

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	4072 S 300 Unit 2, Salt Lake City, UT 84107	Order ID	8362458	Property ID	33131174
Inspection Date	08/02/2022	Date of Report	08/03/2022		
Loan Number	50705	APN	16313830020000		
Borrower Name	Catamount Properties 2018 LLC	County	Salt Lake		

Tracking IDs					
Order Tracking ID	08.02.22 BPO	Tracking ID 1	08.02.22 BPO		
Tracking ID 2	--	Tracking ID 3	--		

General Conditions		
Owner	MARLYN RICHENS	Condition Comments The subject property appears to have been in typical condition for the location. No apparent recent updates, such as roof, windows or siding, but not signs of any significant neglect either. The exterior features and property appear generally maintained.
R. E. Taxes	\$2,039	
Assessed Value	\$308,400	
Zoning Classification	Residential	
Property Type	SFR	
Occupancy	Occupied	
Ownership Type	Fee Simple	
Property Condition	Average	
Estimated Exterior Repair Cost	\$0	
Estimated Interior Repair Cost	\$0	
Total Estimated Repair	\$0	
HOA	Willow Grove 801-838-7900	
Association Fees	\$150 / Month (Other: Pets Permitted; Sewer Paid; Snow Removal; Trash Paid; Water Paid)	
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. There is only 1 recent similar sold and no current active listings. Due to the lack of comps, it was necessary to expand comp search outside normal search criteria. Selected the absolute best and most similar.
Local Economy	Stable	
Sales Prices in this Neighborhood	Low: \$329,000 High: \$435,000	
Market for this type of property	Increased 6 % in the past 6 months.	
Normal Marketing Days	<30	

Current Listings

	Subject	Listing 1 *	Listing 2	Listing 3
Street Address	4072 S 300 Unit 2	265 E Millpoint Pl # 3	3474 S 200 E # 4	119 W Arbroath Ln # 127
City, State	Salt Lake City, UT	Salt Lake City, UT	Salt Lake City, UT	South Salt Lake, UT
Zip Code	84107	84115	84115	84115
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.85 ¹	0.89 ¹	0.76 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$380,000	\$381,000	\$415,000
List Price \$	--	\$380,000	\$381,000	\$415,000
Original List Date		06/28/2022	07/31/2022	05/07/2022
DOM · Cumulative DOM	-- · --	35 · 36	2 · 3	88 · 88
Age (# of years)	23	26	24	10
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	2 Stories Townhouse	2 Stories Townhouse	2 Stories Townhouse	2 Stories Townhouse
# Units	1	1	1	1
Living Sq. Feet	1,277	1,250	1,096	1,575
Bdrm · Bths · ½ Bths	2 · 2 · 1	2 · 2 · 1	3 · 2 · 1	2 · 2 · 1
Total Room #	8	8	8	7
Garage (Style/Stalls)	Attached 2 Car(s)	Attached 2 Car(s)	Attached 1 Car	Attached 2 Car(s)
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	0.01 acres	0.01 acres	0.01 acres	0.01 acres
Other	Porch	Porch	Patio	Porch; Deck

* Listing 1 is the most comparable listing to the subject.

¹ Comp's "Miles to Subject" was calculated by the system.

² Comp's "Miles to Subject" provided by Real Estate Professional.

³ Subject \$/ft based upon as-is sale price.

Current Listings - Cont.

