

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	2651 S 1170 W, Nibley, UTAH 84321	Order ID	8566503	Property ID	33778441
Inspection Date	01/02/2023	Date of Report	01/03/2023		
Loan Number	50460	APN	03-192-0013		
Borrower Name	Catamount Properties 2018 LLC	County	Cache		

Tracking IDs

Order Tracking ID	12.28.22 CS-Citi Update	Tracking ID 1	12.28.22 CS-Citi Update
Tracking ID 2	--	Tracking ID 3	--

General Conditions

Owner	CATAMOUNT PROPERTIES 2018 LLC	Condition Comments all appears to be in average to good condition no signs of exterior repairs needed MLS states that the property has been updated on the interior and exterior of this property
R. E. Taxes	\$1,985	
Assessed Value	\$345,082	
Zoning Classification	Residential	
Property Type	SFR	
Occupancy	Vacant	
Secure?	Yes	
(appears to be vacant and show on the MLS listing as vacant and easy to show)		
Ownership Type	Fee Simple	
Property Condition	Average	
Estimated Exterior Repair Cost	\$0	
Estimated Interior Repair Cost	\$0	
Total Estimated Repair	\$0	
HOA	No	
Visible From Street	Visible	
Road Type	Public	

Neighborhood & Market Data

Location Type	Rural	Neighborhood Comments Established neighborhood with similar homes on the block close to city and services
Local Economy	Stable	
Sales Prices in this Neighborhood	Low: \$427000 High: \$748600	
Market for this type of property	Increased 20 % in the past 6 months.	
Normal Marketing Days	<30	

Current Listings

	Subject	Listing 1	Listing 2 *	Listing 3
Street Address	2651 S 1170 W	8068 W 1900 N	843 W 2600 S	555 N 750 E
City, State	Nibley, UTAH	Mendon, UT	Logan, UT	Hyde Park, UT
Zip Code	84321	84325	84321	84318
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	10.34 ¹	0.44 ¹	9.27 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$715,000	\$499,900	\$624,900
List Price \$	--	\$699,000	\$499,900	\$624,900
Original List Date		09/19/2022	12/07/2022	12/13/2022
DOM · Cumulative DOM	-- · --	105 · 106	7 · 27	20 · 21
Age (# of years)	9	7	12	8
Condition	Average	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	1,351	1,576	1,247	1,656
Bdrm · Bths · ½ Bths	3 · 2	3 · 2	3 · 2	3 · 2 · 1
Total Room #	8	8	8	9
Garage (Style/Stalls)	Attached 2 Car(s)	Attached 3 Car(s)	Attached 2 Car(s)	Attached 3 Car(s)
Basement (Yes/No)	Yes	Yes	Yes	Yes
Basement (% Fin)	100%	100%	100%	95%
Basement Sq. Ft.	1,372	1,574	1,275	1,656
Pool/Spa	--	--	--	--
Lot Size	0.23 acres	0.76 acres	0.30 acres	0.28 acres
Other	NONE	NONE	NONE	NONE

* Listing 2 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** 6 beds, 3 full baths, custom granite throughout. The kitchen also has custom cupboards with soft close features and a brand-new fridge. Large basement with lots of storage space. Home theatre included! Fully landscaped immaculate yard! Sprinkler system on secondary water with drip system for all plants! Fire pit, sandbox, in ground trampoline, 50'x8' cement pad for dog run and a 20'x10' shed! 3 car garage, large driveway with lots of extra parking
- Listing 2** rambler with newly finished basement. Vaulted ceilings, fresh paint and warm LVP making this home bright, light and welcoming. Some of the things the sellers love about the home include main floor laundry with pocket door for privacy, primary suite that includes garden tub and walk in closet. Basement is sound proof insulated and includes smurf tube wiring capability. Bathroom includes tile shower with lighted mirrors and colored lights on faucets that reflect water temperature over double sinks. Garage wired 250 V for future electric car and has additional storage under stairs. Water softener and play gym included. Dryer and stove plumbed for gas and electric.
- Listing 3** assumable VA loan for \$443,000 at 2.25%!!! BEAUTIFUL FULLY-FINISHED HOME ON HYDE PARK BENCH! Open floor plan, modern colors, tons of open space, fully-landscaped, views of the valley, access to trails and parks, lots of storage, 3-car garage.

Recent Sales

	Subject	Sold 1	Sold 2 *	Sold 3
Street Address	2651 S 1170 W	581 N 570 E	116 E 690 S	618 Sunset Cir
City, State	Nibley, UTAH	Richmond, UT	Smithfield, UT	Richmond, UT
Zip Code	84321	84333	84335	84333
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	11.55 ¹	9.64 ¹	17.59 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$550,000	\$549,000	\$649,900
List Price \$	--	\$550,000	\$549,000	\$649,900
Sale Price \$	--	\$555,000	\$549,000	\$592,000
Type of Financing	--	Conventional	Cash	Conventional
Date of Sale	--	07/01/2022	08/01/2022	08/29/2022
DOM · Cumulative DOM	-- · --	70 · 65	36 · 40	58 · 84
Age (# of years)	9	11	8	12
Condition	Average	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	1,351	1,555	1,467	1,515
Bdrm · Bths · ½ Bths	3 · 2	3 · 2	2 · 2	3 · 2
Total Room #	8	8	7	8
Garage (Style/Stalls)	Attached 2 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)	Attached 3 Car(s)
Basement (Yes/No)	Yes	Yes	Yes	Yes
Basement (% Fin)	100%	100%	100%	100%
Basement Sq. Ft.	1372	1,527	1,467	1,515
Pool/Spa	--	--	--	--
Lot Size	0.23 acres	0.28 acres	0.05 acres	0.27 acres
Other	NONE	NONE	NONE	NONE
Net Adjustment	--	-\$15,890	-\$8,310	-\$17,630
Adjusted Price	--	\$539,110	\$540,690	\$574,370

