

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.

<b>Address</b>	1742 S Richards Street, Salt Lake City, UT 84115	<b>Order ID</b>	8949219	<b>Property ID</b>	34643850
<b>Inspection Date</b>	09/29/2023	<b>Date of Report</b>	10/02/2023		
<b>Loan Number</b>	55319	<b>APN</b>	15-13-428-013		
<b>Borrower Name</b>	Catamount Properties 2018 LLC	<b>County</b>	Salt Lake		

Tracking IDs					
<b>Order Tracking ID</b>	09.28.23 BPO Request	<b>Tracking ID 1</b>	09.28.23 BPO Request		
<b>Tracking ID 2</b>	--	<b>Tracking ID 3</b>	--		

General Conditions		
<b>Owner</b>	HUGH VANN	<b>Condition Comments</b> The subject property appears to have been in typical condition for the location. No apparent recent updates, such as roof, windows or siding, but no signs of any significant neglect either. The exterior features and property appear generally maintained.
<b>R. E. Taxes</b>	\$1,794	
<b>Assessed Value</b>	\$330,000	
<b>Zoning Classification</b>	Residential	
<b>Property Type</b>	SFR	
<b>Occupancy</b>	Occupied	
<b>Ownership Type</b>	Fee Simple	
<b>Property Condition</b>	Average	
<b>Estimated Exterior Repair Cost</b>	\$0	
<b>Estimated Interior Repair Cost</b>	\$0	
<b>Total Estimated Repair</b>	\$0	
<b>HOA</b>	No	
<b>Visible From Street</b>	Visible	
<b>Road Type</b>	Public	

Neighborhood & Market Data		
<b>Location Type</b>	Suburban	<b>Neighborhood Comments</b> 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.
<b>Local Economy</b>	Stable	
<b>Sales Prices in this Neighborhood</b>	Low: \$351,000 High: \$613,000	
<b>Market for this type of property</b>	Remained Stable for the past 6 months.	
<b>Normal Marketing Days</b>	<90	

## Current Listings

	Subject	Listing 1	Listing 2	Listing 3 *
<b>Street Address</b>	1742 S Richards Street	124 W Westwood Ave	142 W Westwood Ave	1997 S West Temple
<b>City, State</b>	Salt Lake City, UT	Salt Lake City, UT	Salt Lake City, UT	Salt Lake City, UT
<b>Zip Code</b>	84115	84115	84115	84115
<b>Datasource</b>	Tax Records	MLS	MLS	MLS
<b>Miles to Subj.</b>	--	0.39 <sup>1</sup>	0.40 <sup>1</sup>	0.41 <sup>1</sup>
<b>Property Type</b>	SFR	SFR	SFR	SFR
<b>Original List Price \$</b>	\$	\$397,000	\$450,000	\$550,000
<b>List Price \$</b>	--	\$397,000	\$434,500	\$499,000
<b>Original List Date</b>		08/02/2023	07/10/2023	08/04/2023
<b>DOM · Cumulative DOM</b>	-- · --	58 · 61	81 · 84	56 · 59
<b>Age (# of years)</b>	82	82	82	85
<b>Condition</b>	Average	Average	Good	Average
<b>Sales Type</b>	--	Fair Market Value	Fair Market Value	Fair Market Value
<b>Location</b>	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
<b>View</b>	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
<b>Style/Design</b>	1 Story Bungalow	1 Story Bungalow	1 Story Ranch/Rambler	1 Story Bungalow
<b># Units</b>	1	1	1	1
<b>Living Sq. Feet</b>	817	712	736	898
<b>Bdrm · Bths · ½ Bths</b>	2 · 1	2 · 1	2 · 1	2 · 1
<b>Total Room #</b>	6	6	6	6
<b>Garage (Style/Stalls)</b>	Detached 2 Car(s)	Detached 1 Car	Detached 1 Car	Detached 3 Car(s)
<b>Basement (Yes/No)</b>	Yes	Yes	Yes	Yes
<b>Basement (% Fin)</b>	100%	90%	100%	95%
<b>Basement Sq. Ft.</b>	817	712	736	898
<b>Pool/Spa</b>	--	--	--	--
<b>Lot Size</b>	0.17 acres	0.14 acres	0.14 acres	0.18 acres
<b>Other</b>	NA	NA	NA	NA

\* Listing 3 is the most comparable listing to the subject.

