

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	4265 W Stratus Street, Salt Lake City, UT 84118	Order ID	8692379	Property ID	34095184
Inspection Date	04/11/2023	Date of Report	04/12/2023		
Loan Number	53215	APN	21-18-454-008		
Borrower Name	Catamount Properties 2018 LLC	County	Salt Lake		

Tracking IDs					
Order Tracking ID	04.11.23 BPO Request	Tracking ID 1	04.11.23 BPO Request		
Tracking ID 2	--	Tracking ID 3	--		

General Conditions

General Conditions		Condition Comments
Owner	VIOLET X ALVARADO	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	\$2,469	
Assessed Value	\$337,300	
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

Neighborhood & Market Data		Neighborhood Comments
Location Type	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.
Local Economy	Stable	
Sales Prices in this Neighborhood	Low: \$350,000 High: \$520,000	
Market for this type of property	Remained Stable for the past 6 months.	
Normal Marketing Days	<90	

Current Listings

	Subject	Listing 1	Listing 2 *	Listing 3
Street Address	4265 W Stratus Street	4439 W Tidwell St	4361 W Sun Dr	4403 W Sun Dr
City, State	Salt Lake City, UT	Salt Lake City, UT	Salt Lake City, UT	Salt Lake City, UT
Zip Code	84118	84118	84118	84118
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.30 ¹	0.16 ¹	0.20 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$360,000	\$450,000	\$479,900
List Price \$	--	\$360,000	\$450,000	\$459,900
Original List Date		04/06/2023	03/23/2023	06/23/2002
DOM · Cumulative DOM	-- · --	5 · 6	19 · 20	243 · 7598
Age (# of years)	48	45	46	45
Condition	Average	Fair	Average	Good
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/Rambler	1 Story Ranch/Rambler	1 Story Ranch/Rambler	1 Story Ranch/Rambler
# Units	1	1	1	1
Living Sq. Feet	994	955	925	925
Bdrm · Bths · ½ Bths	3 · 1	2 · 1	2 · 1	2 · 1
Total Room #	7	6	6	6
Garage (Style/Stalls)	Attached 2 Car(s)	None	Attached 1 Car	Attached 2 Car(s)
Basement (Yes/No)	Yes	Yes	Yes	Yes
Basement (% Fin)	95%	20%	95%	100%
Basement Sq. Ft.	950	955	925	925
Pool/Spa	--	--	--	--
Lot Size	0.17 acres	0.17 acres	0.20 acres	0.19 acres
Other	NA	NA	NA	NA

* 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** No concessions offered. Basement has 1 bedroom. MLS remarks: MULTIPLE OFFERS RECEIVED - All offers will be considered until 10am Mountain Time on Monday 04/10** This charming home is perfect for those seeking a cozy and convenient living space. Location is excellent with easy access to schools, shopping, and freeways. The vaulted ceilings throughout the living area create an airy and spacious atmosphere. The unfinished basement offers ample room to grow and customize to your liking. With its prime location, this home offers the perfect blend of comfort, convenience, and potential for growth.
- Listing 2** No concessions offered. Basement has 2 beds, 1 bath and family room. MLS remarks: Impressive Living!! This beautiful home boasts gorgeous granite counter tops, stainless steel appliances, custom cabinets, 3 tone paint, cozy fireplace and amazing hand scraped hardwood floors on lower level. Bright & open floor plan. Spacious rooms, awesome full house audio system that you can work w/ phone (family, kitchen & basement family room). Laundry shoot to basement. 50 gallon H2O. Nice 4 bedroom home, 2 Full Bath with completely finished basement. Corner fenced lot with custom metal 6 ft fencing with supplies to finish gate. Newer central air and roof .Plenty of RV space, bring all the toys. Easy to show, use Showing Time for appointment.
- Listing 3** No concessions offered. Basement has 2 beds, 1 bath and family room. MLS remarks: Fantastic Remodel in a great area. New Custom Kitchen, Quartz Countertops, Stainless Steel Appliances, Garage door and opener, Carpet, Tile, Fresh Paint, Water Heater, Updated Kitchen and Bathrooms and much, much more. Hurry will go fast. Buyer to verify all information. For a full price offer seller will pay 5k towards buying down the Buyers interest rate. Home was listed on 6/23/22 (MLS 1823406) then removed 8/24/22, then re-listed by the same agent 9/2/2022 (MLS 1839412) and again removed 12/03/2022 before being listed a 3rd time on 12/08/2022 (MLS 1854116).

