

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	1619 W Calais Villas Way, West Jordan, UT 84084	Order ID	8586555	Property ID	33828295
Inspection Date	01/19/2023	Date of Report	01/20/2023		
Loan Number	52272	APN	21272011620000		
Borrower Name	Catamount Properties 2018 LLC	County	Salt Lake		

Tracking IDs					
Order Tracking ID	01.18.23 BPO	Tracking ID 1	01.18.23 BPO		
Tracking ID 2	--	Tracking ID 3	--		

General Conditions		
Owner	FUNG CHOW	Condition Comments This property appears to be in good to average condition and well maintained. No deferred maintenance was noted. Subject conforms well to the area. It is assumed the interior is in similar condition.
R. E. Taxes	\$2,433	
Assessed Value	\$434,000	
Zoning Classification	Residential 5101	
Property Type	PUD	
Occupancy	Occupied	
Ownership Type	Fee Simple	
Property Condition	Good	
Estimated Exterior Repair Cost	\$0	
Estimated Interior Repair Cost	\$0	
Total Estimated Repair	\$0	
HOA	SOMERSET VILLAS PUD 8012560465	
Association Fees	\$157 / Month (Landscaping, Insurance, Other: GATED; SNOW REMOVAL; TRASH; WATER)	
Visible From Street	Visible	
Road Type	Public	

Neighborhood & Market Data		
Location Type	Suburban	Neighborhood Comments The immediate surrounding area is in good condition. There are no environmental or hazardous concerns. There are no adverse conditions that would affect subject marketability.
Local Economy	Stable	
Sales Prices in this Neighborhood	Low: \$230000 High: \$643750	
Market for this type of property	Decreased 8 % in the past 6 months.	
Normal Marketing Days	<90	

Current Listings

	Subject	Listing 1 *	Listing 2	Listing 3
Street Address	1619 W Calais Villas Way	1633 W Calais Villas Way	1643 W Beamon St	1637 W Beamon St
City, State	West Jordan, UT	West Jordan, UT	West Jordan, UT	West Jordan, UT
Zip Code	84084	84084	84084	84084
Datasource	Public Records	MLS	MLS	MLS
Miles to Subj.	--	0.02 ¹	0.03 ¹	0.04 ¹
Property Type	PUD	PUD	PUD	PUD
Original List Price \$	\$	\$445,000	\$499,900	\$500,000
List Price \$	--	\$445,000	\$485,000	\$500,000
Original List Date		12/02/2022	12/06/2022	01/06/2023
DOM · Cumulative DOM	-- · --	41 · 49	43 · 45	8 · 14
Age (# of years)	8	8	9	9
Condition	Good	Good	Good	Good
Sales Type	--	Fair Market Value	Fair Market Value	Fair Market Value
Location	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
View	Neutral ; Mountain	Neutral ; Mountain	Neutral ; Mountain	Neutral ; Mountain
Style/Design	2 Stories Row End or Row Middl	2 Stories Townhouse	2 Stories Townhouse	2 Stories Townhouse
# Units	1	1	1	1
Living Sq. Feet	1,528	1,715	1,660	1,737
Bdrm · Bths · ½ Bths	3 · 2 · 1	3 · 2 · 1	3 · 2 · 1	4 · 3 · 1
Total Room #	9	8	10	12
Garage (Style/Stalls)	Attached 2 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)
Basement (Yes/No)	No	No	Yes	Yes
Basement (% Fin)	0%	0%	98%	98%
Basement Sq. Ft.	--	--	724	931
Pool/Spa	--	--	--	--
Lot Size	0.03 acres	0.01 acres	0.01 acres	0.01 acres
Other	MASONRY EXTERIOR	STONE; STUCCO	STONE; STUCCO	STONE; STUCCO