<sup>1</sup> Comp's "Miles to Subject" was calculated by the system.

<sup>2</sup> Comp's "Miles to Subject" provided by Real Estate Professional.

<sup>3</sup> 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 and family room. MLS remarks: New 50 year roof and siding in 2020, new furnace and central air 2022 Built in Firepit in fully fenced backyard. Great central location on a dead end street. Close to shopping, bus lines, and tracks line. Fully fenced yard and 4 bedrooms.
- Listing 2** No concessions offered. Basement has 2 beds, 1 bath and family room. MLS remarks: This charming 4 bedroom, 2 bathroom home is located in the heart of Salt Lake City, just minutes from all the city has to offer. The home has been recently remodeled and features a new kitchen, bathroom, and flooring throughout. The living room is spacious and bright, with large windows that let in plenty of natural light. The kitchen is open concept and features stainless steel appliances,, and ample cabinet space. The master bedroom is on the main floor.
- Listing 3** No concessions offered. Basement has 2 beds, 1 bath and family room. MLS remarks: RECENT PRICE REDUCTION!!!!\*\*\*\* You won't want to miss this charming home close to everything that Salt Lake has to offer. Just minutes away from I15 and I80, regardless of where you work or play, this home has you covered. This home bolsters BRAND NEW appliances, plenty of storage space, 3 car garage, and a back yard with serious potential, this home has it all!! Schedule your showing today!! Square footage figures are provided as a courtesy estimate only and were obtained from County Records . Buyer is advised to obtain an independent measurement.

### Recent Sales

	Subject	Sold 1	Sold 2 *	Sold 3
<b>Street Address</b>	1742 S Richards Street	230 E Truman Ave	270 E Rosewood Ave	269 E 1300 S
<b>City, State</b>	Salt Lake City, UT	Salt Lake City, UT	Salt Lake City, UT	Salt Lake City, UT
<b>Zip Code</b>	84115	84115	84115	84115
<b>Datasource</b>	Tax Records	MLS	MLS	MLS
<b>Miles to Subj.</b>	--	0.97 <sup>1</sup>	0.62 <sup>1</sup>	0.82 <sup>1</sup>
<b>Property Type</b>	SFR	SFR	SFR	SFR
<b>Original List Price \$</b>	--	\$450,000	\$470,000	\$535,000
<b>List Price \$</b>	--	\$450,000	\$470,000	\$535,000
<b>Sale Price \$</b>	--	\$412,267	\$470,000	\$543,000
<b>Type of Financing</b>	--	Cash	08/10/2023	05/17/2023
<b>Date of Sale</b>	--	05/18/2023	09/18/2023	07/17/2023
<b>DOM · Cumulative DOM</b>	-- · --	6 · 22	39 · 39	16 · 61
<b>Age (# of years)</b>	82	76	80	91
<b>Condition</b>	Average	Fair	Average	Good
<b>Sales Type</b>	--	Fair Market Value	Fair Market Value	Fair Market Value
<b>Location</b>	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
<b>View</b>	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
<b>Style/Design</b>	1 Story Bungalow	1 Story Bungalow	1 Story Bungalow	1 Story Bungalow
<b># Units</b>	1	1	1	1
<b>Living Sq. Feet</b>	817	840	784	1,126
<b>Bdrm · Bths · ½ Bths</b>	2 · 1	1 · 1	1 · 1	2 · 2
<b>Total Room #</b>	6	5	5	7
<b>Garage (Style/Stalls)</b>	Detached 2 Car(s)	Detached 1 Car	Attached 1 Car	Detached 2 Car(s)
<b>Basement (Yes/No)</b>	Yes	Yes	Yes	Yes
<b>Basement (% Fin)</b>	100%	100%	50%	95%
<b>Basement Sq. Ft.</b>	817	840	784	731
<b>Pool/Spa</b>	--	--	--	--
<b>Lot Size</b>	0.17 acres	0.13 acres	0.10 acres	0.12 acres
<b>Other</b>	NA	NA	\$1000 pd conc	\$15,000 pd conc
<b>Net Adjustment</b>	--	+\$33,000	+\$18,760	-\$50,165
<b>Adjusted Price</b>	--	\$445,267	\$488,760	\$492,835

