

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	236 E 8355 S, Sandy, UTAH 84070	Order ID	8958699	Property ID	34660711
Inspection Date	10/05/2023	Date of Report	10/09/2023		
Loan Number	53336	APN	22-31-328-022		
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 2018 LLC	Condition Comments The subject property is in typical condition for the location. Recent updates per MLS and MLS photos includes new paint, carpet & LVP flooring, updated kitchen including new appliances, cabinets and countertops.
R. E. Taxes	\$1,694	
Assessed Value	\$312,100	
Zoning Classification	Residential	
Property Type	Twin Home	
Occupancy	Vacant	
Secure?	Yes	
(Home is active on MLS with a Realtor Supra access box with a key)		
Ownership Type	Fee Simple	
Property Condition	Good	
Estimated Exterior Repair Cost	\$0	
Estimated Interior Repair Cost	\$0	
Total Estimated Repair	\$0	
HOA	THE MCDONALD 801-718-0278	
Association Fees	\$270 / Month (Other: Insurance Paid; Pets Permitted; Sewer Paid; Snow Removal; Trash Paid; Water Paid)	
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. There are a total of 6 similar sold comps in the last year with only 1 of those sold in the last 6 months and no current similar active listings. 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
Local Economy	Stable	
Sales Prices in this Neighborhood	Low: \$280,000 High: \$425,000	
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	236 E 8355 S	643 S Williamsburg Park Cir	645 E Williamsburg Park Cir	241 E Angel St
City, State	Sandy, UTAH	Sandy, UT	Sandy, UT	Sandy, UT
Zip Code	84070	84070	84070	84070
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.48 ¹	0.47 ¹	0.23 ¹
Property Type	Other	Other	Other	Condo
Original List Price \$	\$	\$385,000	\$399,000	\$350,000
List Price \$	--	\$349,999	\$350,000	\$350,000
Original List Date		06/30/2023	07/13/2023	09/22/2023
DOM · Cumulative DOM	-- · --	101 · 101	88 · 88	17 · 17
Age (# of years)	47	45	45	41
Condition	Good	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	2 Stories Twin Home	2 Stories Townhouse	2 Stories Townhouse	2 Stories Townhouse
# Units	1	1	1	1
Living Sq. Feet	1,160	1,196	1,344	1,196
Bdrm · Bths · ½ Bths	3 · 1 · 1	2 · 1 · 1	2 · 1 · 1	3 · 2
Total Room #	7	6	6	8
Garage (Style/Stalls)	Attached 1 Car	Attached 2 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)
Basement (Yes/No)	No	No	Yes	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	117	--
Pool/Spa	--	--	--	--
Lot Size	0.01 acres	0.01 acres	0.01 acres	0.10 acres
Other	NA	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. MLS remarks: Walk out your front door into a park. Tall shade trees, manicured lawns, many flowering plants, a sports court with tennis, and the nicest pool you will find! HOA fee includes water, sewer, trash disposal, and all outdoor maintenance and snow removal. Your own two-car garage on the first level. Large utility room with storage. Steel security doors. Centrally located to everything you could think of, including TRAX station. Tons of storage in 8 good size closets. Kitchen laundry. Cozy gas fireplace. Fresh paint throughout. Move-in ready. Great neighbors in a clean, quiet neighborhood.
- Listing 2** No concessions offered. MLS remarks: Price improvement. Beautiful two-bedroom two bath condo in the heart of Sandy. This a mid-row unit, townhouse style with multiple levels. Private and quiet with a heated inground community pool and tennis/pickleball court. Granite countertops and wood burning fireplace is plumbed to be converted to gas. No short-term rentals allowed. The complex is formally FHA approved.
- Listing 3** No concessions offered. MLS remarks: Multiple offers received, no more showings at this time. Highest and best by 5:00pm 9/27/23. Affordable twin home located on a charming tree lined street close to schools, Sandy Trax stop, grocery stores and other local amenities. Great natural light with open floor plan between the kitchen and living room. Basement is garden level with large windows that look onto the private fenced yard. Enjoy views of the mountains from the deck off of the primary bedroom. New furnace in 2020. No HOA, no monthly HOA fees. Home sold as is, seller will not be making any repairs. Must have an appointment to show.

