

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 | 2395 W Longmeadow Drive, Salt Lake City, UT 84129 | Order ID | 8559931 | Property ID | 33755276 |
| Inspection Date | 12/22/2022 | Date of Report | 12/22/2022 | | |
| Loan Number | 50132 | APN | 21-21-281-004 | | |
| Borrower Name | Catamount Properties 2018 LLC | County | Salt Lake | | |

| Tracking IDs | | | | | |
|--------------------------|--------------|----------------------|--------------|--|--|
| Order Tracking ID | 12.20.22 BPO | Tracking ID 1 | 12.20.22 BPO | | |
| Tracking ID 2 | -- | Tracking ID 3 | -- | | |

| General Conditions | | |
|--|-------------------------------|---|
| Owner | CATAMOUNT PROPERTIES 2018 LLC | Condition Comments Subject home has been updated and is in good condition for the area and age. |
| R. E. Taxes | \$2,561 | |
| Assessed Value | \$415,600 | |
| Zoning Classification | Residential | |
| Property Type | SFR | |
| Occupancy | Vacant | |
| Secure? | Yes | |
| (Active on MLS, photos show vacant as well as mls remarks) | | |
| Ownership Type | Fee Simple | |
| Property Condition | Good | |
| 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 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. Although there are 14 sold comps in the last 6 months, there are no sold comps that have been updated similar to subject home. Expanded search outside of normal search criteria and still after expanding search, no updated sold comps were found. Selected the best and most similar to subject home in size, style, age and location. |
| Local Economy | Stable | |
| Sales Prices in this Neighborhood | Low: \$385,000 High: \$550,000 | |
| Market for this type of property | Remained Stable for the past 6 months. | |
| Normal Marketing Days | <90 | |

Current Listings

| | Subject | Listing 1 | Listing 2 | Listing 3 * |
|-------------------------------|-------------------------|-----------------------|-----------------------|-----------------------|
| Street Address | 2395 W Longmeadow Drive | 5847 Blake Drive | 6328 Meier Drive | 2456 Sharron Drive |
| City, State | Salt Lake City, UT | Taylorsville, UT | Taylorsville, UT | Taylorsville, UT |
| Zip Code | 84129 | 84129 | 84129 | 84129 |
| Datasource | Tax Records | MLS | MLS | MLS |
| Miles to Subj. | -- | 0.95 ¹ | 0.34 ¹ | 0.99 ¹ |
| Property Type | SFR | SFR | SFR | SFR |
| Original List Price \$ | \$ | \$495,000 | \$490,000 | \$595,000 |
| List Price \$ | -- | \$479,000 | \$490,000 | \$550,000 |
| Original List Date | | 09/19/2022 | 11/08/2022 | 08/16/2022 |
| DOM · Cumulative DOM | -- · -- | 93 · 94 | 44 · 44 | 125 · 128 |
| Age (# of years) | 43 | 47 | 41 | 47 |
| Condition | Good | 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 Ranch | 1 Story Ranch | 1 Story Ranch | 1 Story Ranch |
| # Units | 1 | 1 | 1 | 1 |
| Living Sq. Feet | 1,064 | 1,008 | 1,088 | 1,191 |
| Bdrm · Bths · ½ Bths | 2 · 1 | 2 · 1 | 3 · 1 | 2 · 2 |
| Total Room # | 6 | 6 | 7 | 7 |
| 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% | 90% | 100% |
| Basement Sq. Ft. | 1,064 | 1,008 | 1,026 | 1,176 |
| Pool/Spa | -- | -- | -- | -- |
| Lot Size | 0.16 acres | 0.19 acres | 0.25 acres | 0.18 acres |
| Other | NA | NA | NA | NA |