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

- Listing 1** No concessions offered. MLS remarks: Back on Market due to buyer financing!!*** This townhome has a very well thought out floor plan. With 1250 sqft, you get use of all of it. You'll be surprised by all of the storage space throughout the home. The master bedroom is enormous with natural lighting from one of the two skylights. The laundry, water heater, and furnace are all off the kitchen and separated by a door with plenty of space. The two car covered garage is a rare luxury in Salt Lake and can serve as even more private storage. There is a second entrance from the garage. The front door opens to a spacious covered patio that never gets any harsh sunlight throughout the year. This townhome/condo is one of sixteen located in a beautiful complex with friendly neighbors, a clean well kept landscape, and safely protected as a gated community. Setback from 300 E which makes its very quiet and private!
- Listing 2** No concessions offered. Although agent mls remarks indicate updated, this term is overused in today's market and does not necessarily reflect a better condition. MLS remarks: This 3 bed 2.5 bath beautiful and super well kept home located in a gated community is conveniently located near entertainment, movie theaters, restaurants, shopping, and freeway access. Newly remodeled bathrooms, new roof, kitchen quartz countertop, new appliances, new paint, fenced and private patio, LPV flooring, add more value to the home. You will not want to miss this opportunity so schedule a showing as soon as possible and come take a peak before it is too late. TV's are negotiable. Square footage figures are provided as a courtesy estimate only and were obtained from the county website. Buyer is advised to obtain an independent measurement.
- Listing 3** No concessions offered. MLS remarks: NO SHOWINGS UNTIL 5/8/22. OFFERS TO BE REVIEWED WEDNESDAY 5/11/22.***SELLER NEEDS RENT BACK UNTIL END OF JULY. Premium, urban, custom-designed townhouse with high-end located close to downtown Salt Lake City. Just steps away from TRAX. Beautiful kitchen with all stainless steel appliances, high-end hard wood floors, granite countertops, extended height cabinetry, premium lighting and reclaimed weathered wood planking under the bar. Gorgeous two-tone paint throughout the home, with custom drapery, ceiling fans, and much more. Luxurious interior with spacious master bedroom and two walk-in closets, two full baths and one half-bath. Two-car garage with plenty of extra parking for guests. Includes upgraded insulation and soundproofing for extra privacy. Washer and dryer will also be included. Includes access to the clubhouse (workout equipment, kitchen, lounge, etc.)

Recent Sales

	Subject	Sold 1	Sold 2	Sold 3 *
Street Address	4072 S 300 Unit 2	3460 S 200 E	518 E 3955 S # 3	167 W Carrick Dr
City, State	Salt Lake City, UT	Salt Lake City, UT	Salt Lake City, UT	Salt Lake City, UT
Zip Code	84107	84115	84107	84115
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.88 ¹	0.43 ¹	1.18 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$400,000	\$398,000	\$370,000
List Price \$	--	\$400,000	\$398,000	\$370,000
Sale Price \$	--	\$350,000	\$375,000	\$378,000
Type of Financing	--	Conventional	Conventional	Conventional
Date of Sale	--	07/07/2022	07/22/2022	07/01/2022
DOM · Cumulative DOM	-- · --	75 · 74	50 · 50	32 · 28
Age (# of years)	23	24	42	11
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	2 Stories Townhouse	2 Stories Townhouse	2 Stories Townhouse	2 Stories Townhouse
# Units	1	1	1	1
Living Sq. Feet	1,277	1,096	1,080	1,302
Bdrm · Bths · ½ Bths	2 · 2 · 1	3 · 2 · 1	2 · 1 · 1	2 · 2 · 1
Total Room #	8	8	7	7
Garage (Style/Stalls)	Attached 2 Car(s)	Attached 1 Car	Carport 2 Car(s)	Carport 1 Car
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	0.01 acres	0.01 acres	0.01 acres	0.02 acres
Other	Porch	Patio	Patio; Deck	Patio
Net Adjustment	--	+\$19,335	+\$4,895	+\$5,500
Adjusted Price	--	\$369,335	\$379,895	\$383,500

* Sold 3 is the most comparable sale to the subject.

¹ Comp's "Miles to Subject" was calculated by the system.

² Comp's "Miles to Subject" provided by Real Estate Professional.

³ Subject \$/ft based upon as-is sale price.

Recent Sales - Cont.

Reasons for Adjustments Why the comparable sale is superior or inferior to the subject.

- Sold 1** No paid concessions. Add \$6335 sq ft, \$8000 bed count, \$5000 less garage stalls. MLS remarks: Location, location, location!! This beautiful and super well kept home located in a gated community is conveniently located near entertainment, movie theaters, restaurants, shopping, & even near freeway access. This beautiful 3 bedroom 2 and half bath home is a must see. You will love how all of the bedrooms are upstairs keeping the family together on the same floor when it is time for bed. There are also brand new townhomes being built on the land right next to this gated community which may bring even more value to the neighborhood! Exciting stuff! The Seller dropped the price for a quick sale due to wanting to move to their new home sooner. You will not want to miss this opportunity so schedule a showing as soon as possible and come take a peak before it is too late. The A/C unit has also been updated to a new one just in time for summer! Square footage figures are provided as a courtesy estimate only and were obtained from the county website. Buyer is advised to obtain an independent measurement. Any offers that come in on a Friday will be reviewed the following business day. No Showings till tomorrow, Monday April 25th.
- Sold 2** No paid concessions. Add \$6895 sq ft, \$6500 bath count, \$7500 no garage; Subtract \$6000 deck, \$10,000 new kitchen. Although property has a newer kitchen, this does not change the condition to good, the remainder of the home is still in average condition. MLS remarks: TOTES ADORBS*** This adorable Townhome has got-it-going-on and is ready for it's new owner. A turn-key remodel was performed with a Brand New Kitchen, Appliances, Flooring, Paint, Windows, and Cooling Unit. The deck off the rear has been refinished and stained, backyard landscaping is definitely manicured to perfection, and the HOA is putting in a brand new fence! Tucked away on a dead-end street (zero traffic) you'll be rewarded with privacy in the front and back yard. Front and rear patios to sip your drinks in the shade or host a BBQ. Close to freeway access, shopping, and local schools. Appt is required for showings.
- Sold 3** Concessions: \$2,000. Add \$7500 no garage; Subtract \$2000 pd conc. Lack of comps, necessary to expand outside 1 mile radius. MLS remarks: Well-maintained townhome in a kid and pet-friendly gated community. Conveniently located, minutes away from freeway and Trax access. The open floorplan, large bedrooms (each with their own walk-in closet and bathroom) and features like granite countertops and bamboo flooring make this one you can't miss! HOA provides snow removal, yard maintenance and Utopia Fiber internet. Surround sound and appliances are negotiable inclusions. Buyer is advised to obtain an independent measurement. Square footage figures are provided as a courtesy estimate only. Buyer is advised to obtain an independent measurement.