* 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** Beautiful well-maintained townhome located in the highly coveted Somerset Villas gated community. Close proximity to dining, shopping, freeway access, and commuter rail. This townhome features main floor living with the primary bedroom and laundry on the main floor. Vaulted entry ceilings make this space feel even larger than it is. Square footage figures are provided as a courtesy estimate only. Buyer is advised to obtain an independent measurement.
- Listing 2** Maintenance free townhome in gated community! Basement is all finished and can be used as 4th bedroom and great space for teenage kids or a 2nd family room. Brand new paint and carpet. Separate tub & Shower in Master, Covered Patio are just a couple of the great things about this townhome! So close to shopping, major freeways, mass transit and entertainment. Snow removal, landscaping and exterior maintenance all done by the HOA. Do not miss seeing this townhome!
- Listing 3** **Multiple offers received please submit all offers by 7:00pm on 01/12/23** Soaring two story vaulted ceilings! Beautiful open concept kitchen with lots of cabinet storage. The rare main level grandmaster suite features double sinks, a deep garden tub, separate shower and a walk-in closet. There are also two laundry hookups to give you complete one level living or extra storage! Upstairs you'll find a great view of the living space and then two big bedrooms with lots of closet space, a jack and jill bathroom with separate sinks for each bedroom. Whoever planned this home was a genius ;) There is a bonus play room attached to the second room. The basement has both a movie room and rec room, another bedroom and one of the nicest showers you'll see. A big storage room with the second laundry hookup and sink leaves the option of a MIL down the road. Snow! We love it but we hate to shovel it. Well leave that shovel behind! All the landscaping including snow scaping is included in this gated community!. What's not included is high energy bills because of the 95% efficient furnace! So much more come take a look ASAP!

Recent Sales

	Subject	Sold 1 *	Sold 2	Sold 3
Street Address	1619 W Calais Villas Way	853 W Paola Ct	7772 S Rooftop Dr # 609	3063 W Leisure Villas Ct
City, State	West Jordan, UT	Midvale, UT	Midvale, UT	West Jordan, UT
Zip Code	84084	84047	84047	84084
Datasource	Public Records	MLS	MLS	MLS
Miles to Subj.	--	1.36 ¹	1.15 ¹	1.49 ¹
Property Type	PUD	PUD	PUD	PUD
Original List Price \$	--	\$465,000	\$499,000	\$500,000
List Price \$	--	\$449,000	\$467,000	\$495,000
Sale Price \$	--	\$449,000	\$467,000	\$495,000
Type of Financing	--	Conventional	Conventional	Fha
Date of Sale	--	10/28/2022	09/02/2022	09/01/2022
DOM · Cumulative DOM	-- · --	70 · 70	49 · 49	53 · 52
Age (# of years)	8	10	10	16
Condition	Good	Good	Good	Average
Sales Type	--	Fair Market Value	Fair Market Value	Fair Market Value
Location	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
View	Neutral ; Mountain	Neutral ; Mountain	Neutral ; Mountain	Neutral ; Mountain
Style/Design	2 Stories Row End or Row Middl	2 Stories ROW END TOWNHOUSE	3 Stories Townhouse	1 Story TOWNHOUSE ROW-END
# Units	1	1	1	1
Living Sq. Feet	1,528	1,515	1,624	1,332
Bdrm · Bths · ½ Bths	3 · 2 · 1	3 · 2 · 1	3 · 3	2 · 2
Total Room #	9	8	9	7
Garage (Style/Stalls)	Attached 2 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	0.03 acres	0.02 acres	0.02 acres	0.08 acres
Other	MASONRY EXTERIOR	STUCCO	CEMENT BOARD	STONE; STUCCO
Net Adjustment	--	-\$2,874	-\$22,803	+\$46,419
Adjusted Price	--	\$446,126	\$444,197	\$541,419

