

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	3879 S Atlas Way, Salt Lake City, UTAH 84120	Order ID	8958699	Property ID	34660697
Inspection Date	10/05/2023	Date of Report	10/09/2023		
Loan Number	53216	APN	15-31-327-009		
Borrower Name	Catamount Properties 2018 LLC	County	Salt Lake		

Tracking IDs					
Order Tracking ID	10.04.23 Citi-CS BPO Request	Tracking ID 1	10.04.23 Citi-CS BPO Request		
Tracking ID 2	--	Tracking ID 3	--		

General Conditions		
Owner	CATAMOUNT PROPERTIES	Condition Comments The subject property appears to be in good condition for the location. Exterior per MLS notes has exterior paint, some siding repair. Interior has new LVP flooring, carpeting, kitchen cabinets, countertops and countertops and all new light fixtures.
R. E. Taxes	\$2,435	
Assessed Value	\$357,200	
Zoning Classification	Residential	
Property Type	SFR	
Occupancy	Occupied	
Ownership Type	Fee Simple	
Property Condition	Good	
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 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: \$512,000	
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	3879 S Atlas Way	4195 S 4900 W	5008 W Lark Way	4912 W Janette Ave
City, State	Salt Lake City, UTAH	West Valley City, UT	West Valley City, UT	West Valley City, UT
Zip Code	84120	84120	84120	84120
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.67 ¹	0.69 ¹	0.46 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$435,000	\$490,000	\$480,000
List Price \$	--	\$435,000	\$450,000	\$475,000
Original List Date		09/19/2023	07/31/2023	09/08/2023
DOM · Cumulative DOM	-- · --	19 · 20	67 · 70	31 · 31
Age (# of years)	53	61	51	57
Condition	Good	Average	Good	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 Split Entry	1 Story Split Entry	1 Story Split Entry	1 Story Split Entry
# Units	1	1	1	1
Living Sq. Feet	877	888	878	950
Bdrm · Bths · ½ Bths	2 · 1	2 · 1	2 · 1	2 · 1
Total Room #	6	6	6	6
Garage (Style/Stalls)	Attached 4 Car(s)	Detached 2 Car(s)	Attached 1 Car	Attached 1 Car
Basement (Yes/No)	Yes	Yes	Yes	Yes
Basement (% Fin)	100%	90%	100%	98%
Basement Sq. Ft.	864	888	864	950
Pool/Spa	--	--	--	--
Lot Size	0.19 acres	0.22 acres	0.14 acres	0.18 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 2beds, 1 half bath and family room. MLS remarks: Impeccably maintained and updated home with recently remodeled bathroom, high-quality appliances, upgraded tile, and newer siding and doors. Unbeatable mountain views from the spacious deck and a detached garage/shop that will leave you in awe. Convenient RV pad, automated sprinkler system, and central air for maximum comfort. Walk out basement and lightning-fast fiber internet. Ample storage space with a large pantry. All in a great neighborhood at a great price.
- Listing 2** No concessions offered. Basement has 2 beds, 1 bath and family room. MLS remarks: Beautifully Remodeled top to bottom. Spacious Split-level home. New Flooring, Paint, Cabinets, Countertops, Deck, Siding, Appliances, and much more! HUGE Lot!
- Listing 3** No concessions offered. Basement has 3 beds, 1 bath and family room. MLS remarks: SELLER WILL PAY \$5,000 TOWARD BUYER'S CLOSING COSTS & BUYING DOWN BUYER'S INTEREST RATE!! Totally remodeled home in 2021. The sunlit open floorplan & daylight basement along with new roof, kitchen, appliances, bathrooms, flooring, double pane windows, blinds, basement kitchenette, new A/C & water heater, some updated plumbing & electrical make this house your perfect next home. Freshly painted & carpets cleaned make this home move-in ready. The basement entrance and kitchenette make a mother-in-law living situation possible. The backyard has a patio & garden box & has been xeriscaped for low maintenance & saving on water. RV parking on the side of the house is possible. The house sits on a very quiet street. Square footage figures are provided as a courtesy estimate only. Buyer is advised to obtain an independent measurement.

