

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	3698 S 4445 W, Salt Lake City, UT 84120	Order ID	8921868	Property ID	34579036
Inspection Date	09/13/2023	Date of Report	09/14/2023		
Loan Number	55000	APN	15-31-178-035		
Borrower Name	Catamount Properties 2018 LLC	County	Salt Lake		

Tracking IDs					
Order Tracking ID	20230911_BPOa	Tracking ID 1	20230911_BPOa		
Tracking ID 2	--	Tracking ID 3	--		

General Conditions

Owner	RUBY L & MATTIE STOKES	Condition Comments	
R. E. Taxes	\$2,281	The subject property appears to have been in typical condition for the location. No apparent recent updates, such as roof, windows or siding. Some of the front exterior facia and wood are showing signs of deferred maintenance and will need repair and paint. Otherwise, the exterior features and property appear generally maintained.	
Assessed Value	\$334,600		
Zoning Classification	Residential		
Property Type	SFR		
Occupancy	Occupied		
Ownership Type	Fee Simple		
Property Condition	Average		
Estimated Exterior Repair Cost	\$5,000		
Estimated Interior Repair Cost	\$0		
Total Estimated Repair	\$5,000		
HOA	No		
Visible From Street	Visible		
Road Type	Public		

Neighborhood & Market Data

Location Type	Suburban	Neighborhood Comments	
Local Economy	Stable	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 13 similar sold comps in the last year with 6 of those sold in the last 6 months and only 1 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.	
Sales Prices in this Neighborhood	Low: \$385,000 High: \$550,000		
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	3698 S 4445 W	3802 W 3200 S	4884 W Coquille Ave	5040 W Odell Dr
City, State	Salt Lake City, UT	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.	--	1.08 ¹	0.54 ¹	0.76 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$425,000	\$429,000	\$487,000
List Price \$	--	\$415,000	\$429,000	\$487,000
Original List Date		08/10/2023	08/28/2023	07/17/2023
DOM · Cumulative DOM	-- · --	35 · 35	17 · 17	59 · 59
Age (# of years)	62	60	60	50
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	1 Story Ranch/Rambler	1 Story Ranch/Rambler	1 Story Ranch/Rambler	1 Story Ranch/Rambler
# Units	1	1	1	1
Living Sq. Feet	1,092	950	964	1,469
Bdrm · Bths · ½ Bths	2 · 1 · 1	2 · 1	2 · 1	3 · 1
Total Room #	7	6	6	8
Garage (Style/Stalls)	Carport 2 Car(s)	Carport 1 Car	Attached 2 Car(s)	Carport 1 Car
Basement (Yes/No)	Yes	Yes	Yes	Yes
Basement (% Fin)	80%	85%	95%	100%
Basement Sq. Ft.	1,092	950	964	1,080
Pool/Spa	--	--	--	--
Lot Size	0.18 acres	0.18 acres	0.17 acres	0.18 acres
Other	NA	NA	NA	NA

* 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.

Current Listings - Cont.

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

- Listing 1** No concessions offered. Basement has 2 beds, 1 bath and family room. MLS remarks: Wonderful, well cared for one owner rambler located in a nice WVC neighborhood. New roof, furnace & A/C (1 year old). Vinyl double pane windows, fully- auto sprinklers, private backyard with large deck, garden and fruit trees. Updated maple kitchen with SS appliances and corian countertops. Carpet, tile and luxury vinyl floors with Hardwood floors under carpet on main floor. RV parking and room to have a large garage if needed. Playhouse is currently being used for storage. Sq ft per County, All information is provided as a courtesy and Buyer needs to verify. Updates noted on MLS does not necessarily reflect an overall condition from average to good.
- Listing 2** No concessions offered. Basement has 2 beds, 1 bath and family room. MLS remarks: CUTE WELL-MAINTAINED 4 BEDROOM, TWO FULL BATH HOME IN A WONDERFUL WEST VALLEY NEIGHBORHOOD*SECLUDED BACKYARD WITH A LARGE SHADED PATIO, A PLENTIFUL GARDEN, AN APPLE AND A PEAR TREE, TIMED SPRINKLERS AND TWO SHEDS*NEWER FURNACE AND NEWER CENTRAL AIR CONDITIONING*AND A ONE YEAR OLD ARCHITECTURAL SHINGLE ROOF*PRISTINE HARDWOOD FLOORS UNDER THE CARPETING*LARGE TWO CAR GARAGE WITH RV PARKING SPACE ON THE DRIVEWAY *DOWNSTAIRS FIREPLACE IS A WOOD-BURNING STOVE*WASHER AND DRYER INCLUDED *SINGLE OWNER LAST 52 YEARS**
- Listing 3** No concessions offered. Basement has 2 beds, 1 bath and family room. MLS remarks: All brick Rambler on a quiet street. Beautifully updated kitchen with granite countertops, large open floor plan, and tons of natural light from the north-facing wall of windows. Freshly painted and new carpets. New roof in 2022. Potential for single-level living and possible 6th bedroom. Ample storage and plenty of parking. Private flat backyard. Wide streets so the neighborhood doesn't feel cramped. Clean and ready to go. Come see this home.

