <input checked="" type="checkbox"/> Stable <input type="checkbox"/> Slow	Marketing Time <input checked="" type="checkbox"/> Under 3 mths <input type="checkbox"/> 3-6 mths <input type="checkbox"/> Over 6 mths	250 Low 0	Multi-Family 2% %
Neighborhood Boundaries The neighborhood runs from 3600 South on the north to I-84 on the south and from I-15 on the west to the bluff 600 W on the east		725 High 70	Commercial 15% %
Neighborhood Description The neighborhood is comprised of a variety of home styles and ages with some newer subdivisions along with some older subdivisions with a large amount of commercial development on Riverdale Road with all levels of schools within a five mile radius and neighborhood shopping within the neighborhood boundaries and access to major traffic arteries located nearby		445 Pred. 40	Other Vacant 2% %
Market Conditions (including support for the above conclusions) See Attached Addendum.			

Dimensions See attached plat map	Area 10454 sf	Shape Rectangular	View N;Res;Res
Specific Zoning Classification R1-8 Zoning Description Single Family Residential			
Zoning Compliance <input checked="" type="checkbox"/> Legal <input type="checkbox"/> Legal Nonconforming (Grandfathered Use) <input type="checkbox"/> No Zoning <input type="checkbox"/> Illegal (describe)			
Is the highest and best use of the subject property as improved (or as proposed per plans and specifications) the present use? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If No, describe. _____			
Utilities	Public	Other (describe)	
Electricity	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Water
Gas	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Sanitary Sewer
			Public
			Other (describe)
			Off-site Improvements—Type
			Public
			Private
			Street Asphalt
			Alley None
FEMA Special Flood Hazard Area <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No FEMA Flood Zone X FEMA Map # 49057C0428E FEMA Map Date 12/16/2005			
Are the utilities and off-site improvements typical for the market area? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If No, describe. _____			
Are there any adverse site conditions or external factors (easements, encroachments, environmental conditions, land uses, etc.)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, describe. _____			

Source(s) Used for Physical Characteristics of Property <input type="checkbox"/> Appraisal Files <input type="checkbox"/> MLS <input checked="" type="checkbox"/> Assessment and Tax Records <input type="checkbox"/> Prior Inspection <input type="checkbox"/> Property Owner				
<input type="checkbox"/> Other (describe)				
Data Source(s) for Gross Living Area Weber County Recorder				
GENERAL DESCRIPTION	GENERAL DESCRIPTION	Heating / Cooling	Amenities	Car Storage
Units <input checked="" type="checkbox"/> One <input type="checkbox"/> One with Accessory Unit	<input type="checkbox"/> Concrete Slab <input type="checkbox"/> Crawl Space	<input checked="" type="checkbox"/> FWA <input type="checkbox"/> HWBB	<input checked="" type="checkbox"/> Fireplace(s) # 1	<input type="checkbox"/> None
# of Stories 1	<input checked="" type="checkbox"/> Full Basement <input checked="" type="checkbox"/> Finished	<input type="checkbox"/> Radiant	<input type="checkbox"/> WoodStove(s) # 0	<input checked="" type="checkbox"/> Driveway # of Cars 2
Type <input checked="" type="checkbox"/> Det. <input type="checkbox"/> Att. <input type="checkbox"/> S-Det./End Unit	<input type="checkbox"/> Partial Basement <input type="checkbox"/> Finished	<input type="checkbox"/> Other	<input checked="" type="checkbox"/> Patio/Deck Pat	Driveway Surface Concrete
<input checked="" type="checkbox"/> Existing <input type="checkbox"/> Proposed <input type="checkbox"/> Under Const.	Exterior Walls Brk/Alm	Fuel Gas	<input checked="" type="checkbox"/> Porch Cv	<input checked="" type="checkbox"/> Garage # of Cars 2
Design (Style) Rambler	Roof Surface Asphalt	<input checked="" type="checkbox"/> Central Air Conditioning	<input type="checkbox"/> Pool None	<input type="checkbox"/> Carport # of Cars 0
Year Built 1972	Gutters & Downspouts Alum	<input type="checkbox"/> Individual	<input checked="" type="checkbox"/> Fence Full	<input checked="" type="checkbox"/> Attached <input type="checkbox"/> Detached
Effective Age (Yrs) 30	Window Type Alum	<input type="checkbox"/> Other	<input type="checkbox"/> Other None	<input type="checkbox"/> Built-in
Appliances <input type="checkbox"/> Refrigerator <input checked="" type="checkbox"/> Range/Oven <input checked="" type="checkbox"/> Dishwasher <input type="checkbox"/> Disposal <input type="checkbox"/> Microwave <input type="checkbox"/> Washer/Dryer <input type="checkbox"/> Other (describe)				
Finished area above grade contains: 4 Rooms 2 Bedrooms 2.0 Bath(s) 1,244 Square Feet of Gross Living Area Above Grade				
Additional features (special energy efficient items, etc.) Vinyl windows-features of the home are listed below.				

Describe the condition of the property and data source(s) (including apparent needed repairs, deterioration, renovations, remodeling, etc.). C3;The photos from the mls show a large amount of updating that has been completed on the interior of the subject
Are there any apparent physical deficiencies or adverse conditions that affect the livability, soundness, or structural integrity of the property? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, describe. _____
Does the property generally conform to the neighborhood (functional utility, style, condition, use, construction, etc.)? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If No, describe. _____

Exterior-Only Inspection Residential Appraisal Report

File No. 11cc052

There are **4** comparable properties currently offered for sale in the subject neighborhood ranging in price from \$ **389000** to \$ **525000**
 There are **21** comparable sales in the subject neighborhood within the past twelve months ranging in sale price from \$ **370000** to \$ **578900**

FEATURE	SUBJECT	COMPARABLE SALE NO. 1		COMPARABLE SALE NO. 2		COMPARABLE SALE NO. 3	
809 W 3800 S Address Riverdale, UT 84405		1120 W 4250 S Riverdale, UT 84405		4176 S 1100 W Riverdale, UT 84405		4588 S 1100 W Riverdale, UT 84405-3922	
Proximity to Subject		0.62 miles SW		0.50 miles SW		1.01 miles SW	
Sale Price	\$	\$ 567,500		\$ 548,000		\$ 400,000	
Sale Price/Gross Liv. Area	\$ 0.00 sq. ft.	\$ 353.36 sq. ft.		\$ 374.57 sq. ft.		\$ 332.50 sq. ft.	
Data Source(s)		WFMLS#1793349;DOM 4		WFMLS#1789817;DOM 1		WFMLS#1782407;DOM 7	
Verification Source(s)		Weber County/Inspection		Weber County Recorder		Weber County Recorder	
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+(-) \$ Adjustment	DESCRIPTION	+(-) \$ Adjustment	DESCRIPTION	+(-) \$ Adjustment
Sale or Financing Concessions		ArmLth Conv;0		ArmLth Conv;650	-650	ArmLth VA;0	
Date of Sale/Time		s03/22;c02/22		s02/22;c02/22		s01/22;c12/21	
Location	N;Res;Res	N;Res;Res		N;Res;Res		N;Res;Res	
Leasehold/Fee Simple	Fee Simple	Fee Simple		Fee Simple		Fee Simple	
Site	10454 sf	13939 sf		9583 sf		10454 sf	
View	N;Res;Res	N;Res;Res		N;Res;Res		N;Res;Res	
Design (Style)	DT1;Rambler	DT1;Rambler		DT1;Rambler		DT1;SplEnt	
Quality of Construction	Q4	Q4		Q4		Q4	
Actual Age	50	45		25		45	
Condition	C3	C3		C3		C4	
Above Grade		Total Bdrms Baths		Total Bdrms Baths		Total Bdrms Baths	
Room Count	4 2 2.0	5 3 2.0	-2,000	5 3 2.0	-2,000	5 3 1.0	-2,000
Gross Living Area	60 1,244 sq. ft.	1,606 sq. ft.	-21,700	1,463 sq. ft.	-13,100	1,203 sq. ft.	2,500
Basement & Finished Rooms Below Grade	1244sf1244sfin 1rr2br1.0ba1o	1440sf1368sfo 1rr2br1.0ba1o	-2,000 -3,700	1443sf1298sfin 1rr2br1.0ba1o	-2,000 -1,600	550sf550sfin 0rr1br1.0ba0o	6,900 20,800
Functional Utility	Average	Average		Average		Average	
Heating/Cooling	GFWA/CAC	GFWA/CAC		GFWA/CAC		GFWA/CAC	
Energy Efficient Items	Storm Wind	Storm Wind		Storm Wind		Storm Wind	
Garage/Carport	2ga2dw	2ga2dw		2ga2dw		2gbi2dw	
Porch/Patio/Deck	Patio	Pat/SnRm		Patio/Deck		Deck	
	1-Fireplace	2-Fireplace		1-Fireplace		2-Fireplace	
	Appliances	Appliances		Appliances		Appliances	
	Ldsc	Ldsc		Ldsc		Ldsc	
Net Adjustment (Total)		<input type="checkbox"/> + <input checked="" type="checkbox"/> -	\$ 40,400	<input type="checkbox"/> + <input checked="" type="checkbox"/> -	\$ 33,850	<input checked="" type="checkbox"/> + <input type="checkbox"/> -	\$ 43,200
Adjusted Sale Price of Comparables		Net Adj. -7.1% Gross Adj. 7.1%	\$ 527,100	Net Adj. -6.2% Gross Adj. 6.2%	\$ 514,150	Net Adj. 10.8% Gross Adj. 12.8%	\$ 443,200

SALES COMPARISON APPROACH

I did did not research the sale or transfer history of the subject property and comparable sales. If not, explain _____

My research did did not reveal any prior sales or transfers of the subject property for the three years prior to the effective date of this appraisal.

