

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.

<b>Address</b>	480 S Emery Street, Salt Lake City, UT 84104	<b>Order ID</b>	8725050	<b>Property ID</b>	34157908
<b>Inspection Date</b>	05/04/2023	<b>Date of Report</b>	05/08/2023		
<b>Loan Number</b>	51296	<b>APN</b>	15-02-308-023		
<b>Borrower Name</b>	Catamount Properties 2018 LLC	<b>County</b>	Salt Lake		

<b>Tracking IDs</b>					
<b>Order Tracking ID</b>	05.03.23 Cit-CS Update	<b>Tracking ID 1</b>	05.03.23 Cit-CS Update		
<b>Tracking ID 2</b>	--	<b>Tracking ID 3</b>	--		

General Conditions		Condition Comments
<b>Owner</b>	CATAMOUNT PROPERTIES 2018 LLC,	Per MLS comments and photos, home has been completely updated and renovated. Exterior photos confirm exterior updates. Prior BPO from September of 2022 show exterior is in fact updated as well as landscaping cleaned up and cut back.
<b>R. E. Taxes</b>	\$1,247	
<b>Assessed Value</b>	\$215,200	
<b>Zoning Classification</b>	Residential	
<b>Property Type</b>	SFR	
<b>Occupancy</b>	Vacant	
<b>Secure?</b>	Yes	
	(Home is locked. Currently active on the market with a realtor supra key access box.)	
<b>Ownership Type</b>	Fee Simple	
<b>Property Condition</b>	Good	
<b>Estimated Exterior Repair Cost</b>	\$0	
<b>Estimated Interior Repair Cost</b>	\$0	
<b>Total Estimated Repair</b>	\$0	
<b>HOA</b>	No	
<b>Visible From Street</b>	Visible	
<b>Road Type</b>	Public	

Neighborhood & Market Data		Neighborhood Comments
<b>Location Type</b>	Suburban	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 are a total of 10 similar sold comps in the last year with only 6 of those sold in the last 6 months and no current similar active listings with limited comps that have been fully updated. Due to the lack of comps, it was necessary to expand search outside normal search criteria. Selected the absolute best and most similar that represents the subject home.
<b>Local Economy</b>	Stable	
<b>Sales Prices in this Neighborhood</b>	Low: \$267,000 High: \$405,000	
<b>Market for this type of property</b>	Remained Stable for the past 6 months.	
<b>Normal Marketing Days</b>	<90	

### Current Listings

	Subject	Listing 1	Listing 2	Listing 3 *
<b>Street Address</b>	480 S Emery Street	1109 S Remington Way	1212 S Glendale Dr	1224 S Navajo St
<b>City, State</b>	Salt Lake City, UT	Salt Lake City, UT	Salt Lake City, UT	Salt Lake City, UT
<b>Zip Code</b>	84104	84104	84104	84104
<b>Datasource</b>	Tax Records	MLS	MLS	MLS
<b>Miles to Subj.</b>	--	1.19 <sup>1</sup>	1.14 <sup>1</sup>	1.17 <sup>1</sup>
<b>Property Type</b>	SFR	SFR	SFR	SFR
<b>Original List Price \$</b>	\$	\$359,000	\$375,000	\$419,900
<b>List Price \$</b>	--	\$359,000	\$370,000	\$419,900
<b>Original List Date</b>		03/22/2023	02/15/2023	04/18/2023
<b>DOM · Cumulative DOM</b>	-- · --	43 · 47	78 · 82	19 · 20
<b>Age (# of years)</b>	76	73	71	71
<b>Condition</b>	Good	Fair	Average	Good
<b>Sales Type</b>	--	Fair Market Value	Fair Market Value	Fair Market Value
<b>Location</b>	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
<b>View</b>	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
<b>Style/Design</b>	1 Story Bungalow	1 Story Bungalow	1 Story Ranch/Rambler	1 Story Bungalow
<b># Units</b>	1	1	1	1
<b>Living Sq. Feet</b>	1,002	984	768	1,100
<b>Bdrm · Bths · ½ Bths</b>	3 · 1	3 · 1	2 · 1	3 · 2
<b>Total Room #</b>	7	6	5	9
<b>Garage (Style/Stalls)</b>	Detached 1 Car	None	Detached 1 Car	Detached 1 Car
<b>Basement (Yes/No)</b>	No	No	No	Yes
<b>Basement (% Fin)</b>	0%	0%	0%	100%
<b>Basement Sq. Ft.</b>	--	--	--	300
<b>Pool/Spa</b>	--	--	--	--
<b>Lot Size</b>	0.14 acres	0.13 acres	0.12 acres	0.20 acres
<b>Other</b>	NA	NA	NA	NA

\* Listing 3 is the most comparable listing to the subject.

<sup>1</sup> Comp's "Miles to Subject" was calculated by the system.

<sup>2</sup> Comp's "Miles to Subject" provided by Real Estate Professional.

