

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	2515 E Overland Drive, Eagle Mountain, UTAH 84005	Order ID	8913697	Property ID	34561255
Inspection Date	09/08/2023	Date of Report	09/09/2023		
Loan Number	55093	APN	367040133		
Borrower Name	Catamount Properties 2018 LLC	County	Utah		

Tracking IDs

Order Tracking ID	09.06.23 BPO Request	Tracking ID 1	09.06.23 BPO Request
Tracking ID 2	--	Tracking ID 3	--

General Conditions

Owner	JOEL S CLARK	Condition Comments Property appears to be in good condition upon visual inspection, windows, doors, roof all look good
R. E. Taxes	\$5,046	
Assessed Value	\$963,100	
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	No	
Visible From Street	Visible	
Road Type	Public	

Neighborhood & Market Data

Location Type	Suburban	Neighborhood Comments This home is located in a neighborhood that is surrounded by multiple horse property. Homes area is rural yet new homes are being built all around.
Local Economy	Stable	
Sales Prices in this Neighborhood	Low: \$413000 High: \$697400	
Market for this type of property	Decreased 5 % in the past 6 months.	
Normal Marketing Days	<30	

Current Listings

	Subject	Listing 1	Listing 2 *	Listing 3
Street Address	2515 E Overland Drive	2237 E Horizon Dr	2347 E Overland Dr	2536 E Valley Dr
City, State	Eagle Mountain, UTAH	Eagle Mountain, UT	Eagle Mountain, UT	Eagle Mountain, UT
Zip Code	84005	84005	84005	84005
Datasource	Public Records	MLS	MLS	MLS
Miles to Subj.	--	0.91 ¹	0.16 ¹	0.26 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$1,250,000	\$1,295,000	\$1,450,000
List Price \$	--	\$1,150,500	\$1,345,000	\$1,250,000
Original List Date		04/25/2023	11/26/2022	04/06/2023
DOM · Cumulative DOM	-- · --	137 · 137	287 · 287	156 · 156
Age (# of years)	25	6	25	24
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 ; Water	Neutral ; Water	Neutral ; Water
Style/Design	2 Stories Ranch/Rambler	1 Story Ranch/Rambler	2 Stories Other	2 Stories Other
# Units	1	1	1	1
Living Sq. Feet	2,711	3,251	2,754	4,188
Bdrm · Bths · ½ Bths	3 · 3	4 · 3 · 1	6 · 3 · 2	4 · 3
Total Room #	14	12	27	12
Garage (Style/Stalls)	Attached 3 Car(s)	Attached 3 Car(s)	Attached 3 Car(s)	Attached 3 Car(s)
Basement (Yes/No)	Yes	Yes	Yes	Yes
Basement (% Fin)	0%	0%	100%	25%
Basement Sq. Ft.	2,975	3,369	2,754	1,992
Pool/Spa	--	--	--	--
Lot Size	5.09 acres	0.50 acres	4.66 acres	5.41 acres
Other	--	--	--	--

* Listing 2 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 This home is also comparable to the subject due to the square footage of the home, as well as the age of the home, and the lot size is much smaller

Listing 2 This home is the most comparable to the subject, this hummus, close in square footage, ants, lot size as well as style

Listing 3 This home is superior to the subject due to the square footage overall square footage is close, however, homes are close and lot size as well as age

Recent Sales

	Subject	Sold 1	Sold 2 *	Sold 3
Street Address	2515 E Overland Drive	9022 N Alexis Ln	9437 N Horizon Dr	2455 E Prairie View Dr
City, State	Eagle Mountain, UTAH	Eagle Mountain, UT	Eagle Mountain, UT	Eagle Mountain, UT
Zip Code	84005	84005	84005	84005
Datasource	Public Records	MLS	MLS	MLS
Miles to Subj.	--	0.12 ¹	0.74 ¹	0.13 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$1,175,000	\$975,000	\$999,999
List Price \$	--	\$1,175,000	\$975,000	\$999,999
Sale Price \$	--	\$965,000	\$975,000	\$950,000
Type of Financing	--	01/09/2023	09/29/2022	10/27/2022
Date of Sale	--	05/05/2023	12/28/2022	01/06/2023
DOM · Cumulative DOM	-- · --	116 · 116	90 · 90	71 · 71
Age (# of years)	25	16	13	4
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 ; Water	Neutral ; Mountain	Neutral ; Water
Style/Design	2 Stories Ranch/Rambler	2 Stories Other	1 Story Ranch/Rambler	2 Stories Other
# Units	1	1	1	1
Living Sq. Feet	2,711	3,325	2,518	3,891
Bdrm · Bths · ½ Bths	3 · 3	4 · 4 · 1	3 · 2 · 1	4 · 3 · 1
Total Room #	14	10	19	14
Garage (Style/Stalls)	Attached 3 Car(s)	Attached 3 Car(s)	Attached 4 Car(s)	Attached 3 Car(s)
Basement (Yes/No)	Yes	Yes	Yes	Yes
Basement (% Fin)	0%	100%	100%	0%
Basement Sq. Ft.	2975	2,197	2,814	2,664
Pool/Spa	--	--	--	--
Lot Size	5.09 acres	0.52 acres	0.70 acres	0.52 acres
Other	--	--	--	--
Net Adjustment	--	+\$25,000	+\$25,000	+\$25,000
Adjusted Price	--	\$990,000	\$1,000,000	\$975,000

