

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 | 5785 S Sagewood Dr, Salt Lake City, UTAH 84107 | Order ID | 9251928 | Property ID | 35261674 |
| Inspection Date | 04/03/2024 | Date of Report | 04/05/2024 | | |
| Loan Number | 55481 | APN | 21-13-284-004 | | |
| Borrower Name | Catamount Properties 2018 LLC | County | Salt Lake | | |

| Tracking IDs | | | | | |
|--------------------------|---------------------------|----------------------|---------------------------|--|--|
| Order Tracking ID | 4.2_BPO_Citi/Atlas_update | Tracking ID 1 | 4.2_BPO_Citi/Atlas_update | | |
| Tracking ID 2 | -- | Tracking ID 3 | -- | | |

| General Conditions | | |
|---|-------------------------------|---|
| Owner | CATAMOUNT PROPERTIES 2018 LLC | Condition Comments Per current MLS photos and from prior sold mls remarks, home has been fully updated and remodeled. |
| R. E. Taxes | \$1,418 | |
| Assessed Value | \$301,300 | |
| Zoning Classification | Residential | |
| Property