

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	2481 W Starling Circle, West Valley City, UT 84119	Order ID	8869452	Property ID	34485820
Inspection Date	08/09/2023	Date of Report	08/09/2023		
Loan Number	54718	APN	15-28-407-002		
Borrower Name	Catamount Properties 2018 LLC	County	Salt Lake		

Tracking IDs

Order Tracking ID	08.08.23 BPO Request	Tracking ID 1	08.08.23 BPO Request
Tracking ID 2	--	Tracking ID 3	--

General Conditions

Owner	JONES WAYNE R	Condition Comments	
R. E. Taxes	\$1,919	Based on exterior observation, subject property is in Fair condition. Repairs noted	
Assessed Value	\$160,545		
Zoning Classification	Residential		
Property Type	SFR		
Occupancy	Occupied		
Ownership Type	Fee Simple		
Property Condition	Fair		
Estimated Exterior Repair Cost	\$21,500		
Estimated Interior Repair Cost	\$0		
Total Estimated Repair	\$21,500		
HOA	No		
Visible From Street	Visible		
Road Type	Public		

Neighborhood & Market Data

Location Type	Suburban	Neighborhood Comments	
Local Economy	Stable	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.	
Sales Prices in this Neighborhood	Low: \$220,000 High: \$466,680		
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	2481 W Starling Circle	3273 W 3650 S	2871 S 3000 W	4929 S Jeremiah Dr
City, State	West Valley City, UT	West Valley City, UT	West Valley City, UT	Salt Lake City, UT
Zip Code	84119	84119	84119	84118
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	1.03 ¹	0.66 ¹	4.59 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$350,000	\$395,000	\$300,000
List Price \$	--	\$335,000	\$395,000	\$300,000
Original List Date		08/02/2023	03/15/2023	06/05/2023
DOM · Cumulative DOM	-- · --	7 · 7	147 · 147	65 · 65
Age (# of years)	50	70	65	40
Condition	Fair	Fair	Good	Fair
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	1.5 Stories Split entry	1 Story Ranch	1 Story Ranch	1 Story Ranch
# Units	1	1	1	1
Living Sq. Feet	993	1,144	1,184	1,044
Bdrm · Bths · ½ Bths	2 · 1	3 · 1	3 · 1 · 1	2 · 1
Total Room #	5	6	6	5
Garage (Style/Stalls)	None	None	Attached 1 Car	None
Basement (Yes/No)	Yes	No	Yes	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	962	--	355	--
Pool/Spa	--	--	--	--
Lot Size	0.14 acres	0.16 acres	0.15 acres	0.14 acres
Other	None	None	None	None

* 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.

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

Listing 1 Active1 => Bed= \$-4000, GLA= \$-3020, Age= \$500, Total= \$-6520, Net Adjusted Value= \$328480 Fair market Property, superior in GLA and bed count to the subject

Listing 2 Active2 => Condition= \$-21500, Bed= \$-4000, Half Bath= \$-1000, GLA= \$-3820, Age= \$375, Garage= \$-2000, Total= \$-31945, Net Adjusted Value= \$363055 Fair market Property, superior in GLA and inferior in age to the subject

Listing 3 Active3 => GLA= \$-1020, Total= \$-1020, Net Adjusted Value= \$298980 Fair market Property, Similar in age and condition to the subject

Recent Sales

	Subject	Sold 1	Sold 2 *	Sold 3
Street Address	2481 W Starling Circle	2830 W 2935 S	1651 W Shelley Ave	3055 2995
City, State	West Valley City, UT	West Valley City, UT	West Valley City, UT	West Valley City, UT
Zip Code	84119	84119	84119	84119
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.49 ¹	0.96 ¹	0.62 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$384,900	\$199,999	\$315,000
List Price \$	--	\$384,900	\$199,999	\$315,000
Sale Price \$	--	\$388,900	\$275,000	\$318,000
Type of Financing	--	Conventional	Conventional	Conventional
Date of Sale	--	02/27/2023	05/23/2023	08/04/2023
DOM · Cumulative DOM	-- · --	67 · 67	12 · 12	38 · 38
Age (# of years)	50	60	76	67
Condition	Fair	Good	Fair	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	1.5 Stories Split entry	1 Story Ranch	1 Story Ranch	1 Story Ranch
# Units	1	1	1	1
Living Sq. Feet	993	1,090	890	962
Bdrm · Bths · ½ Bths	2 · 1	3 · 1 · 1	3 · 1	2 · 1
Total Room #	5	6	6	5
Garage (Style/Stalls)	None	Attached 1 Car	None	None
Basement (Yes/No)	Yes	No	Yes	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	962	--	455	--
Pool/Spa	--	--	--	--
Lot Size	0.14 acres	0.22 acres	0.15 acres	0.19 acres
Other	None	None	None	None
Net Adjustment	--	-\$30,600	-\$1,290	-\$10,675
Adjusted Price	--	\$358,300	\$273,710	\$307,325