Data source(s) **MLS**

My research did did not reveal any prior sales or transfers of the comparable sales for the year prior to the date of sale of the comparable sale.

Data source(s) **MLS**

Report the results of the research and analysis of the prior sale or transfer history of the subject property and comparable sales (report additional prior sales on page 3).

ITEM	SUBJECT	COMPARABLE SALE NO. 1		COMPARABLE SALE NO. 2		COMPARABLE SALE NO. 3	
Date of Prior Sale/Transfer	05/20/2022						
Price of Prior Sale/Transfer	475000						
Data Source(s)	URE#1801827	WFMLS		WFMLS		WFMLS	
Effective Date of Data Source(s)	05/25/2022	05/25/2022		05/25/2022		05/25/2022	

Analysis of prior sale or transfer history of the subject property and comparable sales **The subject sold this month in a cash sale**

Summary of Sales Comparison Approach. **See Attached Addendum.**

Indicated Value by Sales Comparison Approach \$ **495,000**

Indicated Value by: Sales Comparison Approach \$495,000 Cost Approach (if developed) \$ 0 Income Approach (if developed) \$ 0

The cost approach was not developed. The market approach indicates \$495,000. There is insufficient information available to determine a value via the income approach. The most weight has been given to the market approach.

RECONCILIATION

This appraisal is made "as is," subject to completion per plans and specifications on the basis of a hypothetical condition that the improvements have been completed, subject to the following repairs or alterations on the basis of a hypothetical condition that the repairs or alterations have been completed, or subject to the following required inspection based on the extraordinary assumption that the condition or deficiency does not require alteration or repair: **The subject is appraised in its "as is" condition**

Based on a visual inspection of the exterior areas of the subject property from at least the street, defined scope of work, statement of assumptions and limiting conditions, and appraiser's certification, my (our) opinion of the market value, as defined, of the real property that is the subject of this report is \$ **495,000** as of **05/24/2022**, which is the date of inspection and the effective date of this appraisal.

ADDITIONAL COMMENTS

COST APPROACH

INCOME

PUD INFORMATION

COST APPROACH TO VALUE (not required by Fannie Mae)

Provide adequate information for the lender/client to replicate the below cost figures and calculations.

Support for the opinion of site value (summary of comparable land sales or other methods for estimating site value) _____

ESTIMATED <input type="checkbox"/> REPRODUCTION OR <input type="checkbox"/> REPLACEMENT COST NEW	OPINION OF SITE VALUE = \$		
Source of cost data	Dwelling	1,244 Sq. Ft. @ \$ = \$ 0
Quality rating from cost service	Effective date of cost data	Bsmt: 1148	Sq. Ft. @ \$ = \$ 0
Comments on Cost Approach (gross living area calculations, depreciation, etc.)			
	Garage/Carport	Sq. Ft. @ \$ = \$ 0
	Total Estimate of Cost-New = \$ 0		
	Less 50 Physical	Functional	External
	Depreciation = \$ (0)		
	Depreciated Cost of Improvements = \$ 0		
	"As-is" Value of Site Improvements = \$		
Estimated Remaining Economic Life (HUD and VA only)	20 Years	INDICATED VALUE BY COST APPROACH = \$	

INCOME APPROACH TO VALUE (not required by Fannie Mae)

Estimated Monthly Market Rent \$ _____ X Gross Rent Multiplier = \$ 0 Indicated Value by Income Approach

Summary of Income Approach (including support for market rent and GRM) _____

PROJECT INFORMATION FOR PUDs (if applicable)

Is the developer/builder in control of the Homeowners' Association (HOA)? Yes No Unit type(s) Detached Attached

Provide the following information for PUDs ONLY if the developer/builder is in control of the HOA and the subject property is an attached dwelling unit.

Legal name of project _____

Total number of phases _____ Total number of units _____ Total number of units sold _____

Total number of units rented _____ Total number of units for sale _____ Data source(s) _____

Was the project created by the conversion of an existing building(s) into a PUD? Yes No If Yes, date of conversion. _____

Does the project contain any multi-dwelling units? Yes No Data source(s) _____

Are the units, common elements, and recreation facilities complete? Yes No If No, describe the status of completion. _____

Are the common elements leased to or by the Homeowners' Association? Yes No If Yes, describe the rental terms and options. _____

Describe common elements and recreational facilities. _____

This report form is designed to report an appraisal of a one-unit property or a one-unit property with an accessory unit; including a unit in a planned unit development (PUD). This report form is not designed to report an appraisal of a manufactured home or a unit in a condominium or cooperative project.

This appraisal report is subject to the following scope of work, intended use, intended user, definition of market value, statement of assumptions and limiting conditions, and certifications. Modifications, additions, or deletions to the intended use, intended user, definition of market value, or assumptions and limiting conditions are not permitted. The appraiser may expand the scope of work to include any additional research or analysis necessary based on the complexity of this appraisal assignment. Modifications or deletions to the certifications are also not permitted. However, additional certifications that do not constitute material alterations to this appraisal report, such as those required by law or those related to the appraiser's continuing education or membership in an appraisal organization, are permitted.

SCOPE OF WORK: The scope of work for this appraisal is defined by the complexity of this appraisal assignment and the reporting requirements of this appraisal report form, including the following definition of market value, statement of assumptions and limiting conditions, and certifications. The appraiser must, at a minimum: (1) perform a visual inspection of the exterior areas of the subject property from at least the street, (2) inspect the neighborhood, (3) inspect each of the comparable sales from at least the street, (4) research, verify, and analyze data from reliable public and/or private sources, and (5) report his or her analysis, opinions, and conclusions in this appraisal report.

The appraiser must be able to obtain adequate information about the physical characteristics (including, but not limited to, condition, room count, gross living area, etc.) of the subject property from the exterior-only inspection and reliable public and/or private sources to perform this appraisal. The appraiser should use the same type of data sources that he or she uses for comparable sales such as, but not limited to, multiple listing services, tax and assessment records, prior inspections, appraisal files, information provided by the property owner, etc.

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 a mortgage finance transaction.

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

DEFINITION OF MARKET VALUE: 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, 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 each acting in what he or she considers his or her 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.

*Adjustments to the comparables must be made for special or creative financing or sales concessions. No adjustments are necessary for those costs which are normally paid by sellers as a result of tradition or law in a market area; these costs are readily identifiable since the seller pays these costs in virtually all sales transactions. Special or creative financing adjustments can be made to the comparable property by comparisons to financing terms offered by a third party institutional lender that is not already involved in the property or transaction. Any adjustment should not be calculated on a mechanical dollar for dollar cost of the financing or concession but the dollar amount of any adjustment should approximate the market's reaction to the financing or concessions based on the appraiser's judgment.

STATEMENT OF ASSUMPTIONS AND LIMITING CONDITIONS: The appraiser's certification in this report is subject to the following assumptions and limiting conditions:

1. The appraiser will not be responsible for matters of a legal nature that affect either the property being appraised or the title to it, except for information that he or she became aware of during the research involved in performing this appraisal. The appraiser assumes that the title is good and marketable and will not render any opinions about the title.
2. The appraiser has examined the available flood maps that are provided by the Federal Emergency Management Agency (or other data sources) and has noted in this appraisal report whether any portion of the subject site is located in an identified Special Flood Hazard Area. Because the appraiser is not a surveyor, he or she makes no guarantees, express or implied, regarding this determination.
3. The appraiser will not give testimony or appear in court because he or she made an appraisal of the property in question, unless specific arrangements to do so have been made beforehand, or as otherwise required by law.
4. The appraiser has noted in this appraisal report any adverse conditions (such as needed repairs, deterioration, the presence of hazardous wastes, toxic substances, etc.) observed during the inspection of the subject property or that he or she became aware of during the research involved in performing this appraisal. Unless otherwise stated in this appraisal report, the appraiser has no knowledge of any hidden or unapparent physical deficiencies or adverse conditions of the property (such as, but not limited to, needed repairs, deterioration, the presence of hazardous wastes, toxic substances, adverse environmental conditions, etc.) that would make the property less valuable, and has assumed that there are no such conditions and makes no guarantees or warranties, express or implied. The appraiser will not be responsible for any such conditions that do exist or for any engineering or testing that might be required to discover whether such conditions exist. Because the appraiser is not an expert in the field of environmental hazards, this appraisal report must not be considered as an environmental assessment of the property.
5. The appraiser has based his or her appraisal report and valuation conclusion for an appraisal that is subject to satisfactory completion, repairs, or alterations on the assumption that the completion, repairs, or alterations of the subject property will be performed in a professional manner.