* Sold 1 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** Price Reduced, SELLER TO PAY \$5,000 TOWARDS BUYER'S CLOSING COST OR INTEREST RATE BUY DOWN. PEACEFUL TOWNHOME tucked along a shaded, tree lined pathway. 3 bed 2.5 bath. Quartz countertops in kitchen and bathrooms. Laminated wood flooring throughout main floor along with surround sound. NO EXTERIOR MAINTENANCE. TURN KEY LIVING IN A PRIME LOCATION. Leave for an hour or a month, your home will be fine!!! Relax and enjoy the humming birds in your shaded patio/garden. In the spring the path is adorned with flowering trees. Color galore in the fall!!! Central Salt Lake Valley location. 5 minutes from freeway access and walking distance to TRAX. There are several city parks nearby. Get out and enjoy nature as you stroll or bike along the Jordan Parkway Trail. Many nearby restaurants, schools and libraries. ***RENTALS ARE ALLOWED. LOW HOA FEE OF 130 PER MONTH. FEE INCLUDES CABLE TV AND INTERNET, YARD MAINTENANCE, SNOW REMOVAL AND EXTERIOR INSURANCE. Square footage figures are provided as a courtesy estimate only and were obtained from tax data. Buyer is advised to obtain an independent measurement.
- Sold 2** **PRICED OVER 30K BELOW VALUE FOR A QUICK SALE** Sellers are moving across country and need to be under contract by end of July 29th, so this is your chance to have an amazing deal! Any Showings schedules or offers submitted between July 21 & July 29 will be entered into a Gun Raffle on July 30th! Have unbeatable views and contemporary living with this coveted Rooftop townhome in the heart of Salt Lake Valley. Wake up each morning to floor-to ceiling corner windows with green, mountainous views. Minutes from beautiful trails and parks for outdoor living; down town attractions like Gardner Village, Gyms, Barbershops, Movie Theaters and much more; Trax stations and close onramps to I-15 & I-215 for easy commuting; HOA maintained landscaping gives you the freedom to enjoy the common areas without all the hard work, and to top it all off, you can assume an amazing 2.25% VA Loan to keep an affordable monthly payment when rates are double! Don't let someone snag the home meant for you, so call us today and jump into a better home! Square footage figures are provided as a courtesy estimate only and were obtained from prior listings. Buyer is advised to obtain an independent measurement.
- Sold 3** Charming and Clean single-level home in the quiet (55+, child free) and desirable Country Park Villas and located in one of the best spots within the community! Easy living and easy to maintain, this rambler-style townhome with tastefully vaulted ceilings has a Private Courtyard for outdoor enjoyment, Gas Fireplace, an abundance of windows for natural light, large kitchen with tons of cabinetry and counter space, spacious master suite with walk in closet and master bath (equipped with grab bars), and nice laundry room with plentiful storage, including walk-in pantry or storage room. Seller is the original owner, and has upgraded this home with Extra Kitchen Cabinets, Skylights in the Kitchen & Bathroom, Plantation Shutters, Lighting, Cabinet Hardware, Patio Sun Shade, and Curbing. This is an Active community with monthly Events--it also has amazing amenities, including a clubhouse equipped with a theater room, gym room, banquet room, heated pool, and walking trails. Located within 7 minutes of I-15, I-215 & Bangerter Highway! 3 Minutes away from Jordan Landing Shops, Restaurants & stores, 15-minutes from the Salt Lake International Airport, and 20 minutes to Downtown Salt Lake! Schedule a showing today to see this meticulously clean and well-maintained home!

Subject Sales & Listing History

Current Listing Status	Not Currently Listed			Listing History Comments			
Listing Agency/Firm				LAST KNOWN ARMS-LENGTH RESIDENTIAL TRANSACTION FILED 3/14/16. OWNER'S ADDRESS DIFFERENT FROM SUBJECT. IT IS ASSUMED TO BE RENTED FOR THIS REASON.			
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	\$500,000	\$500,000
Sales Price	\$475,000	\$475,000
30 Day Price	\$450,000	--
Comments Regarding Pricing Strategy		
<p>Subject is supported by similar fair market value comps that have sold or listed in the surrounding area within 6 months. Market is currently driven by FMV. Market trends indicate decreasing values during the last 3 months in this area. Subject value is supported by similar FMV comps that have sold or been listed in the surrounding area within the last 6 months. No REO/Short sale values were used in the pricing strategy as they do not drive the current market. This was a visual inspection from a street view and therefore analyses and conclusions are based on current photos taken of the subject. Our search criteria include GLA, age, condition, distance, lot size, style, DOM, etc. At times it is necessary to expand those parameters, one at a time, until we are able to locate comps appropriate for subject. It was necessary to extend the search criteria in order to find more appropriate comps.</p>		

Clear Capital Quality Assurance Comments Addendum

Reviewer's The current report has included the most current and most proximate data available to support the price conclusion. The broker's comps are
Notes appropriate for the subject's attributes, surrounding amenities and market conditions. Thus, the price conclusion appears to be adequately supported