Subject Sales & Listing History

Current Listing Status	Not Currently Listed		Listing History Comments				
Listing Agency/Firm			Sold last 03/17/2011 for \$148,900.				
Listing Agent Name							
Listing Agent Phone							
# of Removed Listings in Previous 12 Months	0						
# of Sales in Previous 12 Months	0						
Original List Date	Original List Price	Final List Date	Final List Price	Result	Result Date	Result Price	Source

Marketing Strategy

	As Is Price	Repaired Price
Suggested List Price	\$375,900	\$375,900
Sales Price	\$375,000	\$375,000
30 Day Price	\$370,000	--
Comments Regarding Pricing Strategy		
Pricing is based off recent sold comps minus paid concessions and taking into consideration current active listings. Current market area is still somewhat strong, however days on market are starting to slightly increase and values are stabilizing. There is still somewhat a high demand for homes under \$500,000, but not as many homes have crazy amounts of multiple offers and buyers paying thousand over list price.		

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



Side



Side



Street

Subject Photos



Street



Street



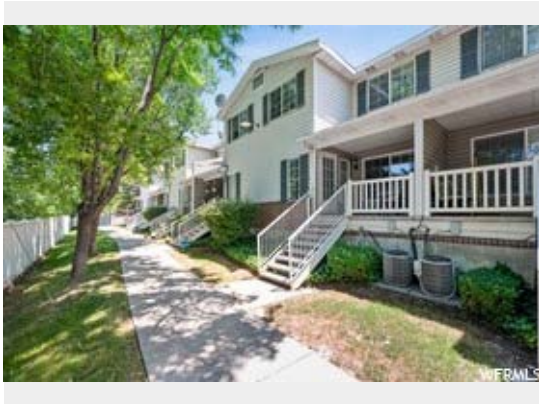
Street



Garage

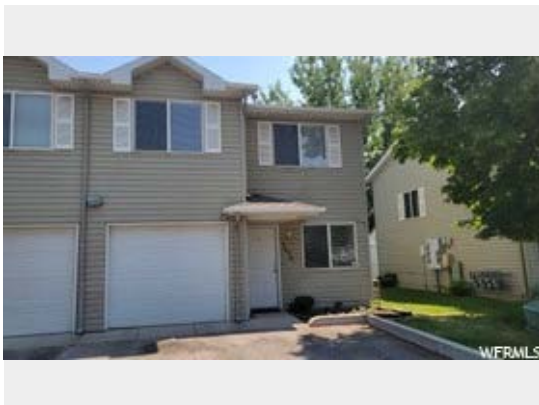
Listing Photos

L1 265 E Millpoint Pl # 3
Salt Lake City, UT 84115