APPRAISER'S CERTIFICATION: The Appraiser certifies and agrees that:

1. I have, at a minimum, developed and reported this appraisal in accordance with the scope of work requirements stated in this appraisal report.
2. I performed a visual inspection of the exterior areas of the subject property from at least the street. I reported the condition of the improvements in factual, specific terms. I identified and reported the physical deficiencies that could affect the livability, soundness, or structural integrity of the property.
3. I performed this appraisal in accordance with the requirements of the Uniform Standards of Professional Appraisal Practice that were adopted and promulgated by the Appraisal Standards Board of The Appraisal Foundation and that were in place at the time this appraisal report was prepared.
4. I developed my opinion of the market value of the real property that is the subject of this report based on the sales comparison approach to value. I have adequate comparable market data to develop a reliable sales comparison approach for this appraisal assignment. I further certify that I considered the cost and income approaches to value but did not develop them, unless otherwise indicated in this report.
5. I researched, verified, analyzed, and reported on any current agreement for sale for the subject property, any offering for sale of the subject property in the twelve months prior to the effective date of this appraisal, and the prior sales of the subject property for a minimum of three years prior to the effective date of this appraisal, unless otherwise indicated in this report.
6. I researched, verified, analyzed, and reported on the prior sales of the comparable sales for a minimum of one year prior to the date of sale of the comparable sale, unless otherwise indicated in this report.
7. I selected and used comparable sales that are locationally, physically, and functionally the most similar to the subject property.
8. I have not used comparable sales that were the result of combining a land sale with the contract purchase price of a home that has been built or will be built on the land.
9. I have reported adjustments to the comparable sales that reflect the market's reaction to the differences between the subject property and the comparable sales.
10. I verified, from a disinterested source, all information in this report that was provided by parties who have a financial interest in the sale or financing of the subject property.
11. I have knowledge and experience in appraising this type of property in this market area.
12. I am aware of, and have access to, the necessary and appropriate public and private data sources, such as multiple listing services, tax assessment records, public land records and other such data sources for the area in which the property is located.
13. I obtained the information, estimates, and opinions furnished by other parties and expressed in this appraisal report from reliable sources that I believe to be true and correct.
14. I have taken into consideration the factors that have an impact on value with respect to the subject neighborhood, subject property, and the proximity of the subject property to adverse influences in the development of my opinion of market value. I have noted in this appraisal report any adverse conditions (such as, but not limited to, needed repairs, deterioration, the presence of hazardous wastes, toxic substances, adverse environmental conditions, etc.) observed during the inspection of the subject property or that I became aware of during the research involved in performing this appraisal. I have considered these adverse conditions in my analysis of the property value, and have reported on the effect of the conditions on the value and marketability of the subject property.
15. I have not knowingly withheld any significant information from this appraisal report and, to the best of my knowledge, all statements and information in this appraisal report are true and correct.
16. I stated in this appraisal report my own personal, unbiased, and professional analysis, opinions, and conclusions, which are subject only to the assumptions and limiting conditions in this appraisal report.
17. I have no present or prospective interest in the property that is the subject of this report, and I have no present or prospective personal interest or bias with respect to the participants in the transaction. I did not base, either partially or completely, my analysis and/or opinion of market value in this appraisal report on the 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.
18. My employment and/or compensation for performing this appraisal or any future or anticipated appraisals was not conditioned on any agreement or understanding, written or otherwise, that I would report (or present analysis supporting) a predetermined specific value, a predetermined minimum value, a range or direction in value, a value that favors the cause of any party, or the attainment of a specific result or occurrence of a specific subsequent event (such as approval of a pending mortgage loan application).
19. 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.
20. I identified the lender/client in this appraisal report who is the individual, organization, or agent for the organization that ordered and will receive this appraisal report.
21. The lender/client may disclose or distribute this appraisal report to: the borrower; another lender at the request of the borrower; the mortgagee or its successors and assigns; mortgage insurers; government sponsored enterprises; other secondary market participants; data collection or reporting services; professional appraisal organizations; any department, agency, or instrumentality of the United States; and any state, the District of Columbia, or other jurisdictions; without having to obtain the appraiser's or supervisory appraiser's (if applicable) consent. Such consent must be obtained before this appraisal report may be disclosed or distributed to any other party (including, but not limited to, the public through advertising, public relations, news, sales, or other media).

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22. I am aware that any disclosure or distribution of this appraisal report by me or the lender/client may be subject to certain laws and regulations. Further, I am also subject to the provisions of the Uniform Standards of Professional Appraisal Practice that pertain to disclosure or distribution by me.

23. The borrower, another lender at the request of the borrower, the mortgagee or its successors and assigns, mortgage insurers, government sponsored enterprises, and other secondary market participants may rely on this appraisal report as part of any mortgage finance transaction that involves any one or more of these parties.

24. If this appraisal report was transmitted as an "electronic record" containing my "electronic signature," as those terms are defined in applicable federal and/or state laws (excluding audio and video recordings), or a facsimile transmission of this appraisal report containing a copy or representation of my signature, the appraisal report shall be as effective, enforceable and valid as if a paper version of this appraisal report were delivered containing my original hand written signature.

25. Any intentional or negligent misrepresentation(s) contained in this appraisal report may result in civil liability and/or criminal penalties including, but not limited to, fine or imprisonment or both under the provisions of Title 18, United States Code, Section 1001, et seq., or similar state laws.

SUPERVISORY APPRAISER'S CERTIFICATION: The Supervisory Appraiser certifies and agrees that:

1. I directly supervised the appraiser for this appraisal assignment, have read the appraisal report, and agree with the appraiser's analysis, opinions, statements, conclusions, and the appraiser's certification.
2. I accept full responsibility for the contents of this appraisal report including, but not limited to, the appraiser's analysis, opinions, statements, conclusions, and the appraiser's certification.
3. The appraiser identified in this appraisal report is either a sub-contractor or an employee of the supervisory appraiser (or the appraisal firm), is qualified to perform this appraisal, and is acceptable to perform this appraisal under the applicable state law.
4. This appraisal report complies with the Uniform Standards of Professional Appraisal Practice that were adopted and promulgated by the Appraisal Standards Board of The Appraisal Foundation and that were in place at the time this appraisal report was prepared.
5. If this appraisal report was transmitted as an "electronic record" containing my "electronic signature," as those terms are defined in applicable federal and/or state laws (excluding audio and video recordings), or a facsimile transmission of this appraisal report containing a copy or representation of my signature, the appraisal report shall be as effective, enforceable and valid as if a paper version of this appraisal report were delivered containing my original hand written signature.

APPRAISER

Signature 
 Name Brad Turner
 Company Name Brad Turner Appraising
 Company Address 246 W 3450 N
North Ogden, UT 84414
 Telephone Number 8017820650
 Email Address bjambm@xmission.com
 Date of Signature and Report 05/30/2022
 Effective Date of Appraisal 05/24/2022
 State Certification # 5476161-CR00
 or State License # _____
 or Other (describe) _____ State # _____
 State UT
 Expiration Date of Certification or License 06/30/2023

ADDRESS OF PROPERTY APPRAISED
809 W 3800 S
Riverdale, UT 84405

APPRAISED VALUE OF SUBJECT PROPERTY \$ 495,000

LENDER/CLIENT
 Name Clear Capital
 Company Name Wedgewood Inc
 Company Address 2015 Manhattan Beach Blvd Suite 100
Redondo Beach, CA 90278
 Email Address _____

SUPERVISORY APPRAISER (ONLY IF REQUIRED)

Signature _____
 Name _____
 Company Name _____
 Company Address _____
 Telephone Number _____
 Email Address _____
 Date of Signature _____
 State Certification # _____
 or State License # _____
 State _____
 Expiration Date of Certification or License _____

SUBJECT PROPERTY
 Did not inspect exterior subject property
 Did inspect exterior of subject property from street
 Date of Inspection _____

COMPARABLE SALES
 Did not inspect exterior of comparable sales from street
 Did inspect exterior of comparable sales from street
 Date of Inspection _____

Condition Ratings and Definitions

C1 The improvements have been very recently constructed and have not previously been occupied. The entire structure and all components are new and the dwelling features no physical depreciation.*

**Note: Newly constructed improvements that feature recycled materials and/or components can be considered new dwellings provided that the dwelling is placed on a 100% new foundation and the recycled materials and the recycled components have been rehabilitated/re-manufactured into like-new condition. Recently constructed improvements that have not been previously occupied are not considered "new" if they have any significant physical depreciation (i.e., newly constructed dwellings that have been vacant for an extended period of time without adequate maintenance or upkeep).*

C2 The improvements feature no deferred maintenance, little or no physical depreciation, and require no repairs. Virtually all building components are new or have been recently repaired, refinished, or rehabilitated. All outdated components and finishes have been updated and/or replaced with components that meet current standards. Dwellings in this category either are almost new or have been recently completely renovated and are similar in condition to new construction.