Recent Sales

	Subject	Sold 1	Sold 2	Sold 3 *
Street Address	236 E 8355 S	364 W Harvard Dr	8268 S Williamsburg Cir	215 E 8355 S
City, State	Sandy, UTAH	Midvale, UT	Sandy, UT	Sandy, UT
Zip Code	84070	84047	84070	84070
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.99 ¹	0.46 ¹	0.04 ¹
Property Type	Other	Other	Other	Other
Original List Price \$	--	\$330,000	\$365,000	\$399,000
List Price \$	--	\$330,000	\$365,000	\$374,000
Sale Price \$	--	\$326,000	\$361,000	\$365,000
Type of Financing	--	Conventional	Conventional	Fha
Date of Sale	--	08/03/2023	09/20/2023	06/04/2023
DOM · Cumulative DOM	-- · --	39 · 41	15 · 15	168 · 168
Age (# of years)	47	44	45	47
Condition	Good	Average	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	2 Stories Twin Home	2 Stories Townhouse	2 Stories Townhouse	2 Stories Twin Home
# Units	1	1	1	1
Living Sq. Feet	1,160	1,119	1,248	1,160
Bdrm · Bths · ½ Bths	3 · 1 · 1	2 · 1 · 1	3 · 1 · 1	3 · 1 · 1
Total Room #	7	6	7	7
Garage (Style/Stalls)	Attached 1 Car	Carport 1 Car	Attached 2 Car(s)	Carport 2 Car(s)
Basement (Yes/No)	No	No	Yes	No
Basement (% Fin)	0%	0%	100%	0%
Basement Sq. Ft.	--	--	96	--
Pool/Spa	--	--	--	--
Lot Size	0.01 acres	0.01 acres	0.01 acres	0.01 acres
Other	NA	\$9780 pd conc	\$10,830	NA
Net Adjustment	--	+\$20,720	+\$1,090	\$0
Adjusted Price	--	\$346,720	\$362,090	\$365,000

* 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: \$9,780. Add \$20,000 condition, \$8000 bed count, \$2500 carport. Subtract \$9780 paid conc. MLS remarks: Open House Saturday, July 14th, 1-3!** This well-maintained twin home is in a great neighborhood. 2 beds up and large family room, kitchen and dining on the main floor. Carport, additional parking, storage shed and a private backyard. NO HOA FEES! Close to freeways, shopping, entertainment, and more! Opportunity to make this home your own and build equity at the same time! Call to schedule your showing today!
- Sold 2** Concessions: \$10,830. Add \$20,000 condition. Subtract \$3080 sq ft up, \$5000 more garage stalls, \$10,830 pd conc. MLS remarks: Move in Ready! Centrally located with quick easy access to feeway, minute to Downtown & Canyons, close to public transportation and tracks. Lightly Remodeled, Many Upgrades New Carpet & Flooring, Paint, New Natural Stone Gas Or Wood Burning Fireplace, Reset Caned Lighting, Nice Kitchen, Bay Window, Pantry, W/D, Spacious Dining, Flows into Living Room, Fireplace, TV Area, Half Bath. Upstairs Master Bedroom, Full Bath, Plus 2 Bedrooms, Office With Balcony, Large Closets, Prefect for new family Newer Gas Furnace, Air Conditioning, Stackable Whirlpool Front Load W/D, Dishwasher, Range, Stove, Oven, Refrigerator, Disposal, Tons of Storage 8 Closets, Large Finished Mechanical Room, With Room for bikes, Outdoor Gear. Additional Under Stairs Storage. Fenced in Heated in Ground Pool, Sport Court, Play Pickleball.
- Sold 3** No paid concessions. MLS remarks: ACCEPTING BACK UP OFFERS!! Come check out the beautiful 3 bedroom, 1 1/2 bath, condo in a darling cozy Sandy neighborhood! This home has been completely updated from top to bottom! Beautiful flooring, quartz countertops, and all new stainless-steel appliances! Custom-tiled main bath is beautiful!! Brand new roof and water heater and new HVAC in the last 3 years! Amazing mountain views! Close to parks, schools, shopping and highway access! Don't miss out!

Subject Sales & Listing History

Current Listing Status	Currently Listed	Listing History Comments					
Listing Agency/Firm	Dimension Realty Services	Home last sold on MLS 12/22/2015 for \$132,000. Previously listed 7/14/23 MLS 1888757 for \$399,900 with price reduced on 8/3/23 to \$398,900, on 8/18/23 to \$397,900, then cancelled on 9/1/23. Then the home was relisted on 9/1/23 with a new MLS #1897940 for \$379,900 with a price reduction on 9/13/23 to \$364,900 then reduced again on 10/6/23 to \$349,900. Home is still currently ACTIVE.					
Listing Agent Name	Brad Olsen						
Listing Agent Phone	801-560-8448						
# of Removed Listings in Previous 12 Months	1						
# 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
07/14/2023	\$399,900	--	--	Cancelled	09/01/2023	\$397,900	MLS
09/02/2023	\$379,900	10/06/2023	\$349,900	--	--	--	MLS
10/06/2023	\$349,900	--	--	--	--	--	MLS

Marketing Strategy

	As Is Price	Repaired Price
Suggested List Price	\$365,900	\$365,900
Sales Price	\$365,000	\$365,000
30 Day Price	\$350,000	--
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 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