* Listing 3 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 bed, 1 bath and family room. Due to lack of comps it was necessary to expand search to use comps in different condition than subject home. MLS Remarks: Improved price! Beautiful home in a great Taylorsville neighborhood. Walking distance to schools and parks. New roof and central air installed spring of 2021. New water heater installed 2019. Covered patio in the fully fenced backyard. Mature trees and a peach tree. Google Fiber available, smart garage door opener and Ring video doorbell. Extra deep garage and RV parking. Square footage figures are provided as a courtesy estimate only and were obtained from public records. Buyer is advised to obtain an independent measurement.
- Listing 2** No concessions offered. Basement has 2 beds, 1 bath. Due to lack of comps it was necessary to expand search to use comps in different condition than subject home. Although agent remarks may indicate updates, the photos do not reflect a recently remodeled home. MLS Remarks: Updated corner lot rambler situated in a quiet cul-de-sac seeks new owner to love it! Prime Taylorsville location! Walking distance to Elementary School. Great freeway access -- just minutes off of I-215 and close to shopping. This home has it all! Full basement remodel, fresh paint, hardwood floors, new carpet, and attached 2 car garage. Nice outdoor entertaining space with large cover patio. You don't want to miss out on this gem. Call to schedule a showing today! Square footage figures are provided as a courtesy estimate only and were obtained from county records. Buyer is advised to obtain an independent measurement.
- Listing 3** No concessions offered. Basement has 3 beds, 1 bath and family room. MLS Remarks: Beautifully remodel home in heart of Taylorsville. Established neighborhood. Tree Lined Street. RV Parking. Large covered patio. Open floor plan great for entertaining. Large Family room Up and Downstairs. All new Flooring, Windows, Cabinets in bathrooms, Tile, Appliances, Water heater and much more.

Recent Sales

| | Subject | Sold 1 | Sold 2 * | Sold 3 |
|-------------------------------|-------------------------|-----------------------|-----------------------|-----------------------|
| Street Address | 2395 W Longmeadow Drive | 2775 Hazelhurst Drive | 2365 Longmeadow Drive | 2284 Zions Drive |
| City, State | Salt Lake City, UT | Salt Lake City, UT | Taylorsville, UT | Taylorsville, UT |
| Zip Code | 84129 | 84129 | 84129 | 84129 |
| Datasource | Tax Records | MLS | MLS | MLS |
| Miles to Subj. | -- | 1.02 ¹ | 0.03 ¹ | 1.48 ¹ |
| Property Type | SFR | SFR | SFR | SFR |
| Original List Price \$ | -- | \$545,000 | \$565,000 | \$649,000 |
| List Price \$ | -- | \$479,000 | \$520,000 | \$539,000 |
| Sale Price \$ | -- | \$479,000 | \$500,000 | \$515,000 |
| Type of Financing | -- | Conventional | Fha | Fha |
| Date of Sale | -- | 10/06/2022 | 09/01/2022 | 10/13/2022 |
| DOM · Cumulative DOM | -- · -- | 66 · 93 | 41 · 91 | 88 · 119 |
| Age (# of years) | 43 | 49 | 42 | 47 |
| Condition | Good | Average | Average | Average |
| Sales Type | -- | Fair Market Value | Fair Market Value | Fair Market Value |
| Location | Neutral ; Residential | Neutral ; Residential | Neutral ; Residential | Neutral ; Residential |
| View | Neutral ; Residential | Neutral ; Residential | Neutral ; Residential | Neutral ; Residential |
| Style/Design | 1 Story Ranch | 1 Story Ranch | 1 Story Ranch | 1 Story Ranch |
| # Units | 1 | 1 | 1 | 1 |
| Living Sq. Feet | 1,064 | 1,100 | 1,026 | 1,104 |
| Bdrm · Bths · ½ Bths | 2 · 1 | 3 · 1 | 2 · 1 | 2 · 2 |
| Total Room # | 6 | 7 | 6 | 7 |
| Garage (Style/Stalls) | Attached 2 Car(s) | Detached 2 Car(s) | Attached 2 Car(s) | Attached 2 Car(s) |
| Basement (Yes/No) | Yes | Yes | Yes | Yes |
| Basement (% Fin) | 95% | 80% | 85% | 100% |
| Basement Sq. Ft. | 1064 | 1,100 | 1,026 | 1,104 |
| Pool/Spa | -- | -- | -- | -- |
| Lot Size | 0.16 acres | 0.16 acres | 0.16 acres | 0.18 acres |
| Other | NA | 1 carport | NA | 4 detached garage |
| Net Adjustment | -- | +\$13,240 | +\$26,330 | -\$3,900 |
| Adjusted Price | -- | \$492,240 | \$526,330 | \$511,100 |