**Note: The improvements represent a relatively new property that is well maintained with no deferred maintenance and little or no physical depreciation, or an older property that has been recently completely renovated.*

C3 The improvements are well maintained and feature limited physical depreciation due to normal wear and tear. Some components, but not every major building component, may be updated or recently rehabilitated. The structure has been well maintained.

**Note: The improvement is in its first-cycle of replacing short-lived building components (appliances, floor coverings, HVAC, etc.) and is being well maintained. Its estimated effective age is less than its actual age. It also may reflect a property in which the majority of short-lived building components have been replaced but not to the level of a complete renovation.*

C4 The improvements feature some minor deferred maintenance and physical deterioration due to normal wear and tear. The dwelling has been adequately maintained and requires only minimal repairs to building components/mechanical systems and cosmetic repairs. All major building components have been adequately maintained and are functionally adequate.

**Note: The estimated effective age may be close to or equal to its actual age. It reflects a property in which some of the short-lived building components have been replaced, and some short-lived building components are at or near the end of their physical life expectancy; however, they still function adequately. Most minor repairs have been addressed on an ongoing basis resulting in an adequately maintained property.*

C5 The improvements feature obvious deferred maintenance and are in need of some significant repairs. Some building components need repairs, rehabilitation, or updating. The functional utility and overall livability is somewhat diminished due to condition, but the dwelling remains useable and functional as a residence.

**Note: Some significant repairs are needed to the improvements due to the lack of adequate maintenance. It reflects a property in which many of its short-lived building components are at the end of or have exceeded their physical life expectancy but remain functional.*

C6 The improvements have substantial damage or deferred maintenance with deficiencies or defects that are severe enough to affect the safety, soundness, or structural integrity of the improvements. The improvements are in need of substantial repairs and rehabilitation, including many or most major components.

**Note: Substantial repairs are needed to the improvements due to the lack of adequate maintenance or property damage. It reflects a property with conditions severe enough to affect the safety, soundness, or structural integrity of the improvements.*

Quality Ratings and Definitions

Q1 Dwellings with this quality rating are usually unique structures that are individually designed by an architect for a specified user. Such residences typically are constructed from detailed architectural plans and specifications and feature an exceptionally high level of workmanship and exceptionally high-grade materials throughout the interior and exterior of the structure. The design features exceptionally high-quality exterior refinements and ornamentation, and exceptionally high-quality interior refinements. The workmanship, materials, and finishes throughout the dwelling are of exceptionally high quality.

Q2 Dwellings with this quality rating are often custom designed for construction on an individual property owner's site. However, dwellings in this quality grade are also found in high-quality tract developments featuring residences constructed from individual plans or from highly modified or upgraded plans. The design features detailed, high-quality exterior ornamentation, high-quality interior refinements, and detail. The workmanship, materials, and finishes throughout the dwelling are generally of high or very high quality.

Q3 Dwellings with this quality rating are residences of higher quality built from individual or readily available designer plans in above-standard residential tract developments or on an individual property owner's site. The design includes significant exterior ornamentation and interiors that are well finished. The workmanship exceeds acceptable standards and many materials and finishes throughout the dwelling have been upgraded from "stock" standards.

Q4 Dwellings with this quality rating meet or exceed the requirements of applicable building codes. Standard or modified standard building plans are utilized and the design includes adequate fenestration and some exterior ornamentation and interior refinements. Materials, workmanship, finish, and equipment are of stock or builder grade and may feature some upgrades.

Q5 Dwellings with this quality rating feature economy of construction and basic functionality as main considerations. Such dwellings feature a plain design using readily available or basic floor plans featuring minimal fenestration and basic finishes with minimal exterior ornamentation and limited interior detail. These dwellings meet minimum building codes and are constructed with inexpensive, stock materials with limited refinements and upgrades.

Q6 Dwellings with this quality rating are of basic quality and lower cost; some may not be suitable for year-round occupancy. Such dwellings are often built with simple plans or without plans, often utilizing the lowest quality building materials. Such dwellings are often built or expanded by persons who are professionally unskilled or possess only minimal construction skills. Electrical, plumbing, and other mechanical systems and equipment may be minimal or non-existent. Older dwellings may feature one or more substandard or non-conforming additions to the original structure.

Definitions of Not Updated, Updated, and Remodeled**Not Updated**

Little or no updating or modernization. This description includes, but is not limited to, new homes.

Residential properties of fifteen years of age or less often reflect an original condition with no updating, if no major components have been replaced or updated. Those over fifteen years of age are also considered not updated if the appliances, fixtures, and finishes are predominantly dated. An area that is 'Not Updated' may still be well maintained and fully functional, and this rating does not necessarily imply deferred maintenance or physical /functional deterioration.

Updated

The area of the home has been modified to meet current market expectations. These modifications are limited in terms of both scope and cost.

An updated area of the home should have an improved look and feel, or functional utility. Changes that constitute updates include refurbishment and/or replacing components to meet existing market expectations. Updates do not include significant alterations to the existing structure.

Remodeled

Significant finish and/or structural changes have been made that increase utility and appeal through complete replacement and/ or expansion.

A remodeled area reflects fundamental changes that include multiple alterations. These alterations may include some or all of the following: replacement of a major component (cabinet(s), bathtub, or bathroom tile), relocation of plumbing/gas fixtures/appliances, significant structural alterations (relocating walls, and/or the addition of square footage). This would include a complete gutting and rebuild.

Explanation of Bathroom Count

The number of full and half baths is reported by separating the two values by a period. The full bath is represented to the left of the period. The half bath count is represented to the right of the period. Three-quarter baths are to be counted as a full bath in all cases. Quarter baths (baths that feature only toilet) are not to be included in the bathroom count.

ADDENDUM

Borrower: Catamount Properties 2018 LLC

File No.: 11cc052

Property Address: 809 W 3800 S

Case No.:

City: Riverdale

State: UT

Zip: 84405

Lender: Wedgewood Inc

Neighborhood Market Conditions

The local market over the past two years has seen a large rise in land values with appreciation having started in 2004 and has accelerated through 2005 and 2006 and with the first half of 2007 indicates continued appreciation. However the second half of 2007 has seen a much slower market in line with the national credit/mortgage crisis which has made qualifying for a mortgage much more difficult. This trend continued throughout 2008 and the market was still sluggish through all of 2009 and 2010 as the recession has been long and deep. This sluggish market has continued throughout 2011 and 2012. The market stabilized in 2013 and the past three years have seen a very active market with a large number of sales and a large amount of new construction during the 2014-2017 period

Comments on Sales Comparison

The subject property is located in an area where there is a wide mixture of home styles ages and sizes with there being little vacant area for future development In order to locate similar sales it was necessary to use sales that are in a wider range of age, square footage and selling prices.

There have been fewer sales of similar age rambler style homes therefore in an effort to bracket the aspects of the subject property it was necessary to use sales that have a wide range of age, selling price and square footage.

In order to better reflect the market seven sales have been selected with Comparable #8 being a current listing that is in line with the sales used. The sales sold in the past nine months and are located within an approximate mile plus radius.

The adjustments in the report were based on data obtained from the market.

The adjustments for the difference in lot size is based on the few land sales in the overall area.

The sales were adjusted at \$60.00 per square for above grade footage

The difference in fireplace was adjusted at \$2000 for fireplace

The comparables located do bracket the subject age, square footage and value. The comparables combined including the listing do bracket the subject square footage, and value though the listing has not been given weight in the report.