* 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** Sold1 => Condition= \$-21500, Bed= \$-4000, Half Bath= \$-1000, GLA= \$-1940, Garage= \$-2000, Lot= \$-160, Total= \$-30600, Net Adjusted Value= \$358,300 Fair market Property, superior in GLA and condition to the subject
- Sold 2** Sold2 => Bed= \$-4000, GLA= \$2060, Age= \$650, Total= \$-1290, Net Adjusted Value= \$273710 Fair market Property, Similar in view and condition to the subject
- Sold 3** Sold3 => Condition= \$-11000, Age= \$425, Lot= \$-100, Total= \$-10675, Net Adjusted Value= \$307,325 Fair market Property, Similar in GLA and superior in condition to the subject

Subject Sales & Listing History

Current Listing Status	Not Currently Listed			Listing History Comments			
Listing Agency/Firm				The subject was sold			
Listing Agent Name							
Listing Agent Phone							
# of Removed Listings in Previous 12 Months	0						
# of Sales in Previous 12 Months	1						
Original List Date	Original List Price	Final List Date	Final List Price	Result	Result Date	Result Price	Source
07/31/2023	\$250,000	--	--	Sold	08/07/2023	\$290,000	MLS

Marketing Strategy

	As Is Price	Repaired Price
Suggested List Price	\$300,000	\$343,000
Sales Price	\$290,000	\$333,000
30 Day Price	\$285,000	--
Comments Regarding Pricing Strategy		
<p>SFR with 2 beds and 1.0 baths. The exterior inspection revealed that the subject has been considered to be in fair condition (As per the MLS there are more interior repairs to be done, and that considered in the valuation). Property is located near parks, schools, commercial centers, and other non residential properties. These factors will not affects the market value of the subject. It was necessary to exceed the threshold for age variance of 10 years, lot size variance guideline of 15%, bed and bath count, and used comps with superior in condition to use the best available comparable from within the subject's market. Subject/Comparable garage count is as per MLS/Pictures. Comparable property condition was identified using both MLS comments and interior pictures. The utilized comps are as similar in GLA, Style, and Age as possible. The area is primarily residential. The subject is most similar to Sales comp 2 and Listing comp 3 and is weighted toward these for a potential sales/listing price as they are most similar to the subject out of the comps selected. Proximity parameters were expanded up to 4.6 miles as there was only very limited comparable available within 3 miles, +/-30% GLA, +/-40% year built, +/-30% lot size, and 12 months back. In order to include comparable to reinforce the subject's GLA and other attributes, the sold comparable search was broadened to 3 months time. The subject has 2 bedroom and the average home in the area has 3. This means the average home in the area is slightly superior to the subject in regards to this attribute. Unable to bracket lists with subject's GLA, variance is minimal and does not have an impact on price opinion. I am not able to bracket style due to few comps availability. The subject is in closer proximity to highway, and commercial centers, and it will not affect the market value of the subject negatively. Comps taken accordingly. The subject has the following repairs such as Roof \$9000 Exterior paint \$3000 Barded up windows \$8000 Drive way \$750 Landscaping \$750</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