Recent Sales

	Subject	Sold 1 *	Sold 2	Sold 3
Street Address	3879 S Atlas Way	4927 W Valley View Dr	4558 W Nancy Dr	4198 S Whipoorwhil St
City, State	Salt Lake City, UTAH	West Valley City, UT	West Valley City, UT	West Valley City, UT
Zip Code	84120	84120	84120	84120
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.85 ¹	0.49 ¹	0.72 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$468,900	\$480,000	\$489,900
List Price \$	--	\$455,900	\$480,000	\$489,900
Sale Price \$	--	\$455,000	\$495,500	\$495,000
Type of Financing	--	Fha	Conventional	Fha
Date of Sale	--	07/26/2023	08/22/2023	08/18/2023
DOM · Cumulative DOM	-- · --	44 · 63	33 · 33	47 · 44
Age (# of years)	53	51	53	51
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 ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
Style/Design	1 Story Split Entry	1 Story Split Entry	1 Story Split Entry	1 Story Split Entry
# Units	1	1	1	1
Living Sq. Feet	877	936	974	936
Bdrm · Bths · ½ Bths	2 · 1	2 · 1	2 · 1	2 · 1
Total Room #	6	6	6	6
Garage (Style/Stalls)	Attached 4 Car(s)	Attached 1 Car	Attached 2 Car(s)	Detached 2 Car(s)
Basement (Yes/No)	Yes	Yes	Yes	Yes
Basement (% Fin)	100%	95%	95%	100%
Basement Sq. Ft.	864	888	884	888
Pool/Spa	--	--	--	--
Lot Size	0.19 acres	0.20 acres	0.19 acres	0.16 acres
Other	NA	NA	\$12,500 pd conc	\$5000 pd conc
Net Adjustment	--	+\$12,935	-\$5,895	+\$2,935
Adjusted Price	--	\$467,935	\$489,605	\$497,935

* 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** No paid concessions. Basement has 2 beds, 1 bath and family room. Add \$15,000 less garage stalls. Subtract \$2065 sq ft up. MLS remarks: Price Update- Introducing a beautiful, recently upgraded, and ready-to-move-in home! This charming property features a recently added basement bathroom, updated windows, furnace, and a gorgeous quartz fireplace surround (all within the last 2 yrs). Fresh paint, flooring and cabinets. The deck is perfect size for family gatherings and your outdoor enjoyment. Don't miss the opportunity to make this stylish home yours!
- Sold 2** Concessions: \$12,500. Basement has 3 beds and 1 bath. Add \$10,000 less garage stalls. Subtract \$3395 sq ft up, \$12,500 pd conc. MLS remarks: This two-level home in West Valley City is a perfect blend of modern and comfortable living. With 5 bdrs and 2 bths, this spacious residence offers everything you need. As you step inside, you'll immediately notice the welcoming ambiance and fresh paint throughout the home. The main-level remodeled kitchen features sleek quartz countertops, white shaker-style cabinets, stainless steel appliances, and ample cabinet space - for a style that is both modern and retro. The adjacent dining space has sliders that lead to the back patio and to a deck - a great space for barbecues and stargazing nights. The living room is perfect for entertaining guests or spending quality time with loved ones. The home features LVP flooring throughout, making it easy to maintain and ideal for daily activities. The main level has two bedrooms and one bathroom, and with three additional bedrooms and a bath in the lower level, you have the flexibility to utilize the space as guest rooms, a home office, gym, or anything else that suits your needs. The large backyard offers endless possibilities for outdoor enjoyment. Whether you're looking to create a lush garden, set up a play area for the kids, or design your own outdoor sanctuary, this spacious yard provides the canvas to bring your vision to life. One of the highlights of this home is the massive garage, designed with extra space to accommodate larger vehicles, a workshop or storage. And for those with an RV or other recreational vehicles, there is additional outdoor space that provides easy access for all your adventures.
- Sold 3** Concessions: \$5,000. Basement has 2 beds, 1 bath and family room. Add \$10,000 less garage stalls. Subtract \$2065 sq ft up, \$5000 pd conc. MLS remarks: Absolutely amazing! This home boasts 4 bedrooms, 2 baths, 2 kitchens, and 2 laundries, providing ample space and convenience. Additionally, it includes a mother-in-law basement with a walk-out entrance, adding versatility. Conveniently located near the highway and shopping centers, it ensures excellent accessibility. The house has undergone a comprehensive update, including new plumbing and electrical systems, ensuring reliability and modern functionality. The kitchen and bathrooms have been beautifully redesigned, showcasing a modern aesthetic with three-color tone paint offering. The living room features a cozy fireplace that creates a warm and inviting atmosphere, complemented by abundant natural light from the newly installed windows. Each bedroom is adorned with light fixtures that offer two to three color options, allowing for customizable lighting experiences. Stylish and durable LVP flooring runs throughout the entire house, providing an appealing look and a solid foundation. Moreover, the property boasts a newer roof, HVAC system, and a new water heater, ensuring both convenience and energy efficiency. Additionally, there is a private yard along with a covered deck, perfect for enjoying peaceful afternoons with family. As a bonus, the detached 2-car garage, complete with an oil change pit, is a mechanic's dream, ideal for easy vehicle maintenance. Car enthusiasts and professionals will truly appreciate this feature, not forgetting the large shed that accompanies the property. Easy to show but at least 2 hour notice is required. Square footage figures are provided as a courtesy estimate only and were obtained from county records. The buyer is advised to obtain an independent measurement. Buyer and buyer's agent to verify all information.