RECONCILIATION

The sales overall are representative of the market in the area and taken as a whole support the final value conclusion. The sales are in a wide range before and after adjustment due to the few sales that are available in the area that have sold this year. The most weight was given to Sales #2, #5 and #7 adjust to a more narrow range and were given the most weight in the report and are bracketed by the other four sales which have a wider variance of selling prices with these three sales being also considered in the final value These other four sales bracket this value and the sales collectively support the final value conclusion.

CASH EQUIVALENCY..

One of the sales sold with seller paid concessions. This sale has been adjusted downward dollar for dollar for these concessions. This brings the sales to their cash equivalent values. With the sales at their cash equivalent values, the appraised value is the cash equivalent value of the subject property.

ADDITIONAL COMMENTS...

The intended user of the report is the lender/client

The intended use of the report is for the lender/client for a conventional refinance loan

The subject market exposure time is estimated to be one to three months

No services have been performed in the past three years

The address is a directional

The intended users of the report are the lender client and assigns

Highest and Best Use

The highest and best use is determined by what is legally permissible, physically possible, financially feasible and most profitable The subject as improved is its highest and best use

ADVERSE SITE FACTORS

Dependent of the standards of the party observing the property, a range of factors internal or external to the property may be adverse by their viewpoint, The appraiser noted factors that may affect the marketability of and livability to potential buyers based upon knowledge of market and as evidenced by sales of properties with similar or comparable condition

Some of these such as power transmission lines, railroad and other services related easements may or may not be adverse depending on the view point of the individual, one might find the view unappealing while another may feel that these easements and corridors may feel that they provide open space and greater privacy from neighboring properties. This of course is also dependent on if the easement diminishes the usability of the property

ADDENDUM

Borrower: Catamount Properties 2018 LLC

File No.: 11cc052

Property Address: 809 W 3800 S

Case No.:

City: Riverdale

State: UT

Zip: 84405

Lender: Wedgewood Inc

ADDRESS..

The address used in the report is the USPS address

COST AND INCOME APPROACHES TO VALUE

The cost approach is only developed for new and nearly new properties

The income approach is typically not developed as there is so little data regarding rental properties it is difficult to locate enough data to produce a credible result.

NONDISCLOSURE STATE

Utah is a nondisclosure state so transactions are reported with each County office, however the price and terms of the sale are not reported in any verifiable manner. Therefore the majority of verifiable sales used are sales that sell through the WFMLS with some sales being used when a settlement statement is provided and data can be verified regarding the property.

COMMENTS IN REGARDS TO ADJUSTMENTS..

Concessions

Adjustments for concessions are typically made when the majority of sales in the area are not selling with concessions. With these adjustments for concessions the sale is then brought to its cash equivalent value

Location

The adjustments consider variations of notable differences of physical influences as well as obsolescences as well as where market areas differ including individual neighborhoods, subdivisions, communities etc These adjustments can reflect a lump sum or percentage amount

Site/View

Adjusts for site are based on the selling prices of other lots in the market area with these differences being not only attributable to size but can take into account the differences in size, topography, usability, setting, etc. Additionally factors such as streams, lake frontage, private and/or gated properties etc all play a role in the adjustment that may or may not be made Adjustments are made based on review of similar sales that have similar features

Condition

Condition is determined by the degree updating, remodeling, kitchen quality, upgrades and interior maintenance that the subject property has Information regarding the sales used about their condition is derived from agents, owners and WFMLS photos

Quality of Construction

The adjustment is indicative of the components of the exterior of the subject property and takes into account the materials for roofing, exterior wall components with adjustments made for discernible differences

Age

Adjustments for age take into account the updating which have or may not have been made to a property which reduce or maintain the effective age of the property. Adjustments for age may be made when there is a significant difference in age for older properties and may be made for newer properties when there is a smaller difference in age The basis of the adjustment can run from \$0 to \$1000 per year depending on the actual age difference

Room Count

Adjustments are made for the difference in bathroom count depending on the quality, condition, and finishes of the home and can vary from \$1500 to \$2500 for a half bath and from \$3000 to \$5000 for a full bath

Living Area

Adjustments for the difference in living area are dependent on the condition, quality, finishes, and desirable features, range from \$25.00 to \$90.00 depending on these factors. The sales researched and used in the report reflect the amount that should be applied for this adjustment and is a portion of the price per square foot of the comparable sale

Basement Area

Adjustment for the basement shell is typically adjusted at \$10 per square foot for the basement shell, The adjustment for the basement finish is also dependent on the quality of finish of the subject property and the quality of finish of the competing properties with this adjustment being in the range of \$15.00 to \$35.00 per square foot Additionally basement bathrooms are a factor in this adjustment as well

ADDENDUM

Borrower: Catamount Properties 2018 LLC

File No.: 11cc052

Property Address: 809 W 3800 S

Case No.:

City: Riverdale

State: UT

Zip: 84405

Lender: Wedgewood Inc

Garage/Carport

Adjustments for a garage bay range from \$2000 to \$10,000 per bay and from \$1000 to \$2000 each carport bay Additional factors in this adjustment may consider condition, age and quality

PAIRED DATA ANALYSIS

Not all adjustments in the Sales Comparison Approach can directly be extracted or supported by the available market data with a very high degree of accuracy. Some adjustments have an element of subjectivity and professional judgement which the appraiser has applied based on prior observations of the reactions of typical knowledgeable buyers and sellers in the market place. These adjustments are then refined within the grid and tested for reasonableness with the selected comparables. This method is a standard and well accepted practice in the appraisal industry. Paired sales is a tool that provides valuable data but is not the only factor in determining adjustments that were used in the report

ADDITIONAL COMENTS 05/30/2022

The subject was listed for \$515,000 and sold in a cash sale for \$475,000 this past month. The sales in the market indicate a value that is slightly higher than the recent cash sale but less than the listed price

Market Conditions Addendum to the Appraisal Report File No. 11cc052

The purpose of this addendum is to provide the lender/client with a clear and accurate understanding of the market trends and conditions prevalent in the subject neighborhood. This is a required addendum for all appraisal reports with an effective date on or after April 1, 2009.

Property Address **809 W 3800 S** City **Riverdale** State **UT** Zip Code **84405**

Borrower **Catamount Properties 2018 LLC**

Instructions: The appraiser must use the information required on this form as the basis for his/her conclusions, and must provide support for those conclusions, regarding housing trends and overall market conditions as reported in the Neighborhood section of the appraisal report form. The appraiser must fill in all the information to the extent it is available and reliable and must provide analysis as indicated below. If any required data is unavailable or is considered unreliable, the appraiser must provide an explanation. It is recognized that not all data sources will be able to provide data for the shaded areas below; if it is available, however, the appraiser must include the data in the analysis. If data sources provide the required information as an average instead of the median, the appraiser should report the available figure and identify it as an average. Sales and listings must be properties that compete with the subject property, determined by applying the criteria that would be used by a prospective buyer of the subject property. The appraiser must explain any anomalies in the data, such as seasonal markets, new construction, foreclosures, etc.

Inventory Analysis	Prior 7-12 Months	Prior 4-6 Months	Current - 3 Months	Overall Trend		
Total # of Comparable Sales (Settled)	10	5	6	<input type="checkbox"/> Increasing	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Declining
Absorption Rate (Total Sales/Months)	2	2	2	<input type="checkbox"/> Increasing	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Declining
Total # of Comparable Active Listings	2	1	4	<input type="checkbox"/> Declining	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Increasing
Months of Housing Supply (Total Listings/Ab.Rate)	1	1	2	<input type="checkbox"/> Declining	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Increasing
Median Sale & List Price, DOM, Sale/List %	Prior 7-12 Months	Prior 4-6 Months	Current - 3 Months	Overall Trend		
Median Comparable Sale Price	435000	440000	467500	<input checked="" type="checkbox"/> Increasing	<input type="checkbox"/> Stable	<input type="checkbox"/> Declining
Median Comparable Sales Days on Market	7	7	5	<input type="checkbox"/> Declining	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Increasing
Median Comparable List Price	412000	470000	479450	<input checked="" type="checkbox"/> Increasing	<input type="checkbox"/> Stable	<input type="checkbox"/> Declining
Median Comparable Listings Days on Market	47	1	16	<input type="checkbox"/> Declining	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Increasing
Median Sale Price as % of List Price	102	101	100	<input type="checkbox"/> Increasing	<input type="checkbox"/> Stable	<input checked="" type="checkbox"/> Declining
Seller-(developer, builder, etc.)paid financial assistance prevalent? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No				<input type="checkbox"/> Declining	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Increasing

Explain in detail the seller concessions trends for the past 12 months (e.g., seller contributions increased from 3% to 5%, increasing use of buydowns, closing costs, condo fees, options, etc.). The WFRMLS MLS indicates there were 21 closed sales during the past 12 months and 1 of those sales contained seller concessions which is 5% of the total transactions in this market area. Prior Months 7-12: 10 Sales; 0 with concessions; 0% of sales for this period. 4-6: 5 Sales; 1 with concessions; 20% of sales for this period. 0-3: 6 Sales; 0 with concessions; 0% of sales for this period. The concessions ranged between \$650 and \$650. The median concession amount is \$650.