Subject Photos



Front



Address Verification



Side



Side



Street



Street

Subject Photos



Street



Other



Other

Listing Photos

L1 1633 W Calais Villas Way
West Jordan, UT 84084



Front

L2 1643 W Beamon St
West Jordan, UT 84084



Front

L3 1637 W Beamon St
West Jordan, UT 84084



Front

Sales Photos

S1 853 W PAOLA CT
Midvale, UT 84047



Front

S2 7772 S Rooftop Dr # 609
Midvale, UT 84047



Front

S3 3063 W LEISURE VILLAS CT
West Jordan, UT 84084



Front

ClearMaps Addendum

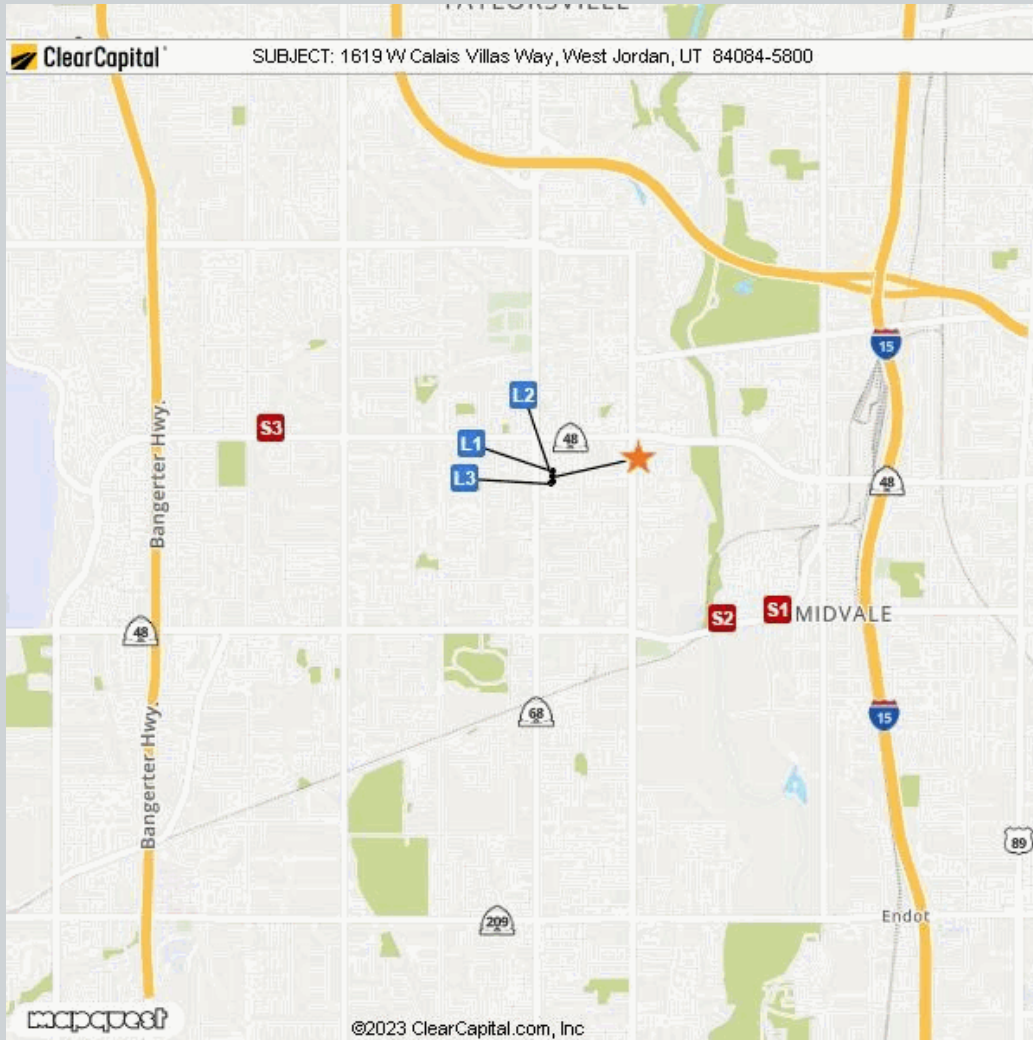
Address ★ 1619 W Calais Villas Way, West Jordan, UT 84084

Loan Number 52272

Suggested List \$500,000

Suggested Repaired \$500,000

Sale \$475,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	1619 W Calais Villas Way, West Jordan, UT 84084	--	Parcel Match
L1 Listing 1	1633 W Calais Villas Way, West Jordan, UT 84084	0.02 Miles ¹	Parcel Match
L2 Listing 2	1643 W Beamon St, West Jordan, UT 84084	0.03 Miles ¹	Parcel Match
L3 Listing 3	1637 W Beamon St, West Jordan, UT 84084	0.04 Miles ¹	Parcel Match
S1 Sold 1	853 W Paola Ct, Midvale, UT 84047	1.36 Miles ¹	Parcel Match
S2 Sold 2	7772 S Rooftop Dr # 609, Midvale, UT 84047	1.15 Miles ¹	Parcel Match
S3 Sold 3	3063 W Leisure Villas Ct, West Jordan, UT 84084	1.49 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	Brad Olsen	Company/Brokerage	Dimension Realty Services
License No	5502052-PB00	Address	5882 S. 900 E., Ste 300 Salt Lake City UT 84121
License Expiration	01/31/2025	License State	UT
Phone	8016172236	Email	dimensionrealty@gmail.com
Broker Distance to Subject	3.98 miles	Date Signed	01/20/2023

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.