* 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 pd conc. Bsmt has family room and 1 bath. Add \$25,000 condition. Subtract \$1260 sq ft up, \$8000 bed, \$2500 carport. Due to lack of comps in similar condition to subject home, it was necessary to use comps that have not been updated. MLS Remarks: New adjusted price! This home has so much potential and with some finishing touches it will feel just like home! The cabinets, windows, upstairs flooring, paint, heating and air conditioning, roof, bathrooms, and exterior have all been updated. There are only a few things left to do to make it yours! Add the detached shop/garage that is open and spacious for parking, storage, and a designated work area. Great for that handy person to work in. Attached carport, extra parking, secluded back yard with apple trees, garden area, and sunflowers to enjoy with no one behind you. Downstairs has a spacious family room with a woodstove to keep you warm on those cold winter nights! Large laundry room, storage, and a possible 4th bedroom. Basement could have its own entrance with a little remodeling. Information deemed reliable but not guaranteed and should be independently verified. Although agent mls remarks indicate updated, this term is overused in today's market and does not necessarily reflect a better condition that is similar to subject home.
- Sold 2** No pd conc. Bsmt has 2 bed, 1 bath and family room. Add \$25,000 condition, \$1330 sq ft up. Due to lack of comps in similar condition to subject home, it was necessary to use comps that have not been updated. MLS Remarks: Very Clean 4 bed 2 bath Rambler in great Taylorsville neighborhood. Newer vinyl windows up and down. Updated kitchen - Plantation shutters throughout - Well manicured yard with Automatic sprinkler system. Oversized garage and RV pad. Large concrete patio in fenced back yard. Google fiber internet recently installed in street. Although agent mls remarks indicate updated, this term is overused in today's market and does not necessarily reflect a better condition that is similar to subject home.
- Sold 3** No pd conc. Bsmt has 2 bed, 1 bath. Add \$25,000 condition; Subtract \$1400 sq ft up, \$6500 bath, \$1000 bsmt sq ft, \$20,000 detached garage. Due to lack of comps in similar condition to subject home, it was necessary to use comps that have not been updated. MLS Remarks: Amazing Taylorsville home with HUGE RV garage! Absolutely beautiful, lush backyard. Close proximity to everything in the valley. Updated kitchen with stainless steel appliances. The 18' x 52' w/14ft tall door RV garage is insulated, heated and cooled. 2 sheds and an awesome enclosed deck. Mounted TV's are included. Back up generator connection, triple pane windows. This home has it all! Would make an amazing home base for anyone with an RV. Although agent mls remarks indicate updated, this term is overused in today's market and does not necessarily reflect a better condition that is similar to subject home.

Subject Sales & Listing History

| | | | | | | | |
|--|----------------------------|--|-------------------------|---------------|--------------------|---------------------|---------------|
| Current Listing Status | Currently Listed | Listing History Comments | | | | | |
| Listing Agency/Firm | Dimension Realty Services | Home is currently list at \$494,900 since 10/19/2022 with an original list price of \$529,900. Home was also previously active (MLS #1838024) on 8/26/2022 for \$549,900 by the same agent/brokerage with one price reduction on 10/06/2022 to \$544,900 then cancelled on the MLS 10/19/2022. It was re-listed on the same day (10/19/22) at a lower starting price of \$529,900. | | | | | |
| Listing Agent Name | Brad Olsen | | | | | | |
| Listing Agent Phone | 801-560-8448 | | | | | | |
| # of Removed Listings in Previous 12 Months | 1 | | | | | | |
| # 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 |
| 08/26/2022 | \$549,900 | 10/19/2022 | \$544,900 | Cancelled | 10/19/2022 | \$544,900 | MLS |
| 10/19/2022 | \$529,900 | 12/22/2022 | \$494,900 | -- | -- | -- | MLS |

Marketing Strategy

| | As Is Price | Repaired Price |
|--|-------------|----------------|
| Suggested List Price | \$500,900 | \$500,900 |
| Sales Price | \$500,000 | \$500,000 |
| 30 Day Price | \$485,000 | -- |
| Comments Regarding Pricing Strategy | | |
| Pricing is based on recent sold comps minus paid concessions and taking into consideration current active listings. Market is still somewhat strong, however days on market are increasing and values are stabilizing. There are still some sellers who are attempting higher prices but are finding themselves in price reduction situations as the market is shifting. | | |

Clear Capital Quality Assurance Comments Addendum

Reviewer's Notes The broker's as-is conclusion reflects the market for the subject. Comps are within a reasonable distance, relatively current, and accurately reflect the subject's defining characteristics. Thus, the as-is conclusion appears to be adequately supported.

