

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	2756 S 8950 W, Magna, UT 84044	Order ID	8578730	Property ID	33809919
Inspection Date	01/11/2023	Date of Report	01/12/2023		
Loan Number	52205	APN	14-30-226-022		
Borrower Name	Catamount Properties 2018 LLC	County	Salt Lake		

Tracking IDs					
Order Tracking ID	01.11.23 BPO	Tracking ID 1	01.11.23 BPO		
Tracking ID 2	--	Tracking ID 3	--		

General Conditions

Owner	SNYDER LEWIS F III	Condition Comments	
R. E. Taxes	\$1,970	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.	
Assessed Value	\$254,900		
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	No		
Visible From Street	Visible		
Road Type	Public		

Neighborhood & Market Data

Location Type	Suburban	Neighborhood Comments	
Local Economy	Stable	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 similar sold in the last 6 months and 1 current similar active listing. Due to lack of comps it was necessary to expand search outside normal search criteria. Expanded search included home out to a 2 mile radius, year built up to 1950 and square footage from 1100 up to 2400. Selected the best and most similar to subject home that best represents subject in age, style, lo...	
Sales Prices in this Neighborhood	Low: \$255,000 High: \$340,000		
Market for this type of property	Remained Stable for the past 6 months.		
Normal Marketing Days	<90		

Neighborhood Comments

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Current Listings

	Subject	Listing 1	Listing 2	Listing 3 *
Street Address	2756 S 8950 W	3048 S 8950 W	2742 S Cyprus Ln	3096 S 8950 W
City, State	Magna, UT	Magna, UT	Magna, UT	Magna, UT
Zip Code	84044	84044	84044	84044
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.37 ¹	0.29 ¹	0.44 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$359,000	\$349,900	\$385,000
List Price \$	--	\$345,000	\$348,900	\$356,000
Original List Date		10/21/2022	11/18/2022	08/04/2022
DOM · Cumulative DOM	-- · --	75 · 83	48 · 55	151 · 161
Age (# of years)	95	106	80	109
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 Bungalow	1 Story Bungalow	1 Story Bungalow	1 Story Bungalow
# Units	1	1	1	1
Living Sq. Feet	865	912	696	856
Bdrm · Bths · ½ Bths	2 · 1	2 · 1	2 · 1	2 · 1
Total Room #	5	5	5	6
Garage (Style/Stalls)	Detached 2 Car(s)	None	None	Detached 2 Car(s)
Basement (Yes/No)	Yes	Yes	Yes	Yes
Basement (% Fin)	0%	95%	90%	95%
Basement Sq. Ft.	865	912	696	856
Pool/Spa	--	--	--	--
Lot Size	0.19 acres	0.15 acres	0.19 acres	0.10 acres
Other	1 carport	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 1 bed, 1 bath, family room and den. MLS remarks: A rare find in an adorable Magna neighborhood. You'll love the functional upstairs floor plan with 2 bedrooms and a bathroom. The cozy basement has multi-purpose room for your office or den. The spacious backyard is a blank canvas waiting for someone to make it their paradise!
- Listing 2** No concessions offered. Basement has 2 beds, 1 bath and family room. MLS remarks: Looking for a charming yet affordable home? You found it! This cute, 4 bedroom/2 bath bungalow has hardwood floors throughout the main level, and new carpet in basement. Central air conditioning and double pane windows help keep you cool and comfortable. The solar panels help lower your utility bills. Covered backyard patio for great Summer BBQ's. Check it out!
- Listing 3** No concessions offered. Basement has 2 beds, 1 bath, family room and den. MLS remarks: 4 Bedroom Bungalow with an Oversized detached 2 car garage. This won't disappoint with vaulted ceilings, enjoy your evenings sitting on the back porch looking across your large yard. And finally a an actual large garage to park your toys or cars.