Listing Photos

L1 643 S Williamsburg Park Cir
Sandy, UT 84070



Front

L2 645 E Williamsburg Park Cir
Sandy, UT 84070



Front

L3 241 E Angel St
Sandy, UT 84070



Front

Sales Photos

S1 364 W Harvard Dr
Midvale, UT 84047



Front

S2 8268 S Williamsburg Cir
Sandy, UT 84070



Front

S3 215 E 8355 S
Sandy, UT 84070



Front

ClearMaps Addendum

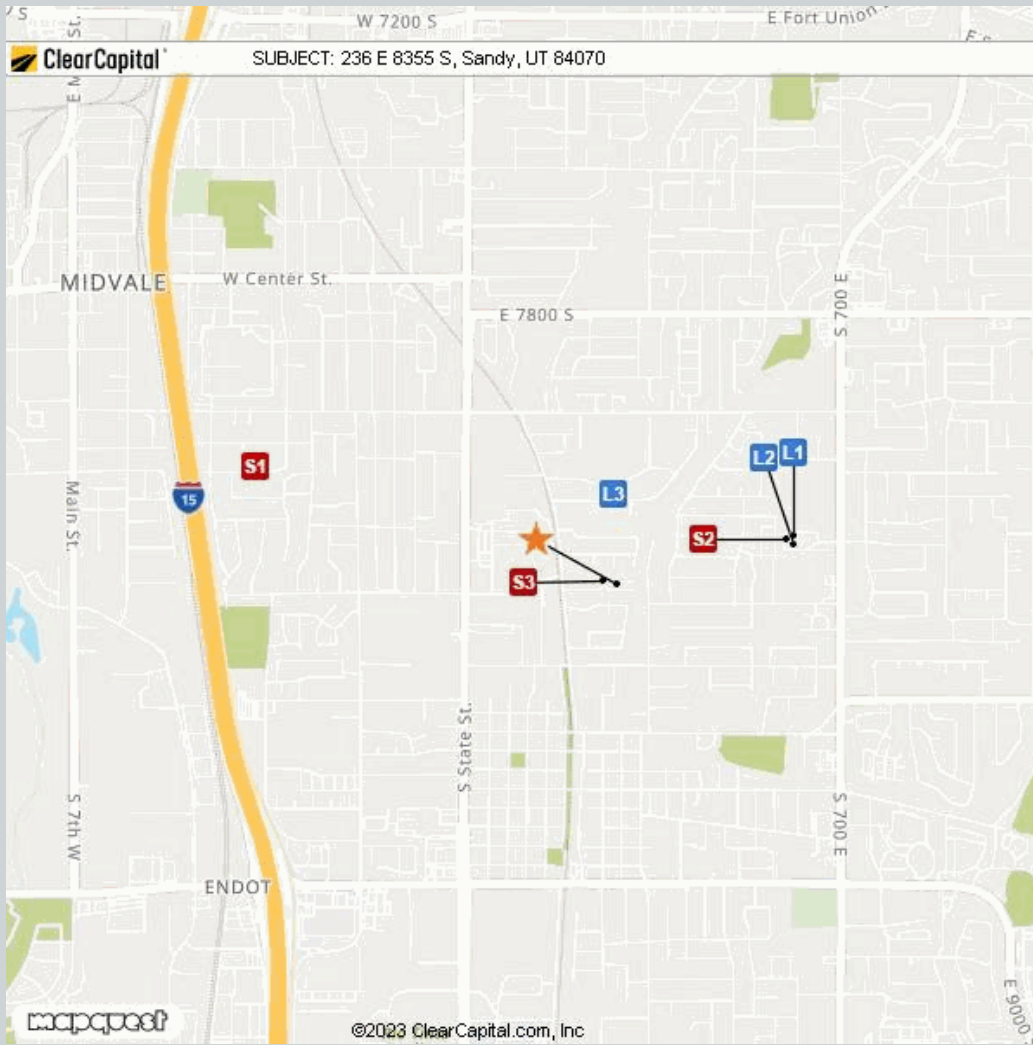
Address ★ 236 E 8355 S, Sandy, UTAH 84070

Loan Number 53336

Suggested List \$365,900

Suggested Repaired \$365,900

Sale \$365,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	236 E 8355 S, Sandy, Utah 84070	--	Parcel Match
L1 Listing 1	643 S Williamsburg Park Cir, Sandy, UT 84070	0.48 Miles ¹	Parcel Match
L2 Listing 2	645 E Williamsburg Park Cir, Sandy, UT 84070	0.47 Miles ¹	Parcel Match
L3 Listing 3	241 E Angel St, Sandy, UT 84070	0.23 Miles ¹	Parcel Match
S1 Sold 1	364 W Harvard Dr, Midvale, UT 84047	0.99 Miles ¹	Parcel Match
S2 Sold 2	8268 S Williamsburg Cir, Sandy, UT 84070	0.46 Miles ¹	Parcel Match
S3 Sold 3	215 E 8355 S, Sandy, UT 84070	0.04 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	8.11 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.