Subject Photos



Front



Address Verification



Side



Side



Street



Street

Subject Photos



Other

Listing Photos

L1 5847 Blake Drive
Taylorsville, UT 84129



Front

L2 6328 Meier Drive
Taylorsville, UT 84129



Front

L3 2456 Sharron Drive
Taylorsville, UT 84129



Front

Sales Photos

S1 2775 Hazelhurst Drive
Salt Lake City, UT 84129



Front

S2 2365 Longmeadow Drive
Taylorsville, UT 84129



Front

S3 2284 Zions Drive
Taylorsville, UT 84129



Front

ClearMaps Addendum

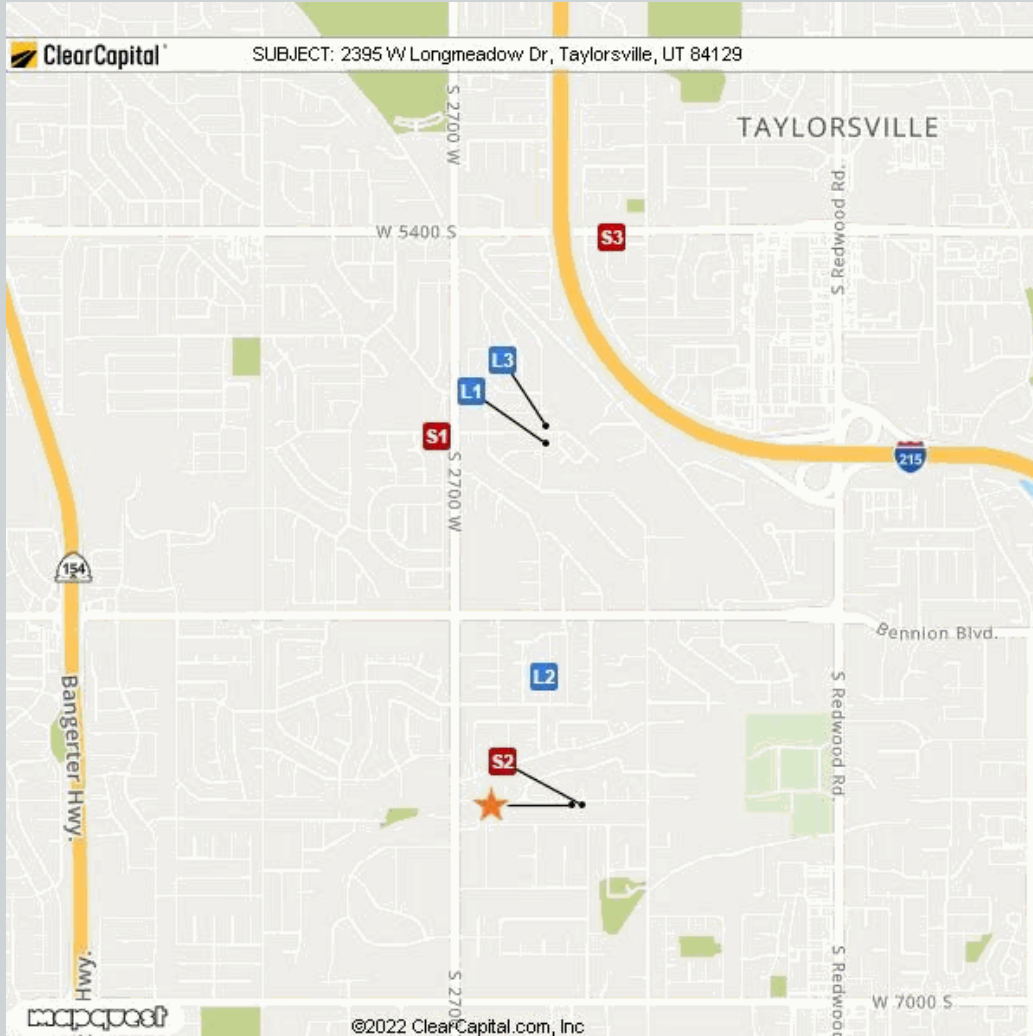
Address ★ 2395 W Longmeadow Drive, Salt Lake City, UT 84129

Loan Number 50132

Suggested List \$500,900

Suggested Repaired \$500,900

Sale \$500,000



| Comparable | Address | Miles to Subject | Mapping Accuracy |
|--------------|---|-------------------------|-------------------------|
| ★ Subject | 2395 W Longmeadow Drive, Salt Lake City, UT 84129 | -- | Parcel Match |
| L1 Listing 1 | 5847 Blake Drive, Salt Lake City, UT 84129 | 0.95 Miles ¹ | Parcel Match |
| L2 Listing 2 | 6328 Meier Drive, Salt Lake City, UT 84129 | 0.34 Miles ¹ | Parcel Match |
| L3 Listing 3 | 2456 Sharron Drive, Salt Lake City, UT 84129 | 0.99 Miles ¹ | Parcel Match |
| S1 Sold 1 | 2775 Hazelhurst Drive, Salt Lake City, UT 84129 | 1.02 Miles ¹ | Street Centerline Match |
| S2 Sold 2 | 2365 Longmeadow Drive, Salt Lake City, UT 84129 | 0.03 Miles ¹ | Parcel Match |
| S3 Sold 3 | 2284 Zions Drive, Salt Lake City, UT 84129 | 1.48 Miles ¹ | Parcel Match |

¹ The Comparable "Distance from Subject" value has been calculated by the Clear Capital system.

