

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	1071 E Quarry Park Drive, Sandy, UTAH 84094	Order ID	8798970	Property ID	34302606
Inspection Date	06/22/2023	Date of Report	06/26/2023		
Loan Number	54122	APN	28-05-253-038		
Borrower Name	Catamount Properties 2018 LLC	County	Salt Lake		

Tracking IDs

Order Tracking ID	06.22.23 BPO Request	Tracking ID 1	06.22.23 BPO Request
Tracking ID 2	--	Tracking ID 3	--

General Conditions

Owner	MICHAEL A HERMES	Condition Comments 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	\$2,401	
Assessed Value	\$427,700	
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	The Heights on Quarry Bend 801-355-1136	
Association Fees	\$210 / Month (Pool,Landscaping,Other: Trails; Clubhouse/Gym; Playground; Sewer/Water/Trash)	
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 is a total of 1 similar sold comps in the last year only 3 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: \$459,000 High: \$540,000	
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	1071 E Quarry Park Drive	9018 S Heights Dr	9010 S Heights Dr	9039 S Heights Dr
City, State	Sandy, UTAH	Sandy, UT	Sandy, UT	Sandy, UT
Zip Code	84094	84094	84094	84094
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.10 ¹	0.09 ¹	0.13 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$479,900	\$500,000	\$499,000
List Price \$	--	\$479,900	\$484,900	\$499,000
Original List Date		05/26/2023	05/15/2023	10/03/2022
DOM · Cumulative DOM	-- · --	31 · 31	42 · 42	266 · 266
Age (# of years)	16	16	16	16
Condition	Average	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 Townhouse	2 Stories Townhouse	2 Stories Townhouse	2 Stories Townhouse
# Units	1	1	1	1
Living Sq. Feet	1,597	1,420	1,496	1,597
Bdrm · Bths · ½ Bths	3 · 2 · 1	3 · 2 · 1	2 · 2 · 1	3 · 2 · 1
Total Room #	10	10	9	10
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	0.03 acres	0.03 acres	0.03 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: GREAT CENTRAL LOCATION! Quick access to the freeway, TRAX, shopping, dining, golf course, Sandy Amphitheater, mountain trails, and world-class ski resorts. The amenities include swimming pool with spa, park with playground, and clubhouse with an exercise room. This townhome boasts 3 bedrooms, 2.5 bathrooms, open patio and covered deck. Kitchen offers staggered cabinets, granite countertops, tile floor, island, gas range, and SS appliances. Master bedroom with en suite bathroom offers granite countertops, tile floor, large soaker tub, separate shower, and WIC. Square footage figures are provided as a courtesy estimate only and were obtained from county records. Buyer and Buyer's agent to verify all information. Pre-approval letter from lender or POF must accompany all offers.
- Listing 2** No concessions offered. MLS remarks: Highly sought after Quarry Bend Community* OPEN FLOOR PLAN* Great views from front porch* 2 CAR GARAGE* Community amenities include: pool, hot tub, parks, and clubhouse with space to entertain gatherings* CONVENIENT LOCATION close to shopping, schools, restaurants, and freeway access* Additional 400 sq ft of storage space available with access under main floor* MASTER BEDROOM with private bath*
- Listing 3** No concessions offered. MLS remarks: Townhome located in Quarry Bend. Built in 2007. Total of 1597 square feet with 3 bedrooms and 2.5 baths. The home is currently rented for \$2200 a month and the owner covers the \$225 HOA fee. Square footage figures are provided as a courtesy estimate only and were obtained from county tax data. Buyer is advised to obtain an independent measurement.

Recent Sales

	Subject	Sold 1	Sold 2 *	Sold 3
Street Address	1071 E Quarry Park Drive	7826 S White Pine Way	9022 S Heights Dr	323 E 9000 S
City, State	Sandy, UTAH	Sandy, UT	Sandy, UT	Sandy, UT
Zip Code	84094	84094	84094	84070
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	1.43 ¹	0.10 ¹	1.08 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$459,000	\$500,000	\$545,000
List Price \$	--	\$454,900	\$500,000	\$535,000
Sale Price \$	--	\$459,000	\$500,000	\$540,000
Type of Financing	--	Va	Cash	Conventional
Date of Sale	--	01/03/2023	02/17/2023	05/24/2023
DOM · Cumulative DOM	-- · --	61 · 60	16 · 16	29 · 29
Age (# of years)	16	24	16	3
Condition	Average	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 Townhouse	2 Stories Townhouse	2 Stories Townhouse	2 Stories Townhouse
# Units	1	1	1	1
Living Sq. Feet	1,597	1,404	1,605	1,794
Bdrm · Bths · ½ Bths	3 · 2 · 1	2 · 2 · 1	3 · 2 · 1	3 · 2 · 1
Total Room #	10	9	10	10
Garage (Style/Stalls)	Attached 2 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)
Basement (Yes/No)	No	Yes	No	No
Basement (% Fin)	0%	100%	0%	0%
Basement Sq. Ft.		564	--	--
Pool/Spa	--	--	--	--
Lot Size	0.03 acres	0.05 acres	0.03 acres	0.04 acres
Other	NA	\$13,500 pd conc	NA	\$7500 pd conc
Net Adjustment	--	-\$15,665	\$0	-\$29,395
Adjusted Price	--	\$443,335	\$500,000	\$510,605