* 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** This home is comparable to the subject. Homes are close in square footage however, this home is smaller lot size homes are close in age
- Sold 2** This is the most comparable to the subject is the square footage as well as the age. However, this home is on a much smaller lot size unable to locate sold homes with comparable.
- Sold 3** This home is slightly superior to the subject due to the square footage however, Home is close in age, but is smaller and lot size

Subject Sales & Listing History

Current Listing Status	Not Currently Listed			Listing History Comments			
Listing Agency/Firm				No listing history			
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	\$995,000	\$995,000
Sales Price	\$995,000	\$995,000
30 Day Price	\$995,000	--
Comments Regarding Pricing Strategy		
<p>This home is located in a nice area close to newly developed areas highway access as well as local shopping. This home does sit on a nice lot size home features nice recreation areas. This home is good for the move up type of homebuyer or homebuyer looking for horse property.</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.
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Subject Photos



Front



Front



Front



Front



Address Verification



Side

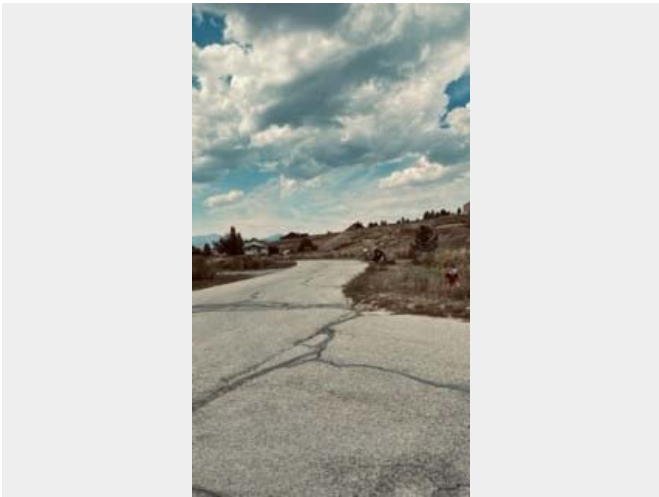
Subject Photos



Side



Street



Street

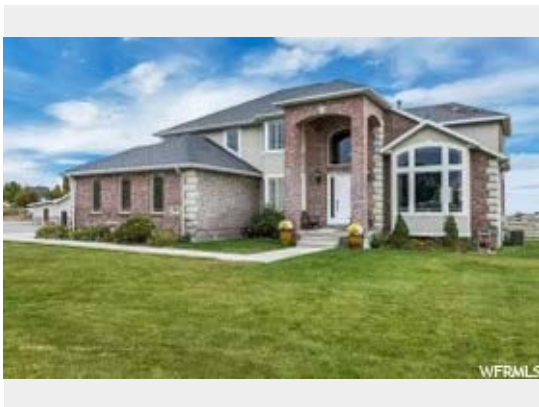
Listing Photos

L1 2237 E Horizon Dr
Eagle Mountain, UT 84005