Recent Sales

	Subject	Sold 1	Sold 2	Sold 3 *
Street Address	4265 W Stratus Street	3794 W Moreland Cir	6063 S Aquarius Dr	4319 W Tidwell St
City, State	Salt Lake City, UT	West Jordan, UT	Salt Lake City, UT	Salt Lake City, UT
Zip Code	84118	84084	84118	84118
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.86 ¹	0.30 ¹	0.22 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$385,000	\$399,900	\$429,900
List Price \$	--	\$385,000	\$375,000	\$418,900
Sale Price \$	--	\$360,000	\$375,000	\$413,000
Type of Financing	--	Conventional	Conventional	Fha
Date of Sale	--	02/13/2023	12/29/2022	02/22/2023
DOM · Cumulative DOM	-- · --	24 · 25	48 · 48	151 · 162
Age (# of years)	48	50	46	45
Condition	Average	Fair	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/Rambler	1 Story Ranch/Rambler	1 Story Ranch/Rambler	1 Story Ranch/Rambler
# Units	1	1	1	1
Living Sq. Feet	994	1,314	1,022	985
Bdrm · Bths · ½ Bths	3 · 1	2 · 1	2 · 2	2 · 1
Total Room #	7	6	7	6
Garage (Style/Stalls)	Attached 2 Car(s)	Attached 1 Car	None	None
Basement (Yes/No)	Yes	Yes	Yes	Yes
Basement (% Fin)	95%	90%	100%	95%
Basement Sq. Ft.	950	900	1,008	925
Pool/Spa	--	--	--	--
Lot Size	0.17 acres	0.18 acres	0.16 acres	0.20 acres
Other	NA	\$9000 pd conc	NA	\$5000 pd conc
Net Adjustment	--	+\$17,800	+\$11,500	+\$13,000
Adjusted Price	--	\$377,800	\$386,500	\$426,000

* 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: \$9,000. Basement has 2 beds and 1 bath. Add \$25,000 condition, \$8000 bed count, \$5000 less garage stalls. Subtract \$11,200 sq ft up, \$9000 pd conc. MLS remarks: MULTIPLE OFFERS RECEIVED....SELLER WILL SELECT ONE ON TUESDAY MORNING. Great home in great neighborhood featuring 4 bedrooms and 1.5 bath. Lots of potential and so much to offer with nearby trails for walking and/or biking, dog parks in close vicinity. Restaurants and shopping close by. Downtown only 20 minutes away. Come see it for yourself. Measurements and information provided here within are as a courtesy...Buyers and buyer's agent are advised to get an independent measurement and verify any information.
- Sold 2** No concessions offered. Basement has 1 bed, 1 bath, family room and den. Add \$8000 bed count, \$10,000 no garage. Subtract \$6500 full bath count. MLS remarks: Recently remodeled, move-in ready! Updated kitchen. Brand new luxury vinyl flooring & baseboards in main upstairs area. Awesome double decker shed, use the bottom for yard tools & upper level for a clubhouse. Spacious master bedroom with large walk-in closet & master bath. Firepit in backyard. Office/Den in basement & great storage area with shelves. **ALTHOUGH MLS REMARKS INDICATED HOME HAS HAD UPDATES, THE PHOTOS DO NOT REFLECT UPDATES AND/OR A RECENT REMODEL.
- Sold 3** Concessions: \$5,000. Basement has 2 beds, 1 bath and family room. Add \$8000 bed count, \$10,000 no garage. Subtract \$5000 paid concessions. MLS remarks: You found it! Attractive rambler nestled in a convenient Kearns neighborhood with easy Jordan Landing and Bangerter Hwy access. You'll love the main level living room with a cozy wood fireplace and stone wall focal point. Striking kitchen with golden oak cabinets, black appliances and granite countertops. Spacious, fully fenced backyard is a great place to play or entertain. Solar equipment help keep utility costs low. See it soon.

Subject Sales & Listing History

Current Listing Status	Not Currently Listed		Listing History Comments				
Listing Agency/Firm			Sold last 07/14/2006 for \$175,000.				
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	\$400,900	\$400,900
Sales Price	\$400,000	\$400,000
30 Day Price	\$385,000	--
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 4439 W Tidwell St
Salt Lake City, UT 84118