* Sold 2 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: \$13,500. Basement has 1 bed, 1 bath and family room. Add \$6755 sq ft up, \$8000 bed count. Subtract \$16,920 bsmt sq ft, \$13,500 pd conc. Lack of comps, necessary to expand search. MLS remarks: YOUR LUCKY DAY, BACK ON THE MARKET - SALE FELL THROUGH DUE TO FINANCING*** THIS IS THE HOME YOU HAVE BEEN WAITING FOR! Priced below Tax Value! Ideal East Sandy, UT location. Highly sought-after White Pines Community with Low HOA. Properties rarely come up for sale in this community. ****This well-maintained home is offered FURNISHED turnkey property**** Furnishings and all appliances are included in this 3 Bedrooms & 4 Bathrooms + 2-car garage. Driveway also accommodates 2 cars. (Only a two-unit building so more like a twin home). This townhome is ideally situated in this quiet community with private fully fenced backyard featuring a large deck and grass area for outdoor entertaining and enjoyment. Room for a garden if desired! Covered front porch, inviting entry leading to grand living room featuring a beautiful fireplace, lots of windows, high vaulted ceilings, and laminate floors. Open concept floorplan offers a generous kitchen and dining area with large "eat at" bar, maple cabinets, glass easy clean cooktop, separate wall oven, new stainless steel Whirlpool refrigerator, and solid surface countertops. Second story features two bedrooms, laundry and open loft/den area overlooking the main living area. You will absolutely love the private balcony off of Owner's suite along with vaulted ceiling, walk-in closet, double vanity, jetted tub. Basement is fully-finished with daylight window, closet and 3/4 bathroom allowing the basement to be used as a bedroom. Basement layout allows for a separate bedroom/family room by just adding a devising wall and door. Finished 2-car garage with automatic opener, keypad, storage/shelving on walls and ceiling. Enjoy the private park with playground. NEW ROOF in 2019, Water heater just replaced 9/2022, New dryer purchased 6/2020, New refrigerator purchased 3/2020. Live close to everything! DON'T WAIT TO MAKE THIS HOME YOURS! (If furnishings are not preferred, seller will sell unfurnished). Square footage figures are provided as a courtesy estimate only. All information deemed reliable. Buyer to verify all information provided.
- Sold 2** No paid concessions. MLS remarks: Ready to move in town home, in the desired Quarry Bend Community!. Spacious 3 bedroom, 2.5 bathrooms with stainless steel appliances, Great views of the mountains from your front patio. Community amenities include; pool, spa, clubhouse with room to entertain large groups. Centrally located close to everything shopping, restaurants, freeways, schools. Call for appointment today! Square footage figures are provided as a courtesy estimate only and were obtained from County. Buyer is advised to obtain an independent measurement. Additional 228 sq. ft. of storage crawl space accessible from garage.
- Sold 3** Concessions: \$7,500. Subtract \$15,000 condition/age, \$6895 sq ft up, \$7500 pd conc. MLS remarks: Must see this end unit townhome with well designed floor plan. Private front porch faces open green space. Main floor has open concept living/dining room and kitchen with cozy custom fireplace. Clean, crisp quartz counters, gas range and stainless appliances in beautiful kitchen with tons of cabinet space. Second floor has large open family room, good size master suite with two walk-in closets, plus two additional bedrooms, laundry and full bath. Oversize 2 car attached garage with epoxy floor and tons of shelving for all your toys and equipment. This like new townhome is energy certified (see attached certs) and utility bills are minimal. Pre-wired for solar. Can't beat the location for quick freeway access, walking distance to TRAX , Porter Rockwell Trail and Jordan River trail. Ample and easy guest parking, too! Sellers have been transferred out of state and are sad to leave this great home they have enjoyed so much. AGENTS: Please see Agent remarks. All seller disclosures and HOA docs are in the green box.

Subject Sales & Listing History

Current Listing Status	Not Currently Listed		Listing History Comments				
Listing Agency/Firm			Sold last 10/29/2008 for \$270,000.				
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	\$491,900	\$491,900
Sales Price	\$490,000	\$490,000
30 Day Price	\$470,000	--
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