Recent Sales

	Subject	Sold 1	Sold 2	Sold 3 *
Street Address	2756 S 8950 W	8920 W 2900 S	7585 W 3100 S	2925 S 8950 W
City, State	Magna, UT	Magna, UT	Magna, UT	Magna, UT
Zip Code	84044	84044	84044	84044
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.18 ¹	1.79 ¹	0.21 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$269,900	\$249,900	\$340,000
List Price \$	--	\$269,900	\$249,900	\$340,000
Sale Price \$	--	\$255,000	\$294,000	\$340,000
Type of Financing	--	Conventional	Conventional	Conventional
Date of Sale	--	09/16/2022	11/23/2022	10/14/2022
DOM · Cumulative DOM	-- · --	50 · 50	28 · 35	32 · 29
Age (# of years)	95	109	95	81
Condition	Average	Fair	Fair	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 Bungalow	1 Story Bungalow	1 Story Bungalow	1 Story Bungalow
# Units	1	1	1	1
Living Sq. Feet	865	764	852	720
Bdrm · Bths · ½ Bths	2 · 1	1 · 1	1 · 1	1 · 1
Total Room #	5	4	4	4
Garage (Style/Stalls)	Detached 2 Car(s)	None	Detached 2 Car(s)	Detached 2 Car(s)
Basement (Yes/No)	Yes	Yes	Yes	Yes
Basement (% Fin)	0%	85%	70%	100%
Basement Sq. Ft.	865	624	852	826
Pool/Spa	--	--	--	--
Lot Size	0.19 acres	0.12 acres	0.24 acres	0.11 acres
Other	1 carport	NA	NA	NA
Net Adjustment	--	+\$47,898	+\$10,658	-\$9,955
Adjusted Price	--	\$302,898	\$304,658	\$330,045

* 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** Concessions: \$6,250. Basement has 2 beds, 1 bath and family room. Add \$40,000 condition, \$3535 sq ft up, \$8000 bed count, \$6025 bsmt sq ft, \$10,000 no garage, \$2500 no carport. Subtract \$15,912 bsmt % fin, \$6250 pd conc. MLS remarks: Great investment opportunity in historic Magna. This charming bungalow has tons of potential for a flip, rental, or sweat equity. Nice layout and good size yard. Walking distance to Magna main. Easy access to SR-201.
- Sold 2** Concessions: \$6,950. Basement has 2 beds, 1 half bath and family room. Add \$25,000 condition (fair to avg, just needs cosmetic), \$8000 bed count, \$2500 no carport. Subtract \$17,892 bsmt % fin, \$6950 pd conc. MLS remarks: MULTIPLE OFFERS RECEIVED*** Historic Magna home now available. Cute curb appeal! Large corner lot. Perfect opportunity to gain sweat equity through your vision and hard work. Clean slate, ready for your personal design & touch. Solid bones. Spacious & friendly layout. Plenty of parking space. Potential to convert basement to a Mother-in-Law apartment. Fully fenced back yard. 2 car garage. Minutes to freeway access, Shopping, Eateries, & Entertainment. Schedule your private showing today. Square footage figures are provided as a courtesy estimate only and were obtained from previous MLS #578440. Buyer is advised to obtain an independent measurement. Buyer is advised to obtain an independent measurement. Buyer is advised to obtain an independent measurement. Buyer & Buyer's Agent to verify all listing information. Seller is part owner of the listing brokerage, but is not a licensed agent.
- Sold 3** Concessions: \$750. Basement has 2 beds, 1 bath and family room. Add \$5075 sq ft up, \$8000 bed count, \$2500 no carport. Subtract \$24,780 bsmt % fin, \$750 pd conc. MLS remarks: Cute home in the old town Magna area. Has new carpet throughout the basement, new central air, a 2 car garage, and large rooms.

Subject Sales & Listing History

Current Listing Status	Not Currently Listed			Listing History Comments			
Listing Agency/Firm				Sold last 02/27/2004 for \$83,000.			
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	\$330,900	\$330,900
Sales Price	\$330,000	\$330,000
30 Day Price	\$300,000	--
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