Front

L2 4361 W Sun Dr
Salt Lake City, UT 84118



Front

L3 4403 W Sun Dr
Salt Lake City, UT 84118



Front

Sales Photos

S1 3794 W Moreland Cir
West Jordan, UT 84084



Front

S2 6063 S Aquarius Dr
Salt Lake City, UT 84118



Front

S3 4319 W Tidwell St
Salt Lake City, UT 84118



Front

ClearMaps Addendum

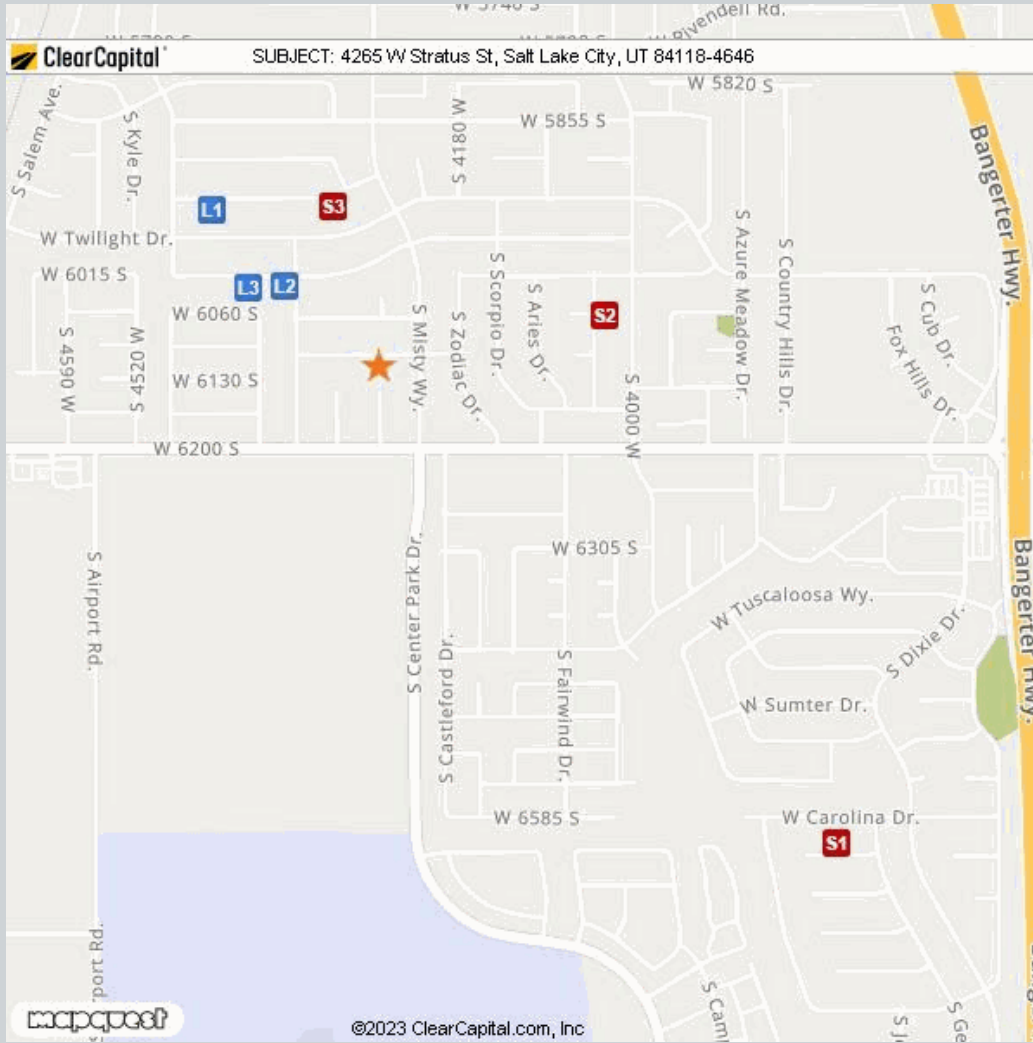
Address ★ 4265 W Stratus Street, Salt Lake City, UT 84118

Loan Number 53215

Suggested List \$400,900

Suggested Repaired \$400,900

Sale \$400,000



Comparable

Address

Miles to Subject

Mapping Accuracy

Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	4265 W Stratus Street, Salt Lake City, UT 84118	--	Parcel Match
L1 Listing 1	4439 W Tidwell St, Salt Lake City, UT 84118	0.30 Miles ¹	Parcel Match
L2 Listing 2	4361 W Sun Dr, Salt Lake City, UT 84118	0.16 Miles ¹	Parcel Match
L3 Listing 3	4403 W Sun Dr, Salt Lake City, UT 84118	0.20 Miles ¹	Parcel Match
S1 Sold 1	3794 W Moreland Cir, West Jordan, UT 84084	0.86 Miles ¹	Parcel Match
S2 Sold 2	6063 S Aquarius Dr, Salt Lake City, UT 84118	0.30 Miles ¹	Parcel Match
S3 Sold 3	4319 W Tidwell St, Salt Lake City, UT 84118	0.22 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.

*** Please Note: This is a RUSH assignment. Do not accept if you cannot meet the current due date and time. Please reference the set terms and contact Clear Capital at 530.582.5011 if you require any changes. Thanks! ***

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.

Report Instructions - cont.

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.

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	4.25 miles	Date Signed	04/12/2023

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.