<sup>3</sup> 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: Introducing 1109 S Remington Way, a charming 3-bedroom, 1-bathroom home nestled in the heart of Salt Lake City's desirable Glendale neighborhood. This delightful home offers a perfect blend of comfort and convenience, with its prime location just minutes away from the city's best dining, shopping, and entertainment options. As you enter the home, you'll be welcomed by a warm and inviting living room, featuring hardwood floors, large windows, and plenty of natural light. The adjacent dining area is perfect for hosting dinner parties and family gatherings. The cozy kitchen has ample storage space. But what truly sets this home apart is its amazing garden. The fully-fenced backyard is a gardener's dream, complete with a lush vegetable garden, mature perennials, and a variety of colorful flowers and plants. Spend your afternoons tending to your garden, relaxing on the deck watching hummingbirds, or entertaining guests in this tranquil setting. You'll enjoy the comfort of knowing that the furnace and AC are just one year new, giving you peace of mind that you won't need to replace them anytime soon. The home also features Google Fiber, offering lightning-fast internet speeds for all your streaming, gaming, and work needs. And when it's time to venture out, you'll love the easy access to public transit and the interstate, making commuting a breeze. Located in the heart of Glendale, this home is just a short distance away from Jordan Park, where you can enjoy outdoor activities and recreation. Additionally, the neighborhood is home to a variety of local shops and restaurants that offer a unique and diverse culinary experience. Don't miss out on the opportunity to own this charming home in one of Salt Lake City's most up and coming neighborhoods. Schedule your showing today and see for yourself what makes this home so special!
- Listing 2** No concessions offered. MLS remarks: MUST see BEAUTY. Immaculate and fully remodeled home top to bottom! New roof, electrical wiring, double pane windows, A/C, down to the subfloors and laminate flooring. Modern kitchen, wired for electric or gas connections, stackable washer and dryer. Large yard with detached garage. All the special loving touches you desire. Don't miss the opportunity to own this polished GEM.
- Listing 3** No concessions offered. Basement has 1 bedroom. MLS remarks: Charming 4 bdrm 2 bath home near downtown SLC. Master bedroom with private bath. Full bath for the other bedrooms upstairs. Detached garage with fully fenced backyard, firepit and fruit trees. Refrigerator in garage also included, Brand new siding with covered gutters, freshly painted interior, central air installed along with new water heater.

### Recent Sales

	Subject	Sold 1	Sold 2	Sold 3 *
<b>Street Address</b>	480 S Emery Street	1158 W American Ave	325 S Cheyenne St	965 S 1500 W
<b>City, State</b>	Salt Lake City, UT	Salt Lake City, UT	Salt Lake City, UT	Salt Lake City, UT
<b>Zip Code</b>	84104	84104	84104	84104
<b>Datasource</b>	Tax Records	MLS	MLS	MLS
<b>Miles to Subj.</b>	--	0.70 <sup>1</sup>	0.52 <sup>1</sup>	0.81 <sup>1</sup>
<b>Property Type</b>	SFR	SFR	SFR	SFR
<b>Original List Price \$</b>	--	\$349,000	\$349,900	\$385,000
<b>List Price \$</b>	--	\$349,000	\$349,900	\$385,000
<b>Sale Price \$</b>	--	\$344,000	\$345,900	\$380,000
<b>Type of Financing</b>	--	Conventional	Conventional	Conventional
<b>Date of Sale</b>	--	02/03/2023	03/10/2023	11/16/2022
<b>DOM · Cumulative DOM</b>	-- · --	59 · 56	83 · 99	41 · 41
<b>Age (# of years)</b>	76	73	76	72
<b>Condition</b>	Good	Average	Average	Good
<b>Sales Type</b>	--	Fair Market Value	Fair Market Value	Fair Market Value
<b>Location</b>	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
<b>View</b>	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
<b>Style/Design</b>	1 Story Bungalow	1 Story Bungalow	1 Story Bungalow	1 Story Bungalow
<b># Units</b>	1	1	1	1
<b>Living Sq. Feet</b>	1,002	950	928	872
<b>Bdrm · Bths · ½ Bths</b>	3 · 1	3 · 1	3 · 1	2 · 1
<b>Total Room #</b>	7	7	7	6
<b>Garage (Style/Stalls)</b>	Detached 1 Car	None	None	Attached 1 Car
<b>Basement (Yes/No)</b>	No	No	No	No
<b>Basement (% Fin)</b>	0%	0%	0%	0%
<b>Basement Sq. Ft.</b>	--	--	--	--
<b>Pool/Spa</b>	--	--	--	--
<b>Lot Size</b>	0.14 acres	0.21 acres	0.19 acres	0.20 acres
<b>Other</b>	NA	\$7000 pd conc	\$10,000 pd conc	\$5625 pd conc
<b>Net Adjustment</b>	--	+\$29,820	+\$27,590	+\$6,925
<b>Adjusted Price</b>	--	\$373,820	\$373,490	\$386,925

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

<sup>1</sup> Comp's "Miles to Subject" was calculated by the system.

<sup>2</sup> Comp's "Miles to Subject" provided by Real Estate Professional.