Are foreclosure sales (REO sales) a factor in the market? Yes No If yes, explain (including the trends in listings and sales of foreclosed properties). The data used in the grid above does not indicate there were any REO/Short sales or other distressed properties associated with the reported transactions. However, this is not a mandatory reporting field for agents and there may be some distressed sales that were not reported. It is beyond the scope of this assignment to confirm each sale used in the Market Conditions Report.

Cite data sources for above information. The WFRMLS MLS was the data source used to complete the Market Conditions Addendum. Effective Date: Wednesday, May 25, 2022

Summarize the above information as support for your conclusions in the Neighborhood section of the appraisal report form. If you used any additional information, such as an analysis of pending sales and/or expired and withdrawn listings, to formulate your conclusions, provide both an explanation and support for your conclusions. The data shows an increasing market

If the subject is a unit in a condominium or cooperative project, complete the following: Project Name: _____

Subject Project Data	Prior 7-12 Months	Prior 4-6 Months	Current - 3 Months	Overall Trend		
Total # of Comparable Sales (Settled)				<input type="checkbox"/> Increasing	<input type="checkbox"/> Stable	<input type="checkbox"/> Declining
Absorption Rate (Total Sales/Months)				<input type="checkbox"/> Increasing	<input type="checkbox"/> Stable	<input type="checkbox"/> Declining
Total # of Active Comparable Listings				<input type="checkbox"/> Declining	<input type="checkbox"/> Stable	<input type="checkbox"/> Increasing
Months of Unit Supply (Total Listings/Ab. Rate)				<input type="checkbox"/> Declining	<input type="checkbox"/> Stable	<input type="checkbox"/> Increasing

Are foreclosure sales (REO sales) a factor in the project? Yes No If yes, indicate the number of REO listings and explain the trends in listings and sales of foreclosed properties.

Summarize the above trends and address the impact on the subject unit and project.

APPRAISER

Signature 
 Name Brad Turner
 Company Name Brad Turner Appraising
 Company Address 246 W 3450 N
North Ogden, UT 84414
 State License/Certification # 5476161-CR00 State UT
 Email Address bjambm@xmission.com

SUPERVISORY APPRAISER (ONLY IF REQUIRED)

Signature _____
 Name _____
 Company Name _____
 Company Address _____
 State License/Certification # _____ State _____
 Email Address _____

MARKET RESEARCH & ANALYSIS

CONDO/CO-OP PROJECTS

APPRAISER

SUBJECT PROPERTY PHOTO ADDENDUM

Borrower: Catamount Properties 2018 LLC	File No.: 11cc052	
Property Address: 809 W 3800 S	Case No.:	
City: Riverdale	State: UT	Zip: 84405
Lender: Wedgewood Inc		

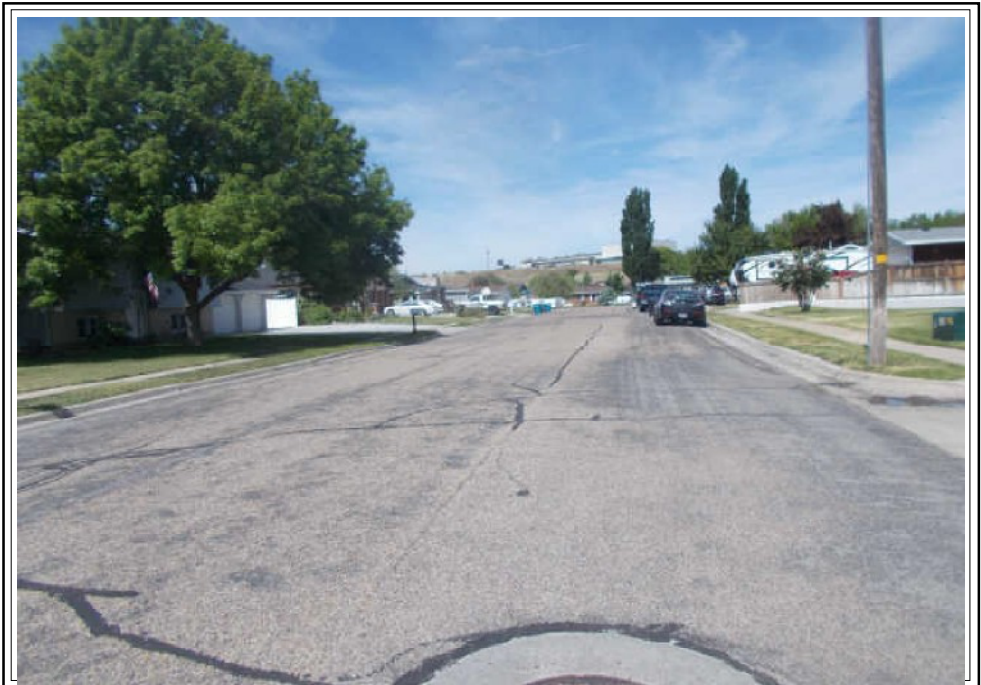


**FRONT VIEW OF
SUBJECT PROPERTY**

Appraised Date: May 24, 2022
Appraised Value: \$ 495,000



**REAR VIEW OF
SUBJECT PROPERTY**



STREET SCENE

COMPARABLE PROPERTY PHOTO ADDENDUM

Borrower: Catamount Properties 2018 LLC	File No.: 11cc052	
Property Address: 809 W 3800 S	Case No.:	
City: Riverdale	State: UT	Zip: 84405
Lender: Wedgewood Inc		



COMPARABLE SALE #1

1120 W 4250 S
Riverdale, UT 84405
Sale Date: s03/22;c02/22
Sale Price: \$ 567,500



COMPARABLE SALE #2

4176 S 1100 W
Riverdale, UT 84405
Sale Date: s02/22;c02/21
Sale Price: \$ 548,000



COMPARABLE SALE #3

4588 S 1100 W
Riverdale, UT 84405-3922
Sale Date: s01/22;c12/21
Sale Price: \$ 400,000

COMPARABLE PROPERTY PHOTO ADDENDUM

Borrower: Catamount Properties 2018 LLC	File No.: 11cc052	
Property Address: 809 W 3800 S	Case No.:	
City: Riverdale	State: UT	Zip: 84405
Lender: Wedgewood Inc		



COMPARABLE SALE #4

4637 S 1025 W
Riverdale, UT 84405
Sale Date: s11/21;c10/21
Sale Price: \$ 420,000



COMPARABLE SALE #5

1020 W 4300 S
Riverdale, UT 84405
Sale Date: s11/21;c10/21
Sale Price: \$ 470,000



COMPARABLE SALE #6

4308 S 600 W
Riverdale, UT 84405
Sale Date: s09/21;c08/21
Sale Price: \$ 578,900

COMPARABLE PROPERTY PHOTO ADDENDUM

Borrower: Catamount Properties 2018 LLC	File No.: 11cc052	
Property Address: 809 W 3800 S	Case No.:	
City: Riverdale	State: UT	Zip: 84405
Lender: Wedgewood Inc		