\* Sold 2 is the most comparable sale to the subject.

<sup>1</sup> Comp's "Miles to Subject" was calculated by the system.

<sup>2</sup> Comp's "Miles to Subject" provided by Real Estate Professional.

<sup>3</sup> 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** No paid concessions. Basement has 3 beds and 1 bath. Add \$20,000 condition, \$8000 bed count, \$5000 less garage stalls. MLS remarks: East side home ready for your finishing touches and updates. Dining area with walk out to backyard, was once a bedroom, could be converted back. Detached garage with covered patio. Fenced back yard. Needs carpet and paint.
- Sold 2** Concessions: \$1,000. Basement has 2 bedrooms. Add \$8000 bed count, \$11,760 bsmt % unfinished. Subtract \$1000 pd conc. MLS remarks: Welcome to this charming Liberty Wells bungalow with endless potential! This delightful 3-bedroom, 1-bathroom home boasts a warm and inviting atmosphere that you'll fall in love with. This classic bungalow exudes character and offers a unique blend of comfort and style. The heart of the home lies in its open living and dining area, where natural light floods the space, creating an inviting environment for relaxation and gatherings. The exterior features a one-car garage and a generously sized yard that beckons for outdoor activities and gardening. Downstairs, the basement awaits your creative touch. With its tall ceiling height, 2 bedrooms and possibilities for expansion for an additional bathroom. Let your imagination run wild and transform this space into something truly remarkable. Situated in the desirable Liberty Wells neighborhood, this home is located in a prime convenient location. Enjoy easy access to the vibrant 21st and Sugarhouse areas, with their eclectic mix of shops, restaurants, and entertainment options. Don't miss out on the opportunity to own a piece of Liberty Wells charm and make it your own. This bungalow is ready to embrace new memories and possibilities. Schedule a showing today and explore the potential that this home has to offer!
- Sold 3** Concessions: \$15,000. Basement has 2 beds and 1 bath. Add \$2150 sq ft bsmt. Subtract \$20,000 condition, \$15,000 pd conc, \$10,815 sq ft up, \$6500 full bath count. MLS remarks: Sale failed, back on market!\*\*\* If you desire a fully updated home that is located close to all that Salt Lake City has to offer, this beautiful home is your answer. Prepare to be impressed the moment you step inside as every aspect of this home has been meticulously updated. From the modern kitchen to the stylish bathrooms, no detail has been overlooked. As you work your way further inside this four-bedroom, three-bathroom beauty, you'll discover an inviting, open floor plan that effortlessly blends style and functionality. Whether you're hosting gatherings or simply enjoying the spaciousness, this home provides the ideal environment for both entertaining and relaxation. Another fun feature of this home is that both the front and back of the house has an office (or den) and the rear den is complete with a wet bar which is perfect for entertaining. Updates are extensive and include electrical, plumbing, kitchen, bathrooms, appliances, flooring and more, ensuring a worry-free living experience. What's even better is that the seller had the home appraised last month for \$550k, meaning you'll walk in with instant equity. It's a fantastic opportunity to invest in a home that not only meets your needs but also offers a solid financial foundation.