<sup>3</sup> 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** Concessions: \$7,000. Add \$30,000 condition, \$1820 sq ft up, \$5000 no garage. Subtract \$7000 pd conc. MLS remarks: Super cute 3 bedroom starter home. This adorable home offers one level living space and has been updated with newer vinyl windows, laminate flooring throughout main living area, 30 year roof and new water line from the main into the house. The .21 acre lot is fully fenced, has automatic sprinkling system and within a short walk to the Nine Line Trail system. Parkview elementary school is just across the street making it quick access for kids to get to and from school. Great location with quick access to downtown and freeways. Home will be sold as is. Home is vacant and most utilities have been turned off. Please come prepared if showing in the evenings.
- Sold 2** Concessions: \$10,000. Add \$30,000 condition, \$2590 sq ft, \$5000 no garage. Subtract \$10,000 pd conc. MLS remarks: Don't miss this super cute home tucked away in a quiet Poplar Grove neighborhood. West facing home with a deep lot. No back neighbors as this home backs up to the lovely Sherwood Park and all it has to offer. Fenced backyard with two large storage sheds. Central air conditioning. Easy I-80 freeway access. Come and fall in love with it.
- Sold 3** Concessions: \$5,625. Add \$4550 sq ft, \$8000 bed count. Subtract \$5625 pd conc. MLS remarks: Check out this incredible single-level home that's been nicely updated inside and out. New siding, a big beautiful deck, a well maintained yard with automatic sprinkling system, the list goes on. The interior has a bright and open feel with big windows and a great flow throughout. Hardwood floors, a spacious kitchen, and two nicely sized bedrooms. What more could you ask for? Did we mention a fully functional one car garage? Come see it today! All info provided as a courtesy. Buyer and buyer agent to verify all.

## Subject Sales & Listing History

<b>Current Listing Status</b>	Currently Listed	<b>Listing History Comments</b>					
<b>Listing Agency/Firm</b>	Dimension Realty Services	Currently listed for \$389,900. Original MLS 1859714 was listed on 01/27/2023 for \$369,900, placed under contract 4 times and failed all 4 times. That MLS was cancelled on 4/5/2023 then relisted MLS 1870014 on 4/6/2023 for \$389,900 with going under contract once on 4/17/2023, then that sale failing and going back active as of 4/28/2023.					
<b>Listing Agent Name</b>	Brad olsen						
<b>Listing Agent Phone</b>	801-560-8448						
<b># of Removed Listings in Previous 12 Months</b>	1						
<b># of Sales in Previous 12 Months</b>	0						
<b>Original List Date</b>	<b>Original List Price</b>	<b>Final List Date</b>	<b>Final List Price</b>	<b>Result</b>	<b>Result Date</b>	<b>Result Price</b>	<b>Source</b>
01/27/2023	\$369,900	03/24/2023	\$369,900	Cancelled	04/05/2023	\$369,900	MLS
04/06/2023	\$389,900	05/08/2023	\$389,900	Pending/Contract	04/17/2023	\$389,900	MLS

## Marketing Strategy

	As Is Price	Repaired Price
<b>Suggested List Price</b>	\$381,900	\$381,900
<b>Sales Price</b>	\$380,000	\$380,000
<b>30 Day Price</b>	\$370,000	--
<b>Comments Regarding Pricing Strategy</b>		
Pricing is based on recently sold comps minus paid concessions (if any paid) and taking into consideration current active listings including days on market as well as adjustments for finished basements, paid concessions and square footage differences. Over the last year, the buyer pool was stagnant with higher interest rates. Homes that were available had multiple price drops and higher days on market. We are starting to see a slight shift back to stable values and more buyers looking, however home inventory is still very low.		

## Clear Capital Quality Assurance Comments Addendum

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

## Subject Photos



Front



Address Verification



Side



Side



Street



Street



## Subject Photos



Street



Other

## Listing Photos

**L1** 1109 S Remington Way  
Salt Lake City, UT 84104



Front

**L2** 1212 S Glendale Dr  
Salt Lake City, UT 84104



Front

**L3** 1224 S Navajo St  
Salt Lake City, UT 84104



Front

## Sales Photos

**S1** 1158 W American Ave  
Salt Lake City, UT 84104



Front

**S2** 325 S Cheyenne St  
Salt Lake City, UT 84104



Front

**S3** 965 S 1500 W  
Salt Lake City, UT 84104



Front

## ClearMaps Addendum

<b>Address</b>	★ 480 S Emery Street, Salt Lake City, UT 84104				
<b>Loan Number</b>	51296	<b>Suggested List</b>	\$381,900	<b>Suggested Repaired</b> \$381,900	<b>Sale</b> \$380,000

## 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

<b>Broker Name</b>	Robyn Moody	<b>Company/Brokerage</b>	Salt Lake REO w/Stratus Real Estate
<b>License No</b>	6238053-SA00	<b>Address</b>	8962 S Duck Ridge Way West Jordan UT 84081
<b>License Expiration</b>	06/30/2024	<b>License State</b>	UT
<b>Phone</b>	8015668288	<b>Email</b>	Robyn@SaltLakeREO.com
<b>Broker Distance to Subject</b>	13.14 miles	<b>Date Signed</b>	05/08/2023

*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.**