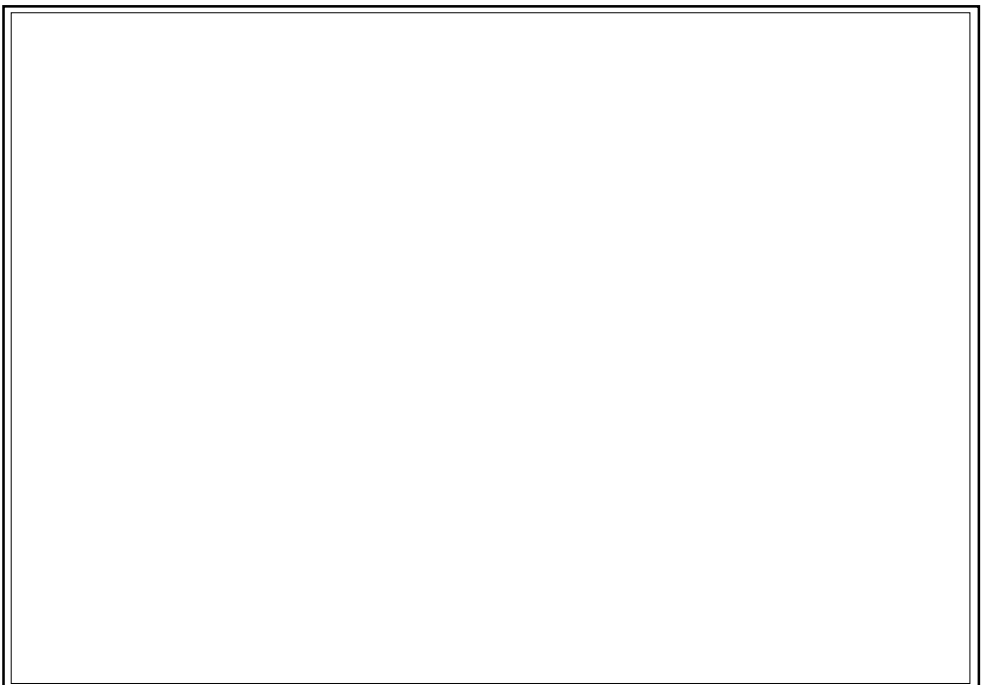
COMPARABLE SALE #7

655 W 4150 S
Riverdale, UT 84405
Sale Date: s08/21;c06/21
Sale Price: \$ 470,000



COMPARABLE SALE #8

1228 W 4575 S
Riverdale, UT 84405
Sale Date: c04/22
Sale Price: \$ 515,000



COMPARABLE SALE #9

Sale Date:
Sale Price: \$

LOCATION MAP

Borrower: Catamount Properties 2018 LLC

File No.: 11cc052

Property Address: 809 W 3800 S

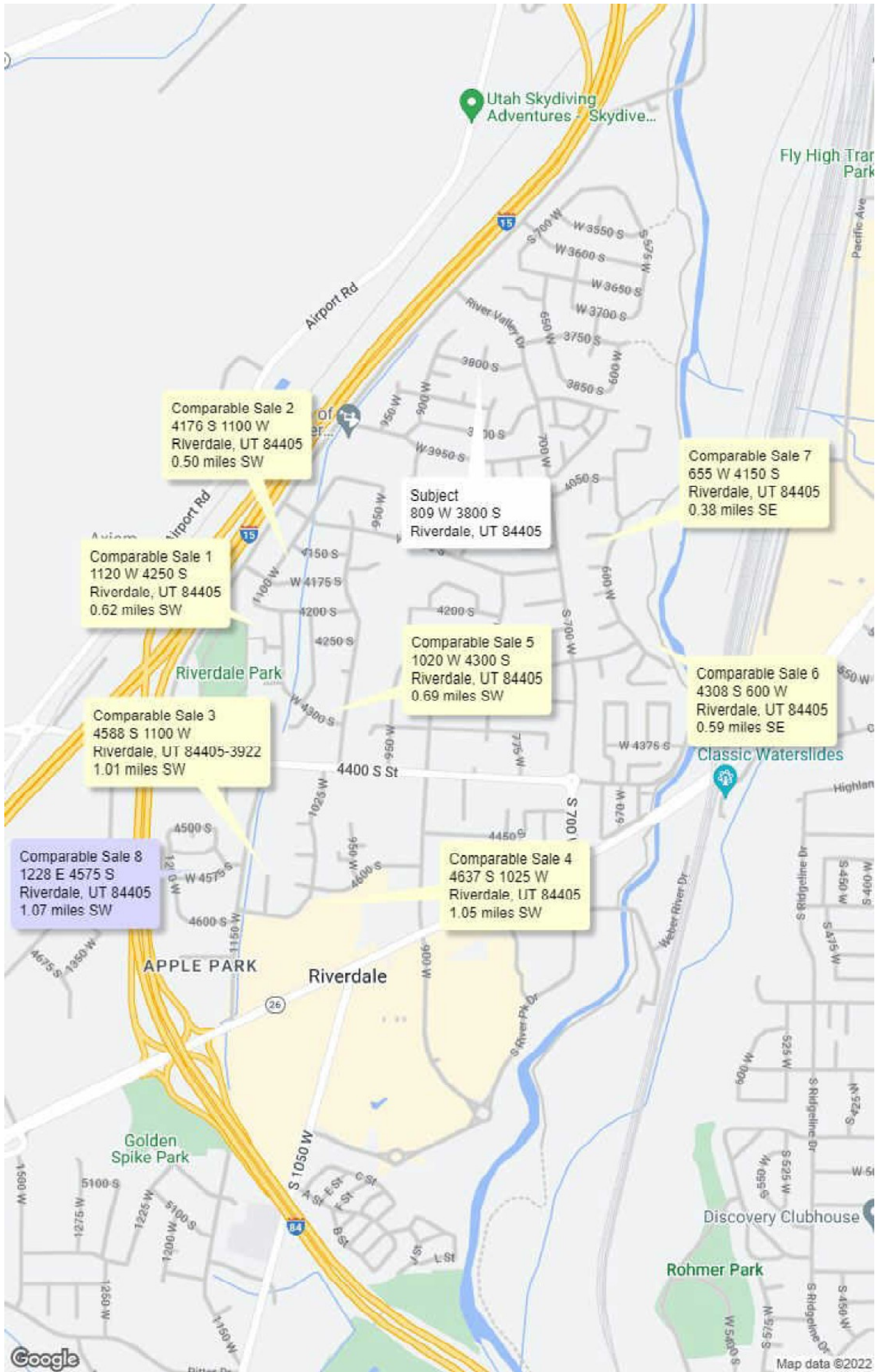
Case No.:

City: Riverdale

State: UT

Zip: 84405

Lender: Wedgewood Inc



FLOOD MAP

Borrower: Catamount Properties 2018 LLC

File No.: 11cc052

Property Address: 809 W 3800 S

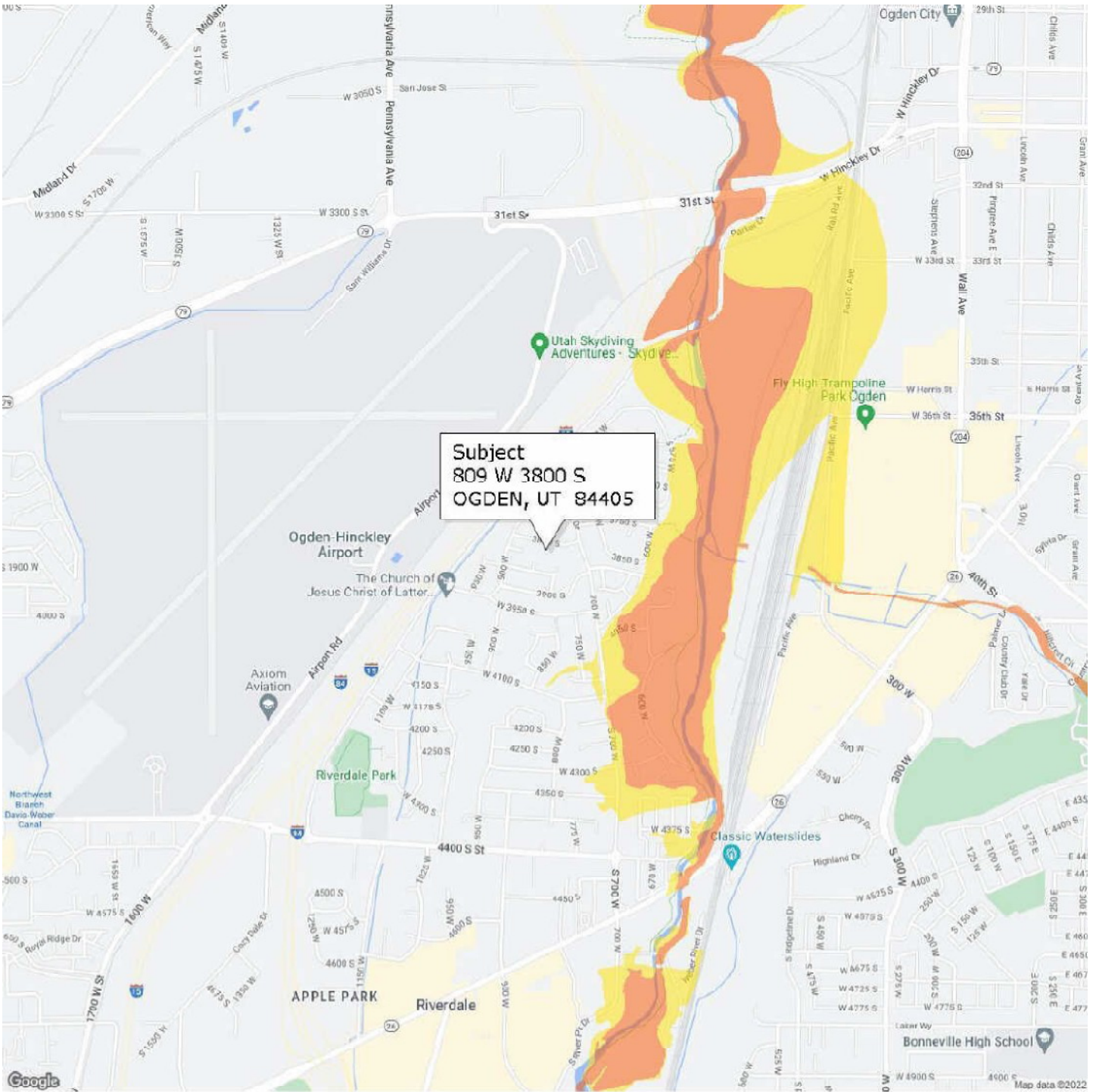
Case No.:

