

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	1488 W Alder Road, Salt Lake City, UTAH 84123	Order ID	8967786	Property ID	34674040
Inspection Date	10/10/2023	Date of Report	10/12/2023		
Loan Number	55353	APN	1534482008		
Borrower Name	Catamount Properties 2018 LLC	County	Salt Lake		

Tracking IDs					
Order Tracking ID	10.10.23 BPO Request	Tracking ID 1	10.10.23 BPO Request		
Tracking ID 2	--	Tracking ID 3	--		

General Conditions		
Owner	LAWRENCE W BUTLER	Condition Comments The roof, gutters and exterior siding of the home shows signs of neglect and deferred maintenance. The roof will need to be replaced, new gutters installed and siding painted.
R. E. Taxes	\$1,827	
Assessed Value	\$283,500	
Zoning Classification	Residential	
Property Type	SFR	
Occupancy	Vacant	
Secure?	Yes	
(From what can be see from the street, the front room does appear to be vacant.)		
Ownership Type	Fee Simple	
Property Condition	Fair	
Estimated Exterior Repair Cost	\$15,000	
Estimated Interior Repair Cost	\$0	
Total Estimated Repair	\$15,000	
HOA	No	
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 are a total of 9 similar sold comps in the last year with only 2 of those sold in the last 6 months and 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.
Local Economy	Stable	
Sales Prices in this Neighborhood	Low: \$350,000 High: \$489,000	
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	1488 W Alder Road	1838 W 3350 S	2033 W Kirkham Way	2010 W Lindsay Dr
City, State	Salt Lake City, UTAH	West Valley City, UT	Taylorsville, UT	Taylorsville, UT
Zip Code	84123	84119	84129	84129
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	1.22 ¹	0.75 ¹	0.58 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$420,000	\$455,000	\$460,000
List Price \$	--	\$398,000	\$455,000	\$460,000
Original List Date		07/22/2023	09/09/2023	08/08/2023
DOM · Cumulative DOM	-- · --	73 · 82	32 · 33	65 · 65
Age (# of years)	62	59	63	57
Condition	Fair	Average	Good	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 Tri level	1.5 Stories Tri level	1.5 Stories Tri level	1.5 Stories Tri level
# Units	1	1	1	1
Living Sq. Feet	1,008	925	1,157	936
Bdrm · Bths · ½ Bths	3 · 1 · 1	3 · 1	3 · 2	2 · 1
Total Room #	8	7	7	6
Garage (Style/Stalls)	Carport 1 Car	Attached 1 Car	Detached 2 Car(s)	Attached 2 Car(s)
Basement (Yes/No)	Yes	Yes	Yes	Yes
Basement (% Fin)	50%	95%	15%	100%
Basement Sq. Ft.	520	450	550	416
Pool/Spa	--	--	--	--
Lot Size	0.23 acres	0.19 acres	0.22 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 1 bed, 1 half bath and family room. MLS remarks: PRICE REDUCED!!! Take advantage of this great opportunity! This house is ready for your personal touches to make it your own! Very nice Tri/Multi-Level house with 4 bedrooms and 2 baths. Close to elementary school, shopping and freeway. Nice neighborhood. Laminate flooring. Sq footage approximate, should be verified. Great starter home.

Listing 2 No concessions offered. MLS remarks: Darling immaculate 3- bedroom home with New Paint and Brand New GOURMET KITCHEN! New appliances that feature a gas range and beautiful fan hood! HUGE 600 SQUARE FOOT ATTACHED GARAGE with work bench!! A dream for those big projects!! Large fenced-in yard with gazebo for entertaining! Plenty of space for RV parking! Add your own touches to the basement or just use it as is for a lounge area! Plenty of space to add your personal touch for a family room and extra bedroom downstairs. Nice, quiet street in a convenient location close to schools. Set up an appointment to tour today! Buyer responsible for verifying all information.

