

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	314 W Center Street Unit H-67, Bountiful, UT 84010	Order ID	8744710	Property ID	34194504
Inspection Date	05/18/2023	Date of Report	05/19/2023		
Loan Number	53624	APN	03-066-0005		
Borrower Name	Catamount Properties 2018 LLC	County	Davis		

Tracking IDs					
Order Tracking ID	05.17.23 BPO Request	Tracking ID 1	05.17.23 BPO Request		
Tracking ID 2	--	Tracking ID 3	--		

General Conditions

General Conditions		Condition Comments
Owner	HAYWARD, NOLAN D & BARBARA Z	Based on exterior observation, subject property is in Average condition. No immediate repair or modernization required.
R. E. Taxes	\$1,224	
Assessed Value	\$208,000	
Zoning Classification	Residential	
Property Type	Condo	
Occupancy	Occupied	
Ownership Type	Fee Simple	
Property Condition	Average	
Estimated Exterior Repair Cost	\$0	
Estimated Interior Repair Cost	\$0	
Total Estimated Repair	\$0	
HOA	Davis	
Association Fees	\$135 / Month (Landscaping)	
Visible From Street	Visible	
Road Type	Public	

Neighborhood & Market Data

Neighborhood & Market Data		Neighborhood Comments
Location Type	Suburban	The subject is located in a suburban neighborhood with stable property values and a balanced supply Vs demand of homes. The economy and employment conditions are stable.
Local Economy	Stable	
Sales Prices in this Neighborhood	Low: \$195,920 High: \$335,400	
Market for this type of property	Remained Stable for the past 6 months.	
Normal Marketing Days	<180	

Current Listings

	Subject	Listing 1 *	Listing 2	Listing 3
Street Address	314 W Center Street Unit H-67	70 N Main St #213	650 S Main St #3104	314 W Center St #B-91
City, State	Bountiful, UT	Bountiful, UT	Bountiful, UT	Bountiful, UT
Zip Code	84010	84010	84010	84010
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.41 ¹	0.70 ¹	0.04 ¹
Property Type	Condo	Condo	Condo	Condo
Original List Price \$	\$	\$285,000	\$300,000	\$288,800
List Price \$	--	\$275,000	\$300,000	\$279,500
Original List Date		03/20/2023	05/15/2023	03/31/2023
DOM · Cumulative DOM	-- · --	58 · 60	2 · 4	47 · 49
Age (# of years)	52	91	39	50
Condition	Average	Average	Average	Good
Sales Type	--	Fair Market Value	Fair Market Value	Fair Market Value
Condo Floor Number	1	1	1	1
Location	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
View	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
Style/Design	2 Stories Low Rise	2 Stories Low Rise	2 Stories Low Rise	2 Stories Low Rise
# Units	1	1	1	1
Living Sq. Feet	870	720	924	925
Bdrm · Bths · ½ Bths	2 · 1	1 · 1 · 1	2 · 1	2 · 1
Total Room #	5	4	5	5
Garage (Style/Stalls)	None	None	None	None
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	Pool - Yes	Pool - Yes	Pool - Yes	Pool - Yes
Lot Size	0 acres	0 acres	0 acres	0 acres
Other	fireplace,fence	None	patio,fence	patio,fireplace

* 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.

Listing Comments Why the comparable listing is superior or inferior to the subject.

Listing 1 Active1 => Bed= \$4000, Half Bath= \$-1000, Amenities=\$2000, GLA= \$3000, Age= \$975, Total= \$8975, Net Adjusted Value= \$283975. This property is similar in condition but inferior in bed count to the subject .

Listing 2 Active2 => GLA= \$-1080, Age= \$-325, Total= \$-1405, Net Adjusted Value= \$298595. This property is similar in condition but superior in AGE to the subject .

Listing 3 Active3 => Condition= \$-8500, GLA= \$-1100, Total= \$-9600, Net Adjusted Value= \$269900 This property is similar in bath count but superior in GLA to the subject .