## Subject Sales & Listing History

<b>Current Listing Status</b>	Not Currently Listed		<b>Listing History Comments</b>				
<b>Listing Agency/Firm</b>			Sold last 10/30/2003				
<b>Listing Agent Name</b>							
<b>Listing Agent Phone</b>							
<b># of Removed Listings in Previous 12 Months</b>	0						
<b># of Sales in Previous 12 Months</b>	0						
<b>Original List Date</b>	<b>Original List Price</b>	<b>Final List Date</b>	<b>Final List Price</b>	<b>Result</b>	<b>Result Date</b>	<b>Result Price</b>	<b>Source</b>

## Marketing Strategy

	<b>As Is Price</b>	<b>Repaired Price</b>
<b>Suggested List Price</b>	\$471,900	\$471,900
<b>Sales Price</b>	\$470,000	\$470,000
<b>30 Day Price</b>	\$450,000	--
<b>Comments Regarding Pricing Strategy</b>		
<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 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** 124 W Westwood Ave  
Salt Lake City, UT 84115



Front

**L2** 142 W Westwood Ave  
Salt Lake City, UT 84115



Front

**L3** 1997 S West Temple  
Salt Lake City, UT 84115



Front

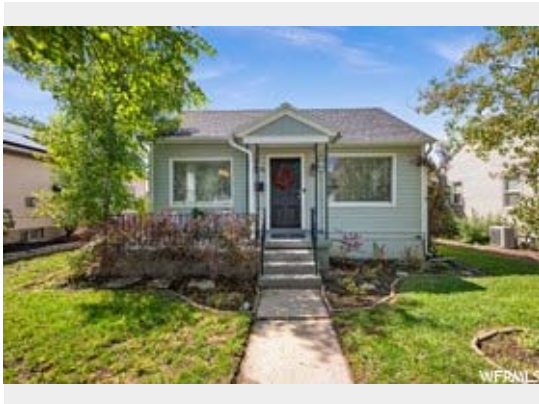
## Sales Photos

**S1** 230 E Truman Ave  
Salt Lake City, UT 84115



Front

**S2** 270 E Rosewood Ave  
Salt Lake City, UT 84115



Front

**S3** 269 E 1300 S  
Salt Lake City, UT 84115



Front

## ClearMaps Addendum

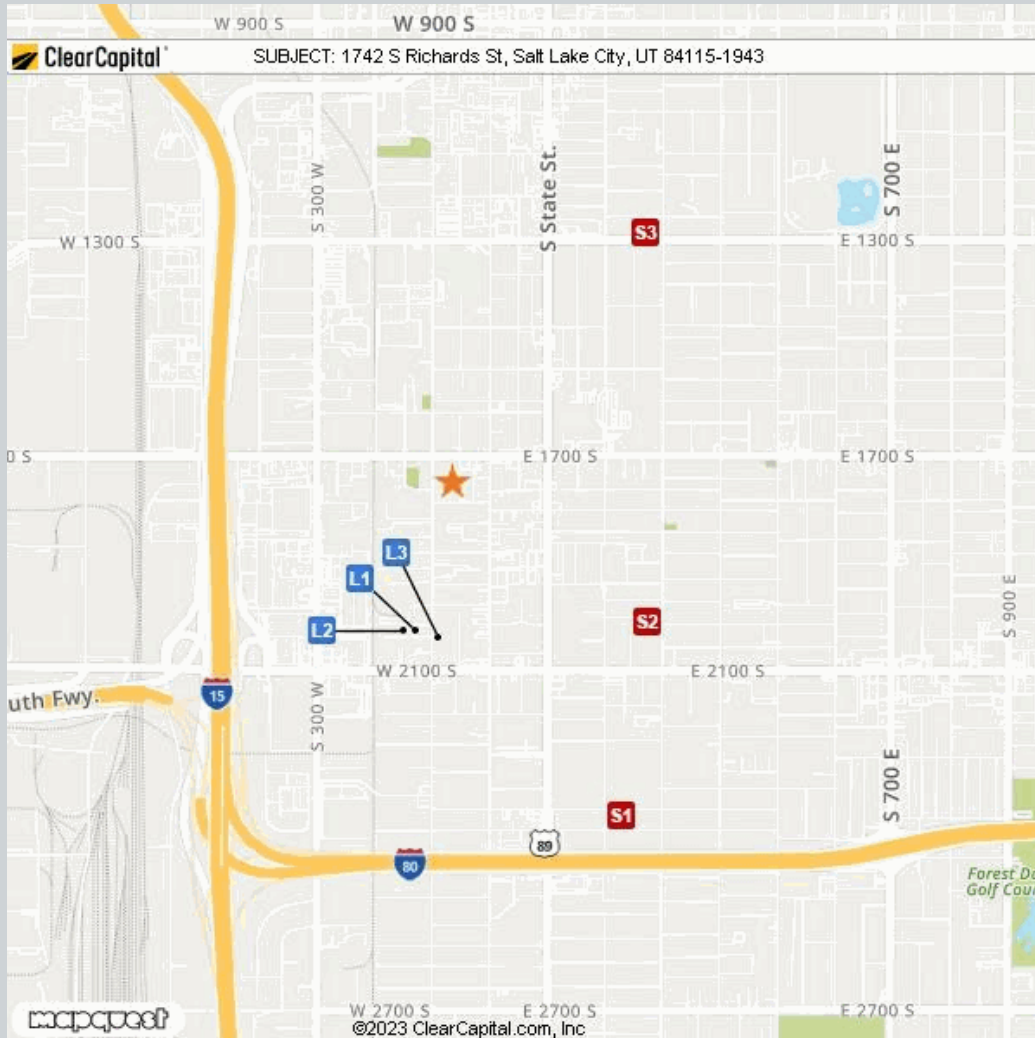