Front

L2 2347 E Overland Dr
Eagle Mountain, UT 84005



Front

L3 2536 E Valley Dr
Eagle Mountain, UT 84005



Front

Sales Photos

S1 9022 N Alexis Ln
Eagle Mountain, UT 84005



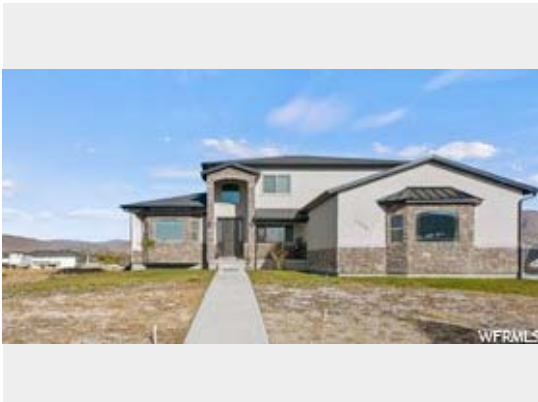
Front

S2 9437 N Horizon Dr
Eagle Mountain, UT 84005



Front

S3 2455 E Prairie View Dr
Eagle Mountain, UT 84005



Front

ClearMaps Addendum

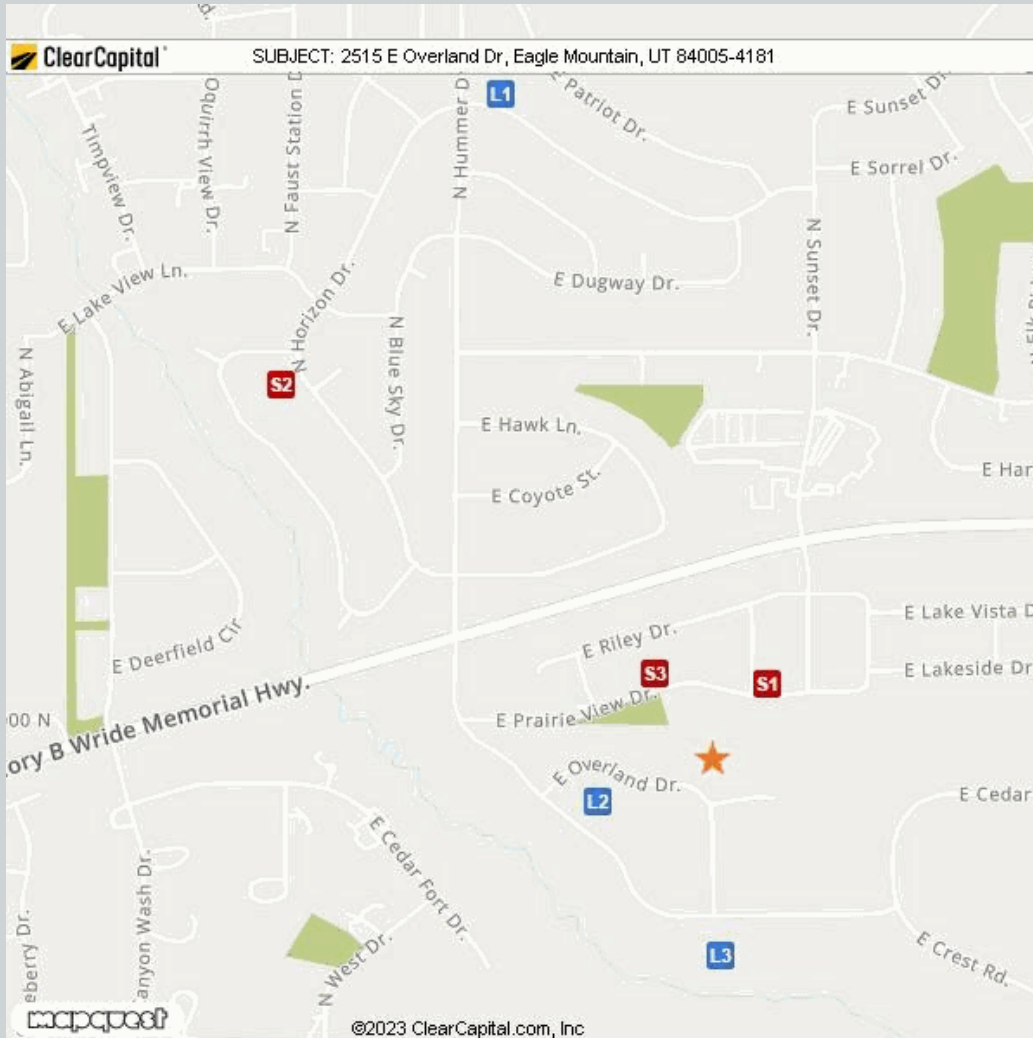
Address ★ 2515 E Overland Drive, Eagle Mountain, UTAH 84005

Loan Number 55093

Suggested List \$995,000

Suggested Repaired \$995,000

Sale \$995,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	2515 E Overland Drive, Eagle Mountain, Utah 84005	--	Parcel Match
L1 Listing 1	2237 E Horizon Dr, Eagle Mountain, UT 84005	0.91 Miles ¹	Parcel Match
L2 Listing 2	2347 E Overland Dr, Eagle Mountain, UT 84005	0.16 Miles ¹	Parcel Match
L3 Listing 3	2536 E Valley Dr, Eagle Mountain, UT 84005	0.26 Miles ¹	Parcel Match
S1 Sold 1	9022 N Alexis Ln, Eagle Mountain, UT 84005	0.12 Miles ¹	Parcel Match
S2 Sold 2	9437 N Horizon Dr, Eagle Mountain, UT 84005	0.74 Miles ¹	Parcel Match
S3 Sold 3	2455 E Prairie View Dr, Eagle Mountain, UT 84005	0.13 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	Bethany Baty	Company/Brokerage	Parker Brown Real Estate
License No	9003407	Address	187 W Main St Lehi UT 84043
License Expiration	04/30/2024	License State	UT
Phone	8016648279	Email	i3uffie56@gmail.com
Broker Distance to Subject	7.58 miles	Date Signed	09/09/2023

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.