Subject Photos



Street

Listing Photos

L1 9018 S Heights Dr
Sandy, UT 84094



Front

L2 9010 S Heights Dr
Sandy, UT 84094



Front

L3 9039 S Heights Dr
Sandy, UT 84094



Front

Sales Photos

S1 7826 S White Pine Way
Sandy, UT 84094



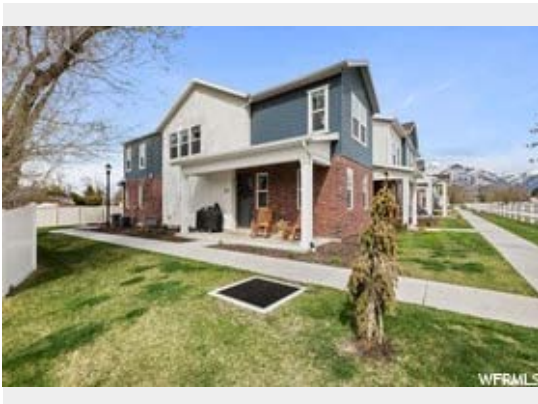
Front

S2 9022 S Heights Dr
Sandy, UT 84094



Front

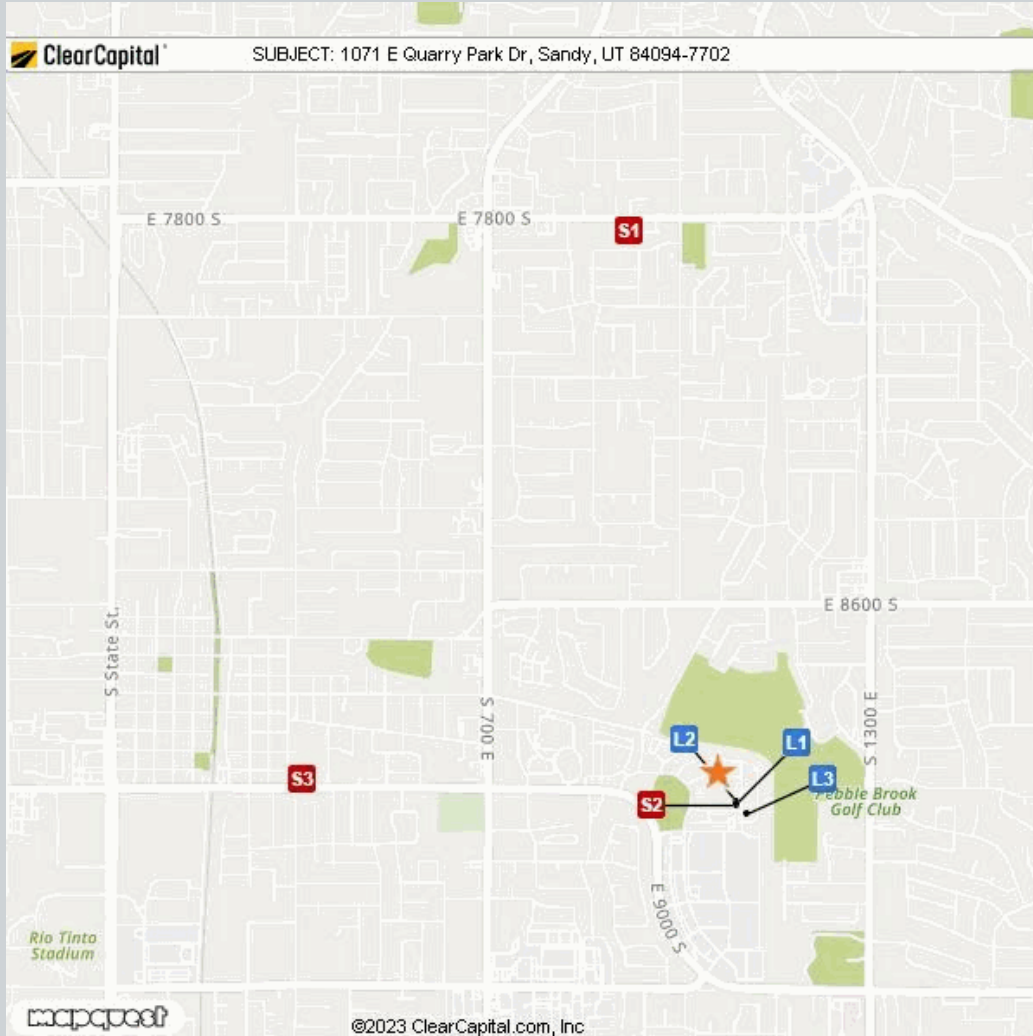
S3 323 E 9000 S
Sandy, UT 84070



Front

ClearMaps Addendum

Address ★ 1071 E Quarry Park Drive, Sandy, UTAH 84094
Loan Number 54122 **Suggested List** \$491,900 **Suggested Repaired** \$491,900 **Sale** \$490,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	1071 E Quarry Park Drive, Sandy, Utah 84094	--	Parcel Match
L1 Listing 1	9018 S Heights Dr, Sandy, UT 84094	0.10 Miles ¹	Parcel Match
L2 Listing 2	9010 S Heights Dr, Sandy, UT 84094	0.09 Miles ¹	Parcel Match
L3 Listing 3	9039 S Heights Dr, Sandy, UT 84094	0.13 Miles ¹	Parcel Match
S1 Sold 1	7826 S White Pine Way, Sandy, UT 84094	1.43 Miles ¹	Parcel Match
S2 Sold 2	9022 S Heights Dr, Sandy, UT 84094	0.10 Miles ¹	Parcel Match
S3 Sold 3	323 E 9000 S, Sandy, UT 84070	1.08 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	9.26 miles	Date Signed	06/26/2023

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.