**Address** ★ 1742 S Richards Street, Salt Lake City, UT 84115

**Loan Number** 55319

**Suggested List** \$471,900

**Suggested Repaired** \$471,900

**Sale** \$470,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	1742 S Richards Street, Salt Lake City, UT 84115	--	Parcel Match
L1 Listing 1	124 W Westwood Ave, Salt Lake City, UT 84115	0.39 Miles <sup>1</sup>	Parcel Match
L2 Listing 2	142 W Westwood Ave, Salt Lake City, UT 84115	0.40 Miles <sup>1</sup>	Parcel Match
L3 Listing 3	1997 S West Temple, Salt Lake City, UT 84115	0.41 Miles <sup>1</sup>	Parcel Match
S1 Sold 1	230 E Truman Ave, Salt Lake City, UT 84115	0.97 Miles <sup>1</sup>	Parcel Match
S2 Sold 2	270 E Rosewood Ave, Salt Lake City, UT 84115	0.62 Miles <sup>1</sup>	Parcel Match
S3 Sold 3	269 E 1300 S, Salt Lake City, UT 84115	0.82 Miles <sup>1</sup>	Parcel Match

<sup>1</sup> The Comparable "Distance from Subject" value has been calculated by the Clear Capital system.

<sup>2</sup> 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

<b>Broker Name</b>	Robyn Moody	<b>Company/Brokerage</b>	Salt Lake REO w/Stratus Real Estate
<b>License No</b>	6238053-SA00	<b>Address</b>	8962 S Duck Ridge Way West Jordan UT 84081
<b>License Expiration</b>	06/30/2024	<b>License State</b>	UT
<b>Phone</b>	8015668288	<b>Email</b>	Robyn@SaltLakeREO.com
<b>Broker Distance to Subject</b>	12.49 miles	<b>Date Signed</b>	10/02/2023

*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.**