Listing 3 No concessions offered. Basement has 1 bed and 1 bath. MLS remarks: Lovely home in the heart of Taylorsville. Cozy 3 bedroom house with a near by of schools and shopping centers. This spacious home is well maintained with a large backyard. Beautiful home is ready! please send your offers! 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
Street Address	1488 W Alder Road	2023 W Kirkham Way	4175 S Barker Rd	1625 W 4270 S
City, State	Salt Lake City, UTAH	Taylorsville, UT	Taylorsville, UT	Salt Lake City, UT
Zip Code	84123	84129	84129	84123
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.74 ¹	0.66 ¹	0.39 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$405,000	\$430,000	\$489,000
List Price \$	--	\$405,000	\$430,000	\$489,000
Sale Price \$	--	\$420,000	\$440,000	\$489,000
Type of Financing	--	Conventional	Fha	Conventional
Date of Sale	--	05/04/2023	05/03/2023	08/25/2023
DOM · Cumulative DOM	-- · --	5 · 21	37 · 37	35 · 35
Age (# of years)	62	62	64	64
Condition	Fair	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	1.5 Stories Tri level	1.5 Stories Tri level	1 Story Tri level	1 Story Tri level
# Units	1	1	1	1
Living Sq. Feet	1,008	1,120	1,147	1,120
Bdrm · Bths · ½ Bths	3 · 1 · 1	2 · 2	3 · 2	3 · 1
Total Room #	8	7	8	7
Garage (Style/Stalls)	Carport 1 Car	Detached 2 Car(s)	Carport 1 Car	Attached 2 Car(s)
Basement (Yes/No)	Yes	Yes	Yes	Yes
Basement (% Fin)	50%	100%	95%	100%
Basement Sq. Ft.	520	550	550	588
Pool/Spa	--	--	--	--
Lot Size	0.23 acres	0.19 acres	0.22 acres	0.18 acres
Other	NA	\$7000 pd conc	NA	\$1500 pd conc
Net Adjustment	--	-\$35,670	-\$50,115	-\$52,240
Adjusted Price	--	\$384,330	\$389,885	\$436,760

* 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: \$7,000. Basement has 1 bed, 1 bath and family room. Add \$8000 bed count, \$4500 1/2 bath count, \$2500 carport. Subtract \$7000 pd conc, \$15,000 condition, \$3920 sq ft up, \$6500 full bath count, \$10,000 garage, \$8250 bsmt % fin. MLS remarks: Tons of Potential, Great Multi Level on Quiet Street, Close to School, Shopping and UTA, Easy commute to all valley locations. Newer Metal Garage and Roof, Some newer windows and updated Kitchen, Living Room Flat Screen Included, Commercial Evaporative Cooler needs service. Sold AS IS No Seller Repairs.
- Sold 2** No paid concessions. Basement has 1 bed and 1 bath. Add \$4500 1/2 bath count. Subtract \$35,000 condition, \$4865 sq ft up, \$6500 full bath count, \$8250 bsmt % fin. MLS remarks: ALL OFFERS ARE DUE BY MONDAY (4/3) @ 5:00PM***Charming multi-level home situated in the highly desirable neighborhood of Taylorsville, just minutes away from outstanding schools, restaurants, and Carriage Square shopping center. The main level features a spacious living room with a lovely bay window and an open concept kitchen that leaves ample room for a breakfast nook if desired. Allow your gatherings to overflow into the fully fenced backyard, complete with a patio and spectacular views of the mountains. The upper master suite offers a double closet and an attached full bathroom. Two additional bedrooms and another full bathroom are found on the second floor perfect for family and guests. The basement level includes another large bedroom, storage, a 3/4 bathroom, and laundry. Just freshened up with new carpet, new paint and more. Don't miss out on this great home, it will go fast! AGENTS READ AGENT REMARKS BEFORE SUBMITTING AN OFFER.
- Sold 3** Concessions: \$1,500. Basement has 1 bed, 1 bath and family room. Add \$4500 1/2 bath count, \$2500 no carport. Subtract \$1500 pd conc, \$35,000 condition, \$MLS remarks: This cute starter home has been lovingly cared for by the same family for over 28 years. The parents raised their family here, and then one of the children purchased it and raised her family here. It has many beautiful memories to share and is ready for a new chapter of homeowners to lovingly continue the story. It has been immaculately maintained over the years, with recent updates to the kitchen, bathrooms, furnace, and roof. Features include hardwood floors, a large covered patio for entertaining, and plenty of natural light. With 4 bedrooms, two bathrooms, and over 1,700 square feet of living space, this home has plenty of room to live comfortably. The oversized garage is finished and insulated and has space for storage or a workplace. Plus, its desirable location is close to schools and parks and easy access to highways. Don't miss out on this great opportunity!