Recent Sales

	Subject	Sold 1 *	Sold 2	Sold 3
Street Address	314 W Center Street Unit H-67	314 W Center St #135	17 E 400 N #19	314 W Center St #F-122
City, State	Bountiful, UT	Bountiful, UT	Bountiful, UT	Bountiful, UT
Zip Code	84010	84010	84010	84010
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.07 ¹	0.53 ¹	0.05 ¹
Property Type	Condo	Condo	Condo	Condo
Original List Price \$	--	\$259,900	\$265,000	\$280,000
List Price \$	--	\$244,900	\$265,000	\$275,000
Sale Price \$	--	\$244,900	\$262,000	\$279,500
Type of Financing	--	Conventional	Conventional	Conventional
Date of Sale	--	01/24/2023	02/28/2023	12/29/2022
DOM · Cumulative DOM	-- · --	80 · 80	35 · 35	86 · 86
Age (# of years)	52	50	52	51
Condition	Average	Average	Average	Good
Sales Type	--	Fair Market Value	Fair Market Value	Fair Market Value
Condo Floor Number	1	1	1	1
Location	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
View	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
Style/Design	2 Stories Low Rise	2 Stories Low Rise	2 Stories Low Rise	2 Stories Low Rise
# Units	1	1	1	1
Living Sq. Feet	870	925	769	925
Bdrm · Bths · ½ Bths	2 · 1	2 · 1	2 · 1	2 · 1
Total Room #	5	5	5	5
Garage (Style/Stalls)	None	None	None	None
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	Pool - Yes	Pool - Yes	Pool - Yes	Pool - Yes
Lot Size	0 acres	0 acres	0 acres	0 acres
Other	fireplace,fence	patio,fireplace	patio,fireplace	fireplace
Net Adjustment	--	-\$100	+\$2,020	-\$7,600
Adjusted Price	--	\$244,800	\$264,020	\$271,900

* 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** Sold1 => GLA= \$-1100, sold date=\$1000, Total= \$-100, Net Adjusted Value= \$244800, This property is similar in condition but superior in GLA to the subject .
- Sold 2** Sold2 => GLA= \$2020, Total= \$2020, Net Adjusted Value= \$264020, This property is similar in condition but inferior in GLA to the subject .
- Sold 3** Sold3 => Condition= \$-8500, GLA= \$-1100, Amenities=\$1000, sold date=\$1000, Total= \$-7600, Net Adjusted Value= \$271900. This property is similar in lot but superior in condition to the subject .

Subject Sales & Listing History

Current Listing Status	Not Currently Listed			Listing History Comments			
Listing Agency/Firm				None Noted			
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	\$275,000	\$275,000
Sales Price	\$255,000	\$255,000
30 Day Price	\$250,000	--
Comments Regarding Pricing Strategy		
<p>Used sales over 3 months old due to the lack of more recent sales from the subject's immediate area. To find similar criteria comparables, it was necessary to exceed condition, age and bed/bath count. In order to bracket the subject's GLA, a search for comps was broadened to include a wider price range (over 20%). Comparable CS3 received multiple offers which resulted in an increased final sale price relative to list price. Due to limited active comparables in a mile, Unable to BRACKET as is value by the active comparables used. Eventhough subject is located near busy street, educational institutions, worship place, highway, park, parking lot and commercial buildings. This will have no impact on subject value. Due to limited comparable from same location, it was necessary to use comparables from across the busy street. However, this won't affect the market value. In delivering final valuation, most weight has been placed on CS1 and LC1, as they are most similar to subject condition and overall structure. Subject attributes are from Tax record.</p>		