² The Comparable "Distance from Subject" value has been provided by the Real Estate Professional.

Addendum: Report Purpose

Market Approach and Market Time

The Market Approach of this report, as established by the customer, is: **Fair Market Price**. (See definition below.)

The Marketing Time as specified by the customer is **Typical**. (See definition below.)

Definitions:

| | |
|--------------------------|--|
| Fair Market Price | A price at which the property would sell between a willing buyer and a willing seller neither being compelled by undue pressure and both having reasonable knowledge of relevant facts. |
| Distressed Price | A price at which the property would sell between a willing buyer and a seller acting under duress. |
| Marketing Time | The amount of time the property is exposed to a pool of prospective buyers before going into contract. The customer either specifies the number of days, requests a marketing time that is typical to the subject's market area and/or requests an abbreviated marketing time. |
| Typical for Local Market | The estimated time required to adequately expose the subject property to the market resulting in a contract of sale. |

Addendum: Report Purpose - cont.

Report Instructions

This section shows the instructions that were approved by the customer and provided to the broker prior to completing the report.

Instructions last updated: 7/17/2017

Purpose:

Please determine a fair market price for this property at which it would sell in a typical marketing time for the area.

Customer Specific Requests:

If the property is commercial or mixed use, please stop and contact Clear Capital as soon as possible

Form Help:

There are blue question marks (?) throughout this form. These are designed to offer guidance for that particular section of the form. Please click on them for help.

Comparable Requirements:

1. Please use fair market comps from the same neighborhood, block or subdivision whenever possible.
2. Please only use REO comparables if the market is driven by REOs and they are comparable in characteristics and condition.
3. Please use comps that have closed in the past 3 months to show the current market conditions or comment in the report if this is not possible. In rapidly changing markets, active listing comps should be given equal or greater weight than sold comps in your analysis.

Standard Instructions:

1. Clear Capital Code Of Conduct - Please make sure that you are always abiding by the Clear Capital Code of Conduct when completing valuation reports.
2. If the subject is currently listed, please consider all available information pertaining to the subject's condition. This information should be utilized when developing the assumption of the subject's condition.
3. Use the subject characteristics provided in the report Grid (if preloaded) to evaluate the property. This information is from a full interior appraisal and is assumed to be most accurate. If your inspection reveals obvious inaccuracies, please explain in the narrative of the report.
4. Include sufficient detail to help our mutual customer gain a complete understanding of the subject's neighborhood such as neighborhood desirability, amenities, parks, schools, commercial or industrial influences, REO activity, traffic, board-up-homes, etc.
5. Do not approach occupants or owners.
6. If the subject is a Commercial property, contact Clear Capital immediately at 530-582-5011 for direction on how to proceed with the report.
7. Please do not accept if you or your office has completed a report on this property in the last month, are currently listing this property, or have any vested interest in the subject property.
8. Clear Capital does not allow any log ins from IP addresses from foreign countries. This includes, but is not limited to; data entry services, form completion services, etc. Also, it is against Clear Capital code of conduct to share your password with anyone who is not a W2 employee in your office.
9. Clear Capital and our mutual customers greatly appreciate your expertise. If you cannot personally inspect the property, select comparables, and determine a price for the subject, please do not accept this report. Per the standards and guidelines adopted by Clear Capital and other industry leaders, the use of assistants to complete any of the aforementioned tasks is not permitted.

Report Instructions - cont.

Due to the importance of an independent opinion of price, please do not discuss your price with anyone or be influenced by list price, pending offers, accept comp packets, repair estimates or the listing agent's opinion.

1. One current, original photo of the front of the subject 2. One address verification photo 3. One street scene photo looking down the street 4. MLS listing and sold comp photos required, please comment if no MLS.

Broker Information

| | | | |
|-----------------------------------|--------------|--------------------------|---|
| Broker Name | Robyn Moody | Company/Brokerage | Salt Lake REO w/Stratus Real Estate |
| License No | 6238053-SA00 | Address | 8962 S Duck Ridge Way West Jordan UT 84081 |
| License Expiration | 06/30/2024 | License State | UT |
| Phone | 8015668288 | Email | Robyn@SaltLakeREO.com |
| Broker Distance to Subject | 5.36 miles | Date Signed | 12/22/2022 |

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.