Subject Sales & Listing History

Current Listing Status	Not Currently Listed			Listing History Comments			
Listing Agency/Firm				No prior mls 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	\$391,900	\$406,900
Sales Price	\$390,000	\$405,000
30 Day Price	\$380,000	--
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.		

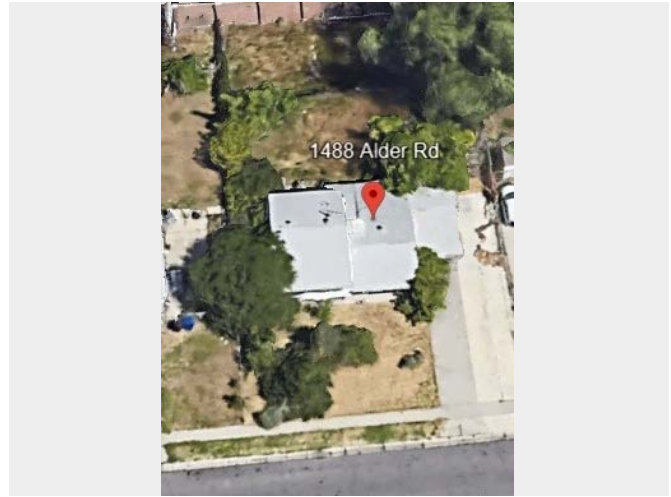
Clear Capital Quality Assurance Comments Addendum

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.