Front

L2 3474 S 200 E # 4
Salt Lake City, UT 84115



Front

L3 119 W Arbroath Ln # 127
South Salt Lake, UT 84115



Front

Sales Photos

S1 3460 S 200 E
Salt Lake City, UT 84115



Front

S2 518 E 3955 S # 3
Salt Lake City, UT 84107



Front

S3 167 W Carrick Dr
Salt Lake City, UT 84115



Front

ClearMaps Addendum

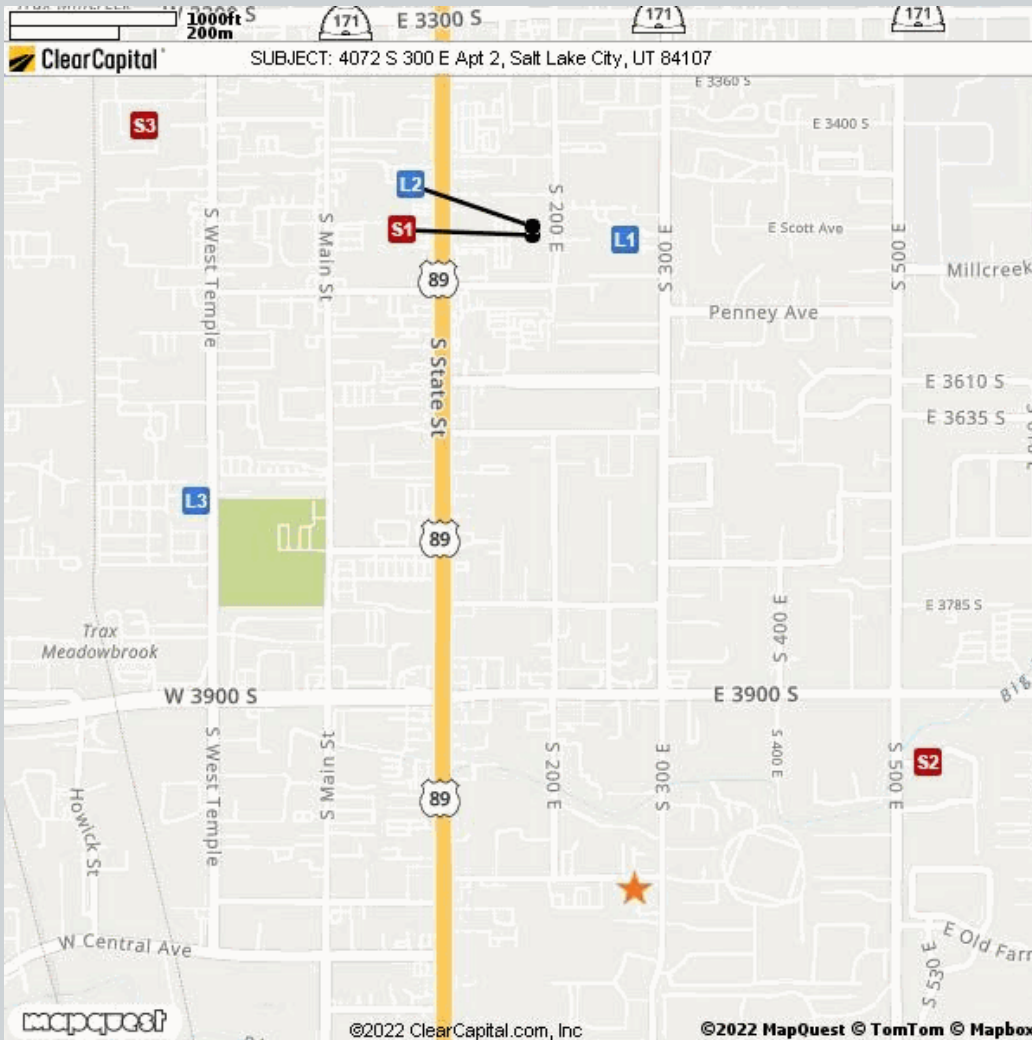
Address ★ 4072 S 300 Unit 2, Salt Lake City, UT 84107

Loan Number 50705

Suggested List \$375,900

Suggested Repaired \$375,900

Sale \$375,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	4072 S 300 Unit 2, Salt Lake City, UT 84107	--	Parcel Match
L1 Listing 1	265 E Millpoint Pl # 3, Salt Lake City, UT 84115	0.85 Miles ¹	Parcel Match
L2 Listing 2	3474 S 200 E # 4, Salt Lake City, UT 84115	0.89 Miles ¹	Parcel Match
L3 Listing 3	119 W Arbroath Ln # 127, Salt Lake City, UT 84115	0.76 Miles ¹	Parcel Match
S1 Sold 1	3460 S 200 E, Salt Lake City, UT 84115	0.88 Miles ¹	Parcel Match
S2 Sold 2	518 E 3955 S # 3, Salt Lake City, UT 84107	0.43 Miles ¹	Parcel Match
S3 Sold 3	167 W Carrick Dr, Salt Lake City, UT 84115	1.18 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/Realtypath South Valley
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	10.35 miles	Date Signed	08/03/2022

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.