Recent Sales

	Subject	Sold 1 *	Sold 2	Sold 3
Street Address	3698 S 4445 W	4971 W Lark Way	4271 W 3930 S	4968 W Lark Way
City, State	Salt Lake City, UT	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.	--	0.98 ¹	0.48 ¹	0.96 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$430,000	\$450,000	\$425,000
List Price \$	--	\$430,000	\$425,000	\$425,000
Sale Price \$	--	\$410,000	\$430,000	\$435,000
Type of Financing	--	Fha	Conventional	Fha
Date of Sale	--	08/10/2023	03/23/2023	05/26/2023
DOM · Cumulative DOM	-- · --	16 · 52	56 · 56	70 · 70
Age (# of years)	62	52	60	52
Condition	Average	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 Ranch/Rambler	1 Story Ranch/Rambler	1 Story Ranch/Rambler	1 Story Ranch/Rambler
# Units	1	1	1	1
Living Sq. Feet	1,092	1,040	969	1,040
Bdrm · Bths · ½ Bths	2 · 1 · 1	3 · 1	2 · 1	3 · 1
Total Room #	7	7	6	7
Garage (Style/Stalls)	Carport 2 Car(s)	Attached 1 Car	Detached 2 Car(s)	Detached 2 Car(s)
Basement (Yes/No)	Yes	Yes	Yes	Yes
Basement (% Fin)	80%	100%	95%	95%
Basement Sq. Ft.	1092	1,040	969	1,040
Pool/Spa	--	--	--	--
Lot Size	0.18 acres	0.13 acres	0.18 acres	0.17 acres
Other	NA	\$8000 pd conc	\$8200 pd conc	\$4500 pd conc
Net Adjustment	--	-\$9,000	-\$16,320	-\$32,500
Adjusted Price	--	\$401,000	\$413,680	\$402,500

* 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** Concessions: \$8,000. Basement has 2 beds, 1 bath and family room. Subtract \$8000 pd conc, \$8000 bed count. Add \$4500 half bath count, \$2500 less carport stalls. MLS remarks: Check out this rambler in a desirable neighborhood of West Valley 2 bathrooms and 5 bedrooms (2 extra rooms that can be used as bedrooms for a total of 7) easy access to shopping, dining, entertainment, and major highways. The home needs TLC. Square footage is estimated as a courtesy and obtained from county records. Buyer advised to obtain an independent measurement.
- Sold 2** Concessions: \$8,200. Basement has 2 beds, 1 bath and family room. Subtract \$15,000 condition, \$5000 garage, \$8200 pd conc. Add \$4305 sq ft up, \$4500 1/2 bath, \$3075 bsmt sq ft. MLS remarks: PRICE REDUCTION!!! OPEN HOUSE SATURDAY FEB 18TH 11AM-1PM!!! This charming home boasts a spacious layout with 4 bedrooms and 2 bathrooms, 2 laundry areas, making it the perfect place for families to call home. The living room is filled with natural light and leads to a fully equipped kitchen, complete with modern appliances. The bedrooms are spacious, with ample closet space for storage. You will also enjoy the large detached garage with plenty of room for 2 cars and your toys. There is also space outside of the garage to park your RV. Enjoy the beautiful Utah weather in the backyard, perfect for entertaining or simply relaxing. Conveniently located near shopping, dining, and entertainment options, this home is a must-see! Don't miss out on the opportunity to make it yours!
- Sold 3** Concessions: \$4,500. Basement has 1 bed and 1 bath. Subtract \$15,000 condition, \$8000 bed count, \$5000 garage, \$4500 pd conc. MLS remarks: Stylish and functional rambler-style home with 4 bedrooms, 2 updated bathrooms, and a large detached 2 car garage/shop. Modern updates include central air and water filtration system. Enjoy stainless steel appliances and ample storage in the stunning kitchen. The spacious backyard is perfect for entertaining. Convenient location offers easy access to shopping, dining, entertainment, and major highways. Schedule a showing today! FHA APPRAISAL \$435,000 on file!!! Prioritized offers with FAST closing.