City: Riverdale

State: UT

Zip: 84405

Lender: Wedgewood Inc



FLOOD INFORMATION

Community: Riverdale, City of
 Property is NOT in a FEMA Special Flood Hazard Area
 Map Number: 49057C0428E
 Panel: 49057C0428
 Zone: X
 Map Date: 12-16-2005
 FIPS: 49057
 Source: FEMA DFIRM

LEGEND

- = FEMA Special Flood Hazard Area – High Risk
- = Moderate and Minimal Risk Areas
- Road View:
 - = Forest
 - = Water

Sky Flood™

No representations or warranties to any party concerning the content, accuracy or completeness of this flood report, including any warranty of merchantability or fitness for a particular purpose is implied or provided. Visual scaling factors differ between map layers and are separate from flood zone information at marker location. No liability is accepted to any third party for any use or misuse of this flood map or its data.

AERIAL MAP

Borrower: Catamount Properties 2018 LLC

File No.: 11cc052

Property Address: 809 W 3800 S

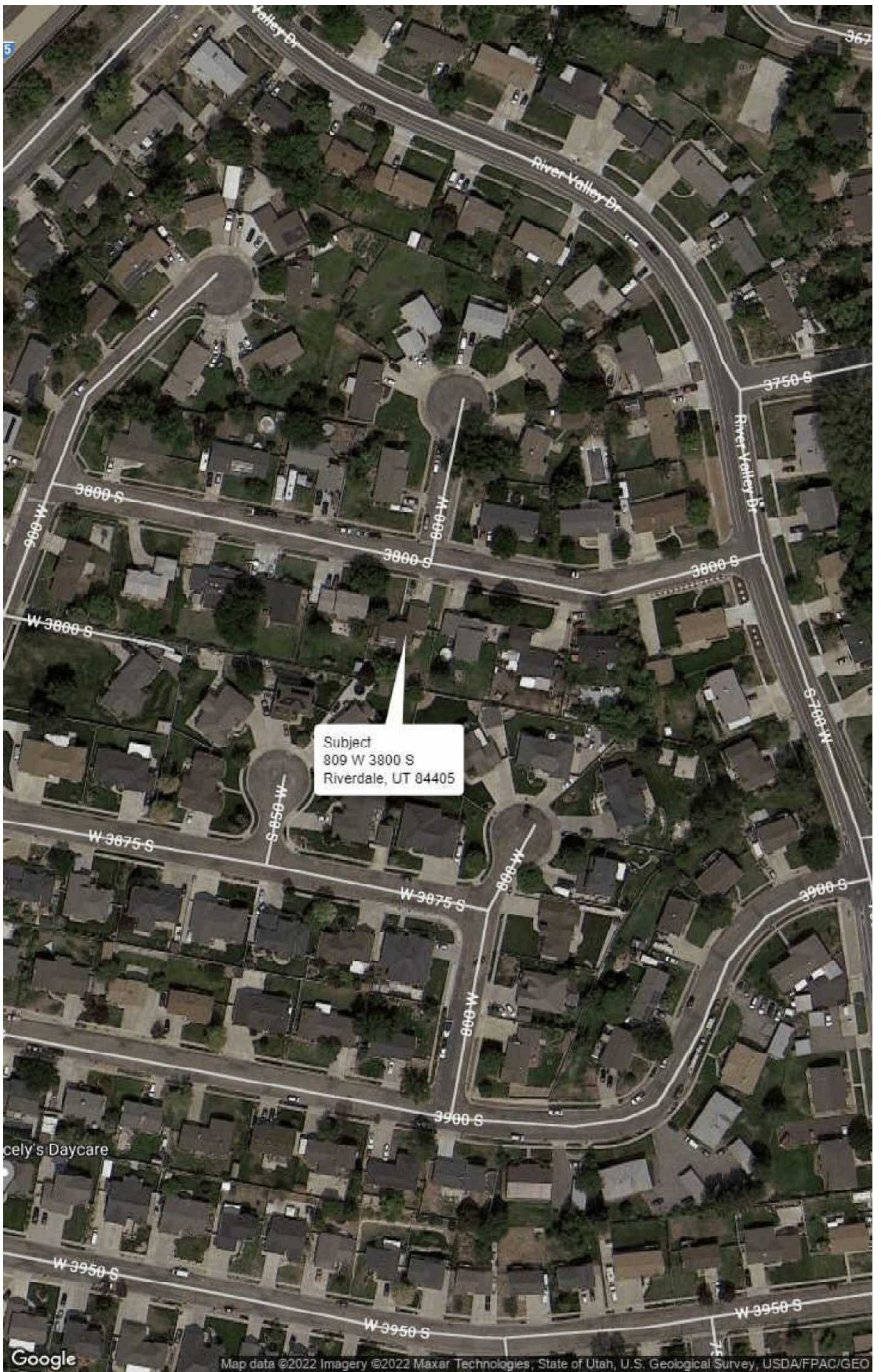
Case No.:

City: Riverdale

State: UT

Zip: 84405

Lender: Wedgewood Inc



Subject
809 W 3800 S
Riverdale, UT 84405

USPAP ADDENDUM

File No. 11cc052

Borrower: Catamount Properties 2018 LLC
Property Address: 809 W 3800 S
City: Riverdale County: Weber State: UT Zip Code: 84405
Lender/Client: Wedgewood Inc

APPRAISAL AND REPORT IDENTIFICATION

This appraisal report is one of the following types:

- [X] Appraisal Report This report was prepared in accordance with the requirements of the Appraisal Report option of USPAP Standards Rule 2-2(a).
[] Restricted Appraisal Report This report was prepared in accordance with the requirements of the Restricted Appraisal Report option of USPAP Standards Rule 2-2(b). The intended user of this report is limited to the identified client. This is a Restricted Appraisal Report and the rationale for how the appraiser arrived at the opinions and conclusions set forth in the report may not be understood properly without the additional information in the appraiser's workfile.

ADDITIONAL CERTIFICATIONS

I certify that, to the best of my knowledge and belief:

- The statements of fact contained in this report are true and correct.
The report analyses, opinions, and conclusions are limited only by the reported assumptions and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.
I have no (or the specified) present or prospective interest in the property that is the subject of this report and no (or specified) personal interest with respect to the parties involved.
I have no bias with respect to the property or the parties involved with this assignment.
My engagement in this assignment was not contingent upon developing or reporting predetermined results.
My 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.
My analyses, opinions, and conclusions were developed and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice.
This appraisal report was prepared in accordance with the requirements of Title XI of FIRREA and any implementing regulations.

PRIOR SERVICES

- [X] I have NOT performed 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.
[] I HAVE performed services, as an appraiser or in another capacity, regarding the property that is subject of this report within the three-year period immediately preceding acceptance of this assignment. Those services are described in the comments below.

PROPERTY INSPECTION

- [] I have NOT made a personal inspection of the property that is the subject of this report.
[X] I HAVE made a personal inspection of the property that is the subject of this report.

APPRAISAL ASSISTANCE

Unless otherwise noted, no one provided significant real property appraisal assistance to the person signing this certification. If anyone did provide significant assistance, they are hereby identified along with a summary of the extent of the assistance provided in the report.

ADDITIONAL COMMENTS

Additional USPAP related issues requiring disclosure and/or any state mandated requirements:

Only an exterior inspection was made

MARKETING TIME AND EXPOSURE TIME FOR THE SUBJECT PROPERTY

- [X] A reasonable marketing time for the subject property is 30-90 day(s) utilizing market conditions pertinent to the appraisal assignment.
[X] A reasonable exposure time for the subject property is 30-90 day(s).

APPRAISER:

Signature: [Signature]
Name: Brad Turner
Date Signed: 05/30/2022
State Certification #: 5476161-CR00
or State License #:
or Other (describe): State #:
State: UT
Expiration Date of Certification or License: 06/30/2023
Effective Date of Appraisal: 05/24/2022

SUPERVISORY APPRAISER (only if required):

Signature:
Name:
Date Signed:
State Certification #:
or State License #:
State:
Expiration Date of Certification or License:
Supervisory Appraiser inspection of Subject Property:
[] Did Not [] Exterior-only from street [] Interior and Exterior