* 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** new paint, flooring, and a tankless water heater, this one shines and is move in ready. You will love the feel and open floorplan as it presents a spacious great room for entertaining. The functional kitchen provides a great space to whip up your favorite meal. It also features lots of storage, a fully fenced backyard
- Sold 2** updated kitchen. Highlights are 9' X 4' island bar, farmhouse sink, gas cook top, wall oven, large hood vent, pot filler above stove, and gorgeous new cabinets and Quartz counter tops! New LVP flooring in the kitchen, family room, master bedroom, and flex room. Newly painted laundry room, kitchen, family room, and hall bathroom. Hall bathroom has updated Quartz counter top. All toilets upgraded to tall and elongated. Additional lighting added throughout the home, up and down. Single level living with main floor laundry, a luxurious master bathroom and closet, fully finished basement, and an additional family room, and spacious bedrooms. This home has a 2 car garage, with a covered patio facing the swimming pool and the amazing clubhouse, water park, featuring a water slide, lazy river, 24 hour fitness center, event room, kitchen, game area, sand volley ball court,
- Sold 3** Cul-de-Sac. This home has 6 bedrooms 3 up and 3 down. Upstairs has a large open kitchen/dining area that connects to the living room. Downstairs will give you all the space you will ever need to enjoy your time at home. Not only is the inside of this home gorgeous but the outside is a dream with no neighbors behind you you have a beautifully landscaped lawn with a large third car garage and RV Pad.

Subject Sales & Listing History

Current Listing Status	Currently Listed	Listing History Comments					
Listing Agency/Firm	Brix Real Estate	1849400 03-192-0013 Brix Real Estate 12/14/2022 Shawn Owen List Price \$539,900 \$529,900 current 1849400 03-192-0013 Brix Real Estate 12/01/2022 Shawn Owen List Price \$559,900 \$539,900 p change 1849400 03-192-0013 Brix Real Estate 11/16/2022 Shawn Owen List Price \$579,900 \$559,900 p change 1849400 03-192-0013 Brix Real Estate 10/28/2022 Shawn Owen Status ACTIVE					
Listing Agent Name	Shawn B Owen						
Listing Agent Phone	435-225-2292						
# of Removed Listings in Previous 12 Months	0						
# of Sales in Previous 12 Months	1						
Original List Date	Original List Price	Final List Date	Final List Price	Result	Result Date	Result Price	Source
06/09/2022	\$490,000	--	--	Sold	07/12/2022	\$452,000	MLS
10/28/2022	\$579,900	12/14/2022	\$529,900	--	--	--	MLS

Marketing Strategy

	As Is Price	Repaired Price
Suggested List Price	\$563,500	\$563,500
Sales Price	\$563,500	\$563,500
30 Day Price	\$563,000	--
Comments Regarding Pricing Strategy		
BASED ON A DIRVE BY INSPECTION AN INTERIOR INSPECTION COULD INCREASE OR DECREASE THE DETERMINED VALUE BASED ON INTERIOR INSPECTION AND THE UPDATES		