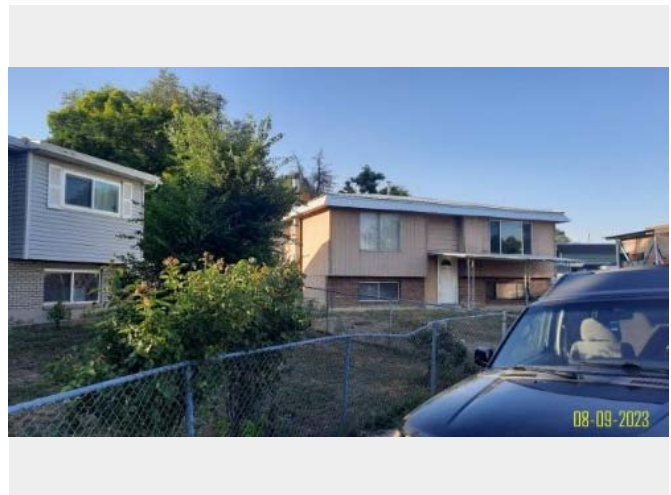
Front



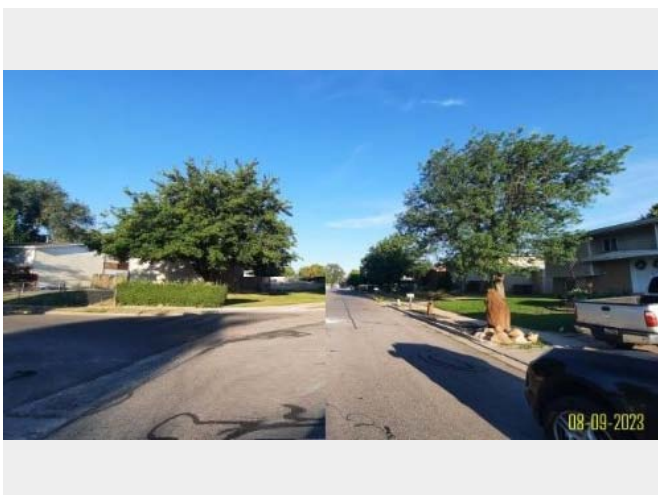
Address Verification



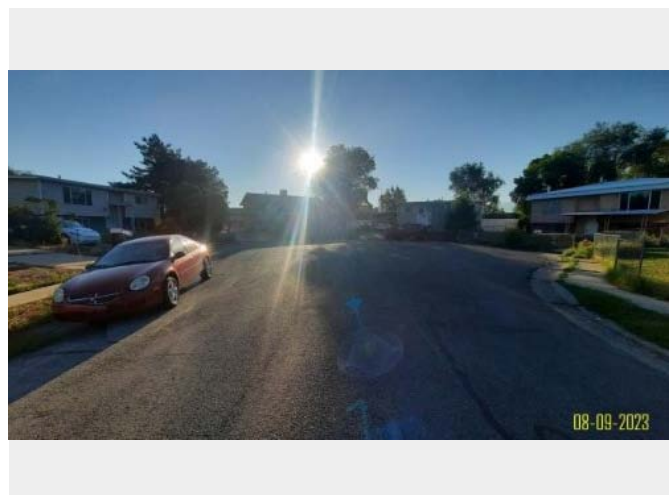
Side



Side



Street



Street

Subject Photos



Other



Other

Listing Photos

L1 3273 W 3650 S
West Valley City, UT 84119



Front

L2 2871 S 3000 W
West Valley City, UT 84119



Front

L3 4929 S Jeremiah Dr
Salt Lake City, UT 84118



Front

Sales Photos

S1 2830 W 2935 S
West Valley City, UT 84119



Front

S2 1651 W Shelley Ave
West Valley City, UT 84119



Front

S3 3055 2995
West Valley City, UT 84119



Front

ClearMaps Addendum

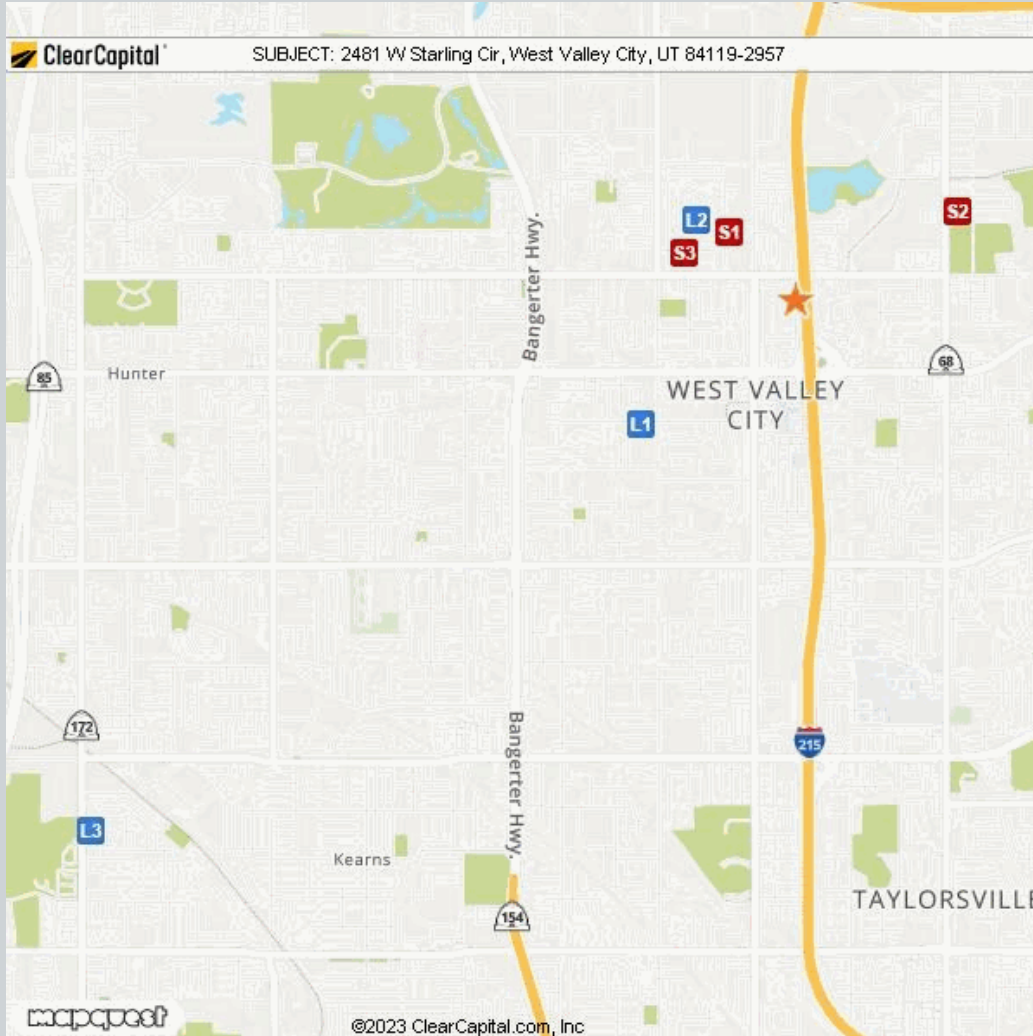
Address ★ 2481 W Starling Circle, West Valley City, UT 84119

Loan Number 54718

Suggested List \$300,000

Suggested Repaired \$343,000

Sale \$290,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	2481 W Starling Circle, West Valley City, UT 84119	--	Parcel Match
L1 Listing 1	3273 W 3650 S, West Valley City, UT 84119	1.03 Miles ¹	Parcel Match
L2 Listing 2	2871 S 3000 W, West Valley City, UT 84119	0.66 Miles ¹	Parcel Match
L3 Listing 3	4929 S Jeremiah Dr, Salt Lake City, UT 84118	4.59 Miles ¹	Parcel Match
S1 Sold 1	2830 W 2935 S, West Valley City, UT 84119	0.49 Miles ¹	Parcel Match
S2 Sold 2	1651 W Shelley Ave, West Valley City, UT 84119	0.96 Miles ¹	Parcel Match
S3 Sold 3	3055 2995, West Valley City, UT 84119	0.62 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	Gary Fish	Company/Brokerage	Bang Realty-Utah Inc
License No	5483395-SA00	Address	2150 South 1300 East Salt Lake City UT 84106
License Expiration	03/31/2024	License State	UT
Phone	8018777208	Email	slcbpo@bangrealty.com
Broker Distance to Subject	5.45 miles	Date Signed	08/09/2023

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.