Street

Listing Photos

L1 3048 S 8950 W
Magna, UT 84044



Front

L2 2742 S Cyprus Ln
Magna, UT 84044



Front

L3 3096 S 8950 W
Magna, UT 84044



Front

Sales Photos

S1 8920 W 2900 S
Magna, UT 84044



Front

S2 7585 W 3100 S
Magna, UT 84044



Front

S3 2925 S 8950 W
Magna, UT 84044



Front

ClearMaps Addendum

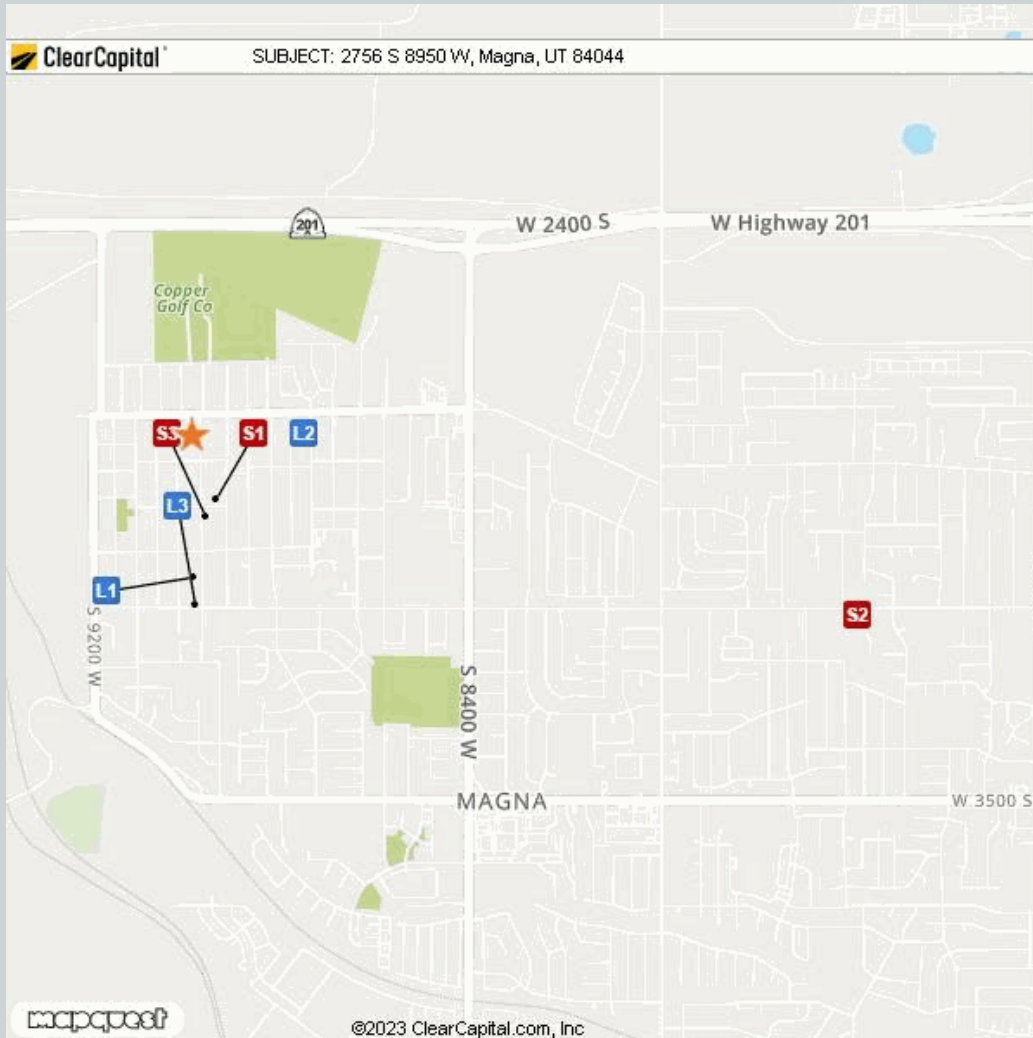
Address ★ 2756 S 8950 W, Magna, UT 84044

Loan Number 52205

Suggested List \$330,900

Suggested Repaired \$330,900

Sale \$330,000



Comparable

Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	2756 S 8950 W, Magna, UT 84044	--	Parcel Match
L1 Listing 1	3048 S 8950 W, Magna, UT 84044	0.37 Miles ¹	Parcel Match
L2 Listing 2	2742 S Cyprus Ln, Magna, UT 84044	0.29 Miles ¹	Parcel Match
L3 Listing 3	3096 S 8950 W, Magna, UT 84044	0.44 Miles ¹	Parcel Match
S1 Sold 1	8920 W 2900 S, Magna, UT 84044	0.18 Miles ¹	Parcel Match
S2 Sold 2	7585 W 3100 S, Magna, UT 84044	1.79 Miles ¹	Parcel Match
S3 Sold 3	2925 S 8950 W, Magna, UT 84044	0.21 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	9.13 miles	Date Signed	01/12/2023

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.