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



Address Verification



Address Verification



Side

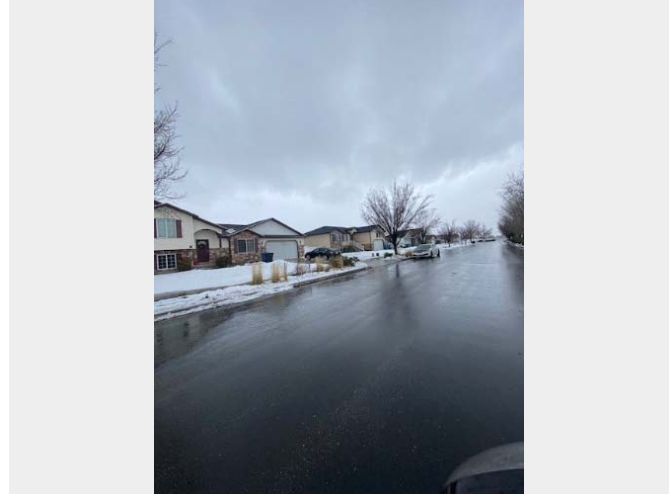


Side

Subject Photos



Street



Street



Other

Listing Photos

L1 8068 W 1900 N
Mendon, UT 84325



Front

L2 843 W 2600 S
Logan, UT 84321



Front

L3 555 N 750 E
Hyde Park, UT 84318



Front

Sales Photos

S1 581 N 570 E
Richmond, UT 84333



Front

S2 116 E 690 S
Smithfield, UT 84335



Front

S3 618 SUNSET CIR
Richmond, UT 84333



Front

ClearMaps Addendum

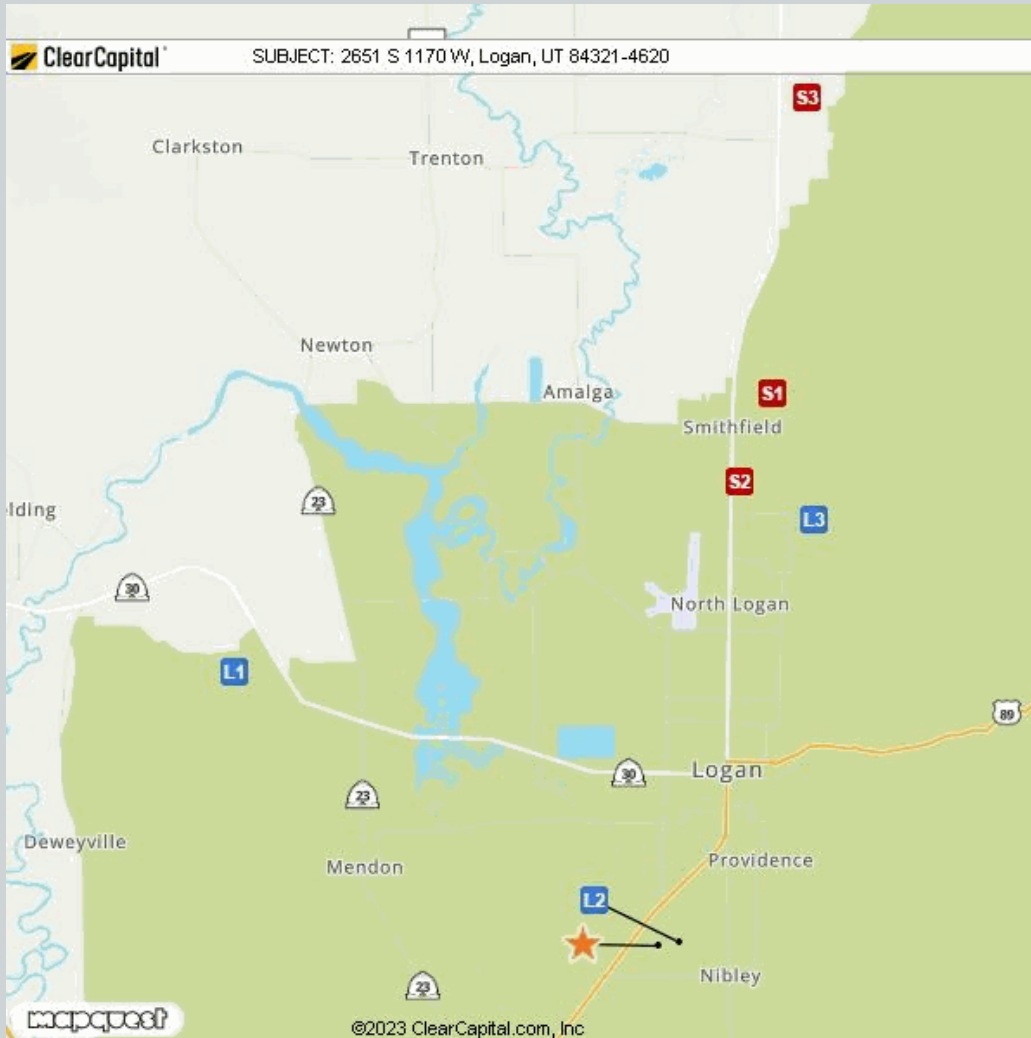
Address ★ 2651 S 1170 W, Nibley, UTAH 84321

Loan Number 50460

Suggested List \$563,500

Suggested Repaired \$563,500

Sale \$563,500



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	2651 S 1170 W, Nibley, Utah 84321	--	Parcel Match
L1 Listing 1	8068 W 1900 N, Mendon, UT 84325	10.34 Miles ¹	Parcel Match
L2 Listing 2	843 W 2600 S, Logan, UT 84321	0.44 Miles ¹	Parcel Match
L3 Listing 3	555 N 750 E, Hyde Park, UT 84318	9.27 Miles ¹	Parcel Match
S1 Sold 1	581 N 570 E, Richmond, UT 84333	11.55 Miles ¹	Parcel Match
S2 Sold 2	116 E 690 S, Smithfield, UT 84335	9.64 Miles ¹	Parcel Match
S3 Sold 3	618 Sunset Cir, Richmond, UT 84333	17.59 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	Marie Robbins	Company/Brokerage	Salt Creek RE Properties
License No	5461797-PB00	Address	455 Vern Way Tremonton UT 84337
License Expiration	12/31/2023	License State	UT
Phone	2087600156	Email	robbinsrealestate@gmail.com
Broker Distance to Subject	15.52 miles	Date Signed	01/02/2023

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.