Subject Sales & Listing History

Current Listing Status	Currently Listed	Listing History Comments					
Listing Agency/Firm	Dimension Realty Services	Home last sold 8/22/2018 for \$255,000. Currently listed on 8/18/23 at \$479,900, with a price reduction to \$459,900 on 9/13/2023, then another price reduction on 10/4/23 to \$449,900. Home is still ACTIVE as of 10/9/23.					
Listing Agent Name	Brad Olsen						
Listing Agent Phone	801-560-8448						
# 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
08/18/2023	\$479,900	10/04/2023	\$449,900	--	--	--	MLS

Marketing Strategy

	As Is Price	Repaired Price
Suggested List Price	\$471,900	\$471,900
Sales Price	\$470,000	\$470,000
30 Day Price	\$445,000	--
Comments Regarding Pricing Strategy		
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 The broker's as-is conclusion reflects the market for the subject. Comps are within a reasonable distance, relatively current, and accurately reflect
Notes 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 4195 S 4900 W
West Valley City, UT 84120



Front

L2 5008 W Lark Way
West Valley City, UT 84120



Front

L3 4912 W Janette Ave
West Valley City, UT 84120



Front

Sales Photos

S1 4927 W Valley View Dr
West Valley City, UT 84120



Front

S2 4558 W Nancy Dr
West Valley City, UT 84120



Front

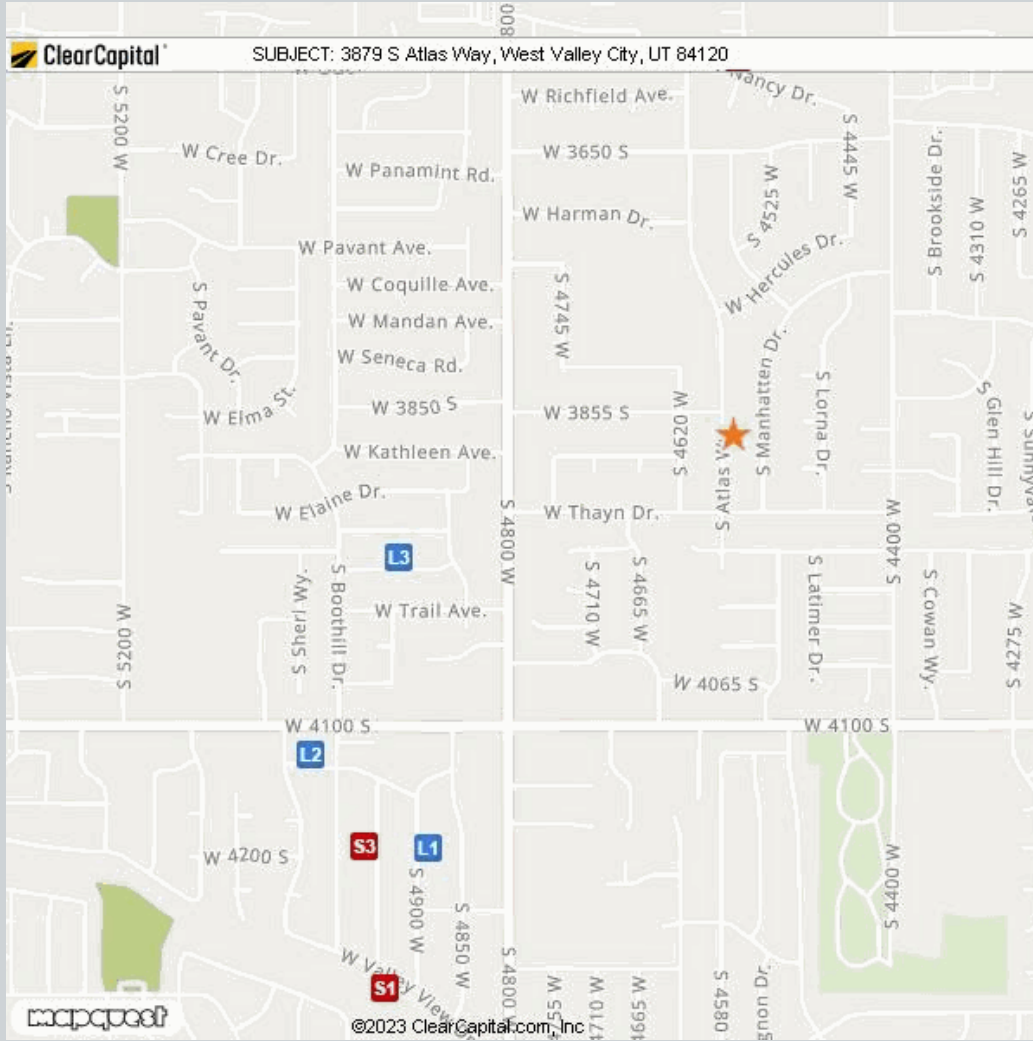
S3 4198 S Whipoorwhil St
West Valley City, UT 84120



Front

ClearMaps Addendum

Address ★ 3879 S Atlas Way, Salt Lake City, UTAH 84120
Loan Number 53216 **Suggested List** \$471,900 **Suggested Repaired** \$471,900 **Sale** \$470,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	3879 S Atlas Way, Salt Lake City, Utah 84120	--	Parcel Match
L1 Listing 1	4195 S 4900 W, West Valley City, UT 84120	0.67 Miles ¹	Parcel Match
L2 Listing 2	5008 W Lark Way, West Valley City, UT 84120	0.69 Miles ¹	Parcel Match
L3 Listing 3	4912 W Janette Ave, West Valley City, UT 84120	0.46 Miles ¹	Parcel Match
S1 Sold 1	4927 W Valley View Dr, West Valley City, UT 84120	0.85 Miles ¹	Parcel Match
S2 Sold 2	4558 W Nancy Dr, West Valley City, UT 84120	0.49 Miles ¹	Parcel Match
S3 Sold 3	4198 S Whipoorwhil St, West Valley City, UT 84120	0.72 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	7.10 miles	Date Signed	10/09/2023

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.