Subject Sales & Listing History

Current Listing Status	Not Currently Listed			Listing History Comments			
Listing Agency/Firm				NA			
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	\$406,900	\$411,900
Sales Price	\$405,000	\$410,000
30 Day Price	\$405,000	--
Comments Regarding Pricing Strategy		
<p>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.</p>		

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

DRIVE-BY BPO

by ClearCapital

3698 S 4445 W
SALT LAKE CITY, UT 84120

55000
Loan Number

\$405,000
● As-Is Value

Subject Photos



Street



Other

Listing Photos

L1 3802 W 3200 S
West Valley City, UT 84120



Front

L2 4884 W Coquille Ave
West Valley City, UT 84120



Front

L3 5040 W Odell Dr
West Valley City, UT 84120



Front

Sales Photos

S1 4971 W Lark Way
West Valley City, UT 84120



Front

S2 4271 W 3930 S
West Valley City, UT 84120



Front

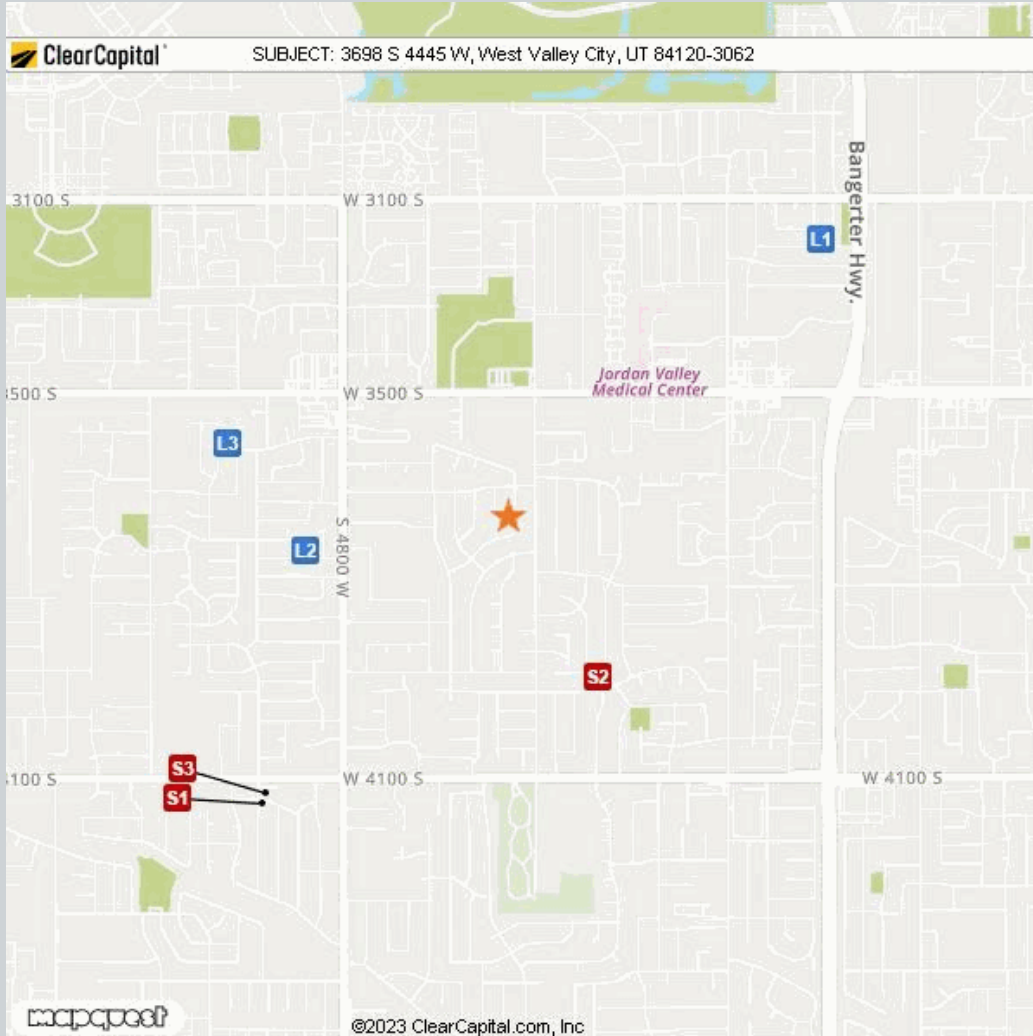
S3 4968 W Lark Way
West Valley City, UT 84120



Front

ClearMaps Addendum

Address ★ 3698 S 4445 W, Salt Lake City, UT 84120
Loan Number 55000 **Suggested List** \$406,900 **Suggested Repaired** \$411,900 **Sale** \$405,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	3698 S 4445 W, Salt Lake City, UT 84120	--	Parcel Match
L1 Listing 1	3802 W 3200 S, West Valley City, UT 84120	1.08 Miles ¹	Parcel Match
L2 Listing 2	4884 W Coquille Ave, West Valley City, UT 84120	0.54 Miles ¹	Parcel Match
L3 Listing 3	5040 W Odell Dr, West Valley City, UT 84120	0.76 Miles ¹	Parcel Match
S1 Sold 1	4971 W Lark Way, West Valley City, UT 84120	0.98 Miles ¹	Parcel Match
S2 Sold 2	4271 W 3930 S, West Valley City, UT 84120	0.48 Miles ¹	Parcel Match
S3 Sold 3	4968 W Lark Way, West Valley City, UT 84120	0.96 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	7.43 miles	Date Signed	09/14/2023

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.