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



Other

Subject Photos



Other

Listing Photos

L1 70 N Main St #213
Bountiful, UT 84010



Front

L2 650 S Main St #3104
Bountiful, UT 84010



Front

L3 314 W Center St #B-91
Bountiful, UT 84010



Front

Sales Photos

S1 314 W Center St #135
Bountiful, UT 84010



Front

S2 17 E 400 N #19
Bountiful, UT 84010



Front

S3 314 W Center St #F-122
Bountiful, UT 84010



Front

ClearMaps Addendum

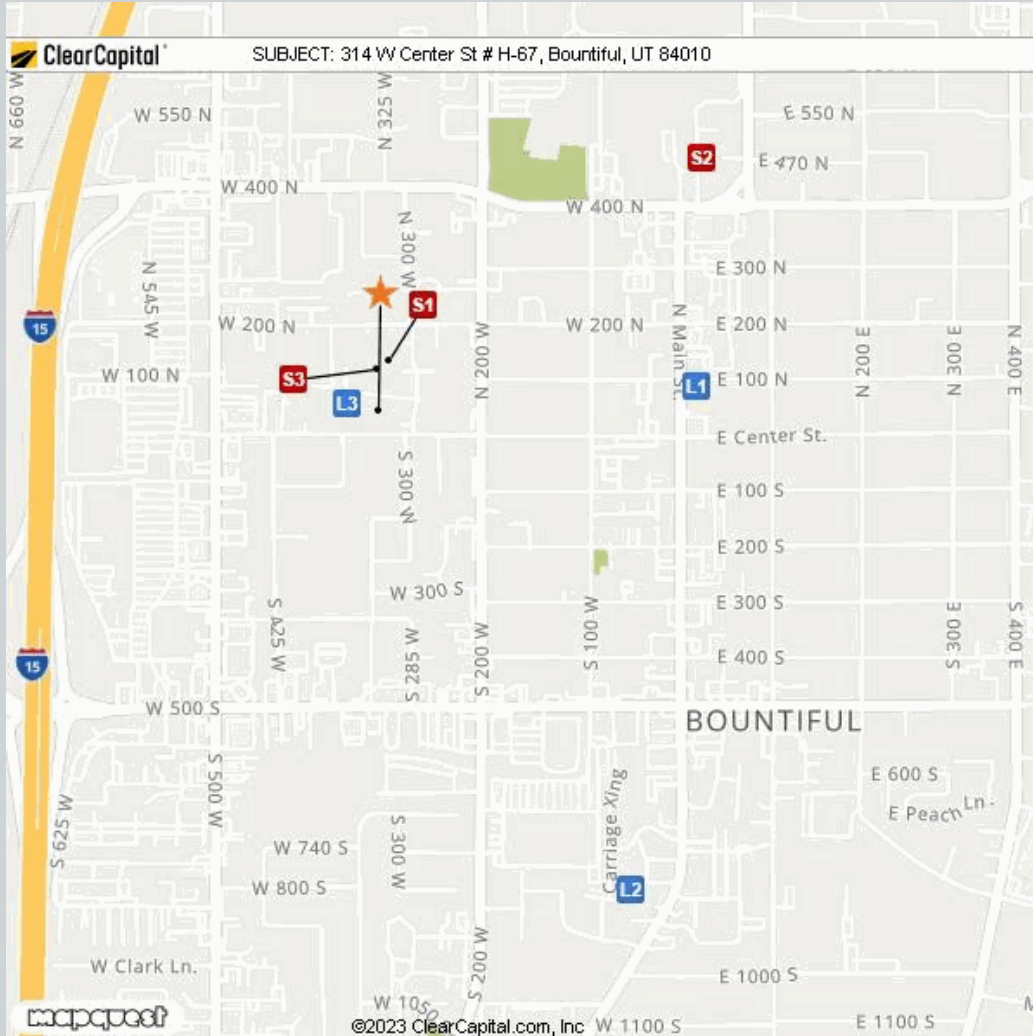
Address ★ 314 W Center Street Unit H-67, Bountiful, UT 84010

Loan Number 53624

Suggested List \$275,000

Suggested Repaired \$275,000

Sale \$255,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	314 W Center Street Unit H-67, Bountiful, UT 84010	--	Parcel Match
L1 Listing 1	70 N Main St #213, Bountiful, UT 84010	0.41 Miles ¹	Parcel Match
L2 Listing 2	650 S Main St #3104, Bountiful, UT 84010	0.70 Miles ¹	Parcel Match
L3 Listing 3	314 W Center St #B-91, Bountiful, UT 84010	0.04 Miles ¹	Parcel Match
S1 Sold 1	314 W Center St #135, Bountiful, UT 84010	0.07 Miles ¹	Parcel Match
S2 Sold 2	17 E 400 N #19, Bountiful, UT 84010	0.53 Miles ¹	Parcel Match
S3 Sold 3	314 W Center St #F-122, Bountiful, UT 84010	0.05 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	Shane Thorpe	Company/Brokerage	Fusion Realty Group
License No	5486814-PB00	Address	1081 E 575 N LAYTON UT 84040
License Expiration	03/31/2024	License State	UT
Phone	8013366997	Email	reosutah@gmail.com
Broker Distance to Subject	12.69 miles	Date Signed	05/19/2023

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.