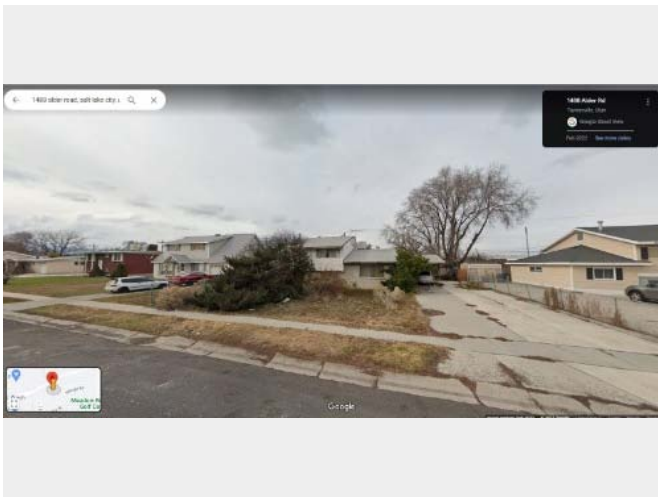
Subject Photos



Front



Address Verification



Address Verification



Side



Side



Street

Subject Photos



Street



Street



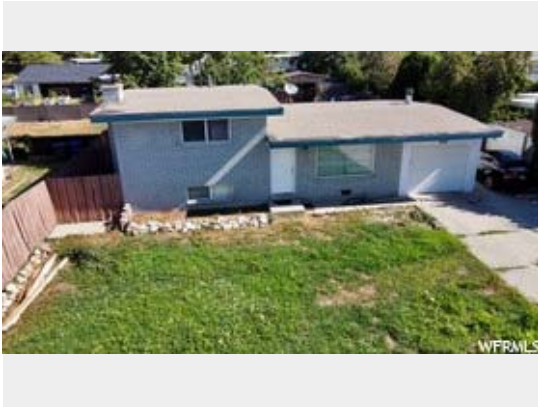
Other



Other

Listing Photos

L1 1838 W 3350 S
West Valley City, UT 84119



Front

L2 2033 W Kirkham Way
Taylorsville, UT 84129



Front

L3 2010 W Lindsay Dr
Taylorsville, UT 84129



Front

Sales Photos

S1 2023 W Kirkham Way
Taylorsville, UT 84129



Front

S2 4175 S Barker Rd
Taylorsville, UT 84129



Front

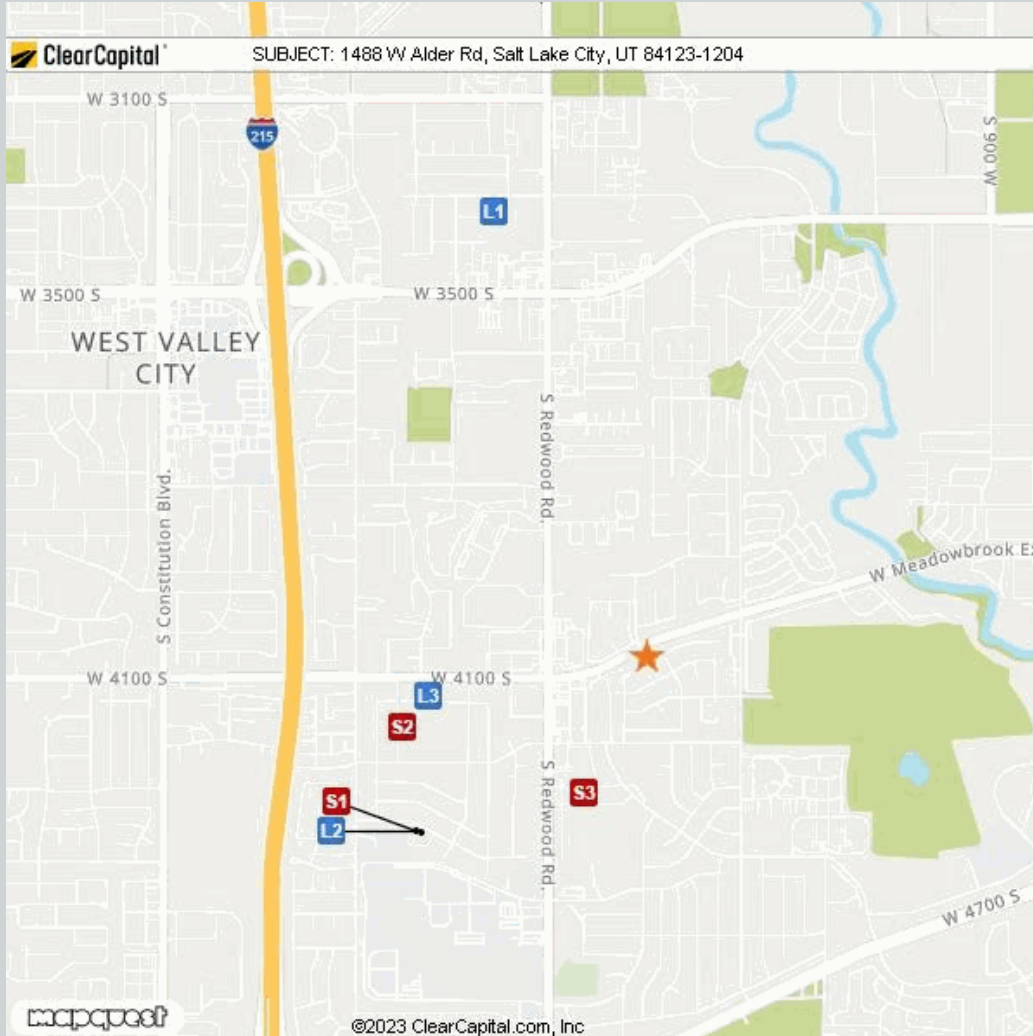
S3 1625 W 4270 S
Salt Lake City, UT 84123



Front

ClearMaps Addendum

Address ★ 1488 W Alder Road, Salt Lake City, UTAH 84123
Loan Number 55353 **Suggested List** \$391,900 **Suggested Repaired** \$406,900 **Sale** \$390,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	1488 W Alder Road, Salt Lake City, Utah 84123	--	Parcel Match
L1 Listing 1	1838 W 3350 S, West Valley City, UT 84119	1.22 Miles ¹	Parcel Match
L2 Listing 2	2033 W Kirkham Way, Salt Lake City, UT 84129	0.75 Miles ¹	Parcel Match
L3 Listing 3	2010 W Lindsay Dr, Salt Lake City, UT 84129	0.58 Miles ¹	Parcel Match
S1 Sold 1	2023 W Kirkham Way, Salt Lake City, UT 84129	0.74 Miles ¹	Parcel Match
S2 Sold 2	4175 S Barker Rd, Salt Lake City, UT 84129	0.66 Miles ¹	Parcel Match
S3 Sold 3	1625 W 4270 S, Salt Lake City, UT 84123	0.39 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	8.47 miles	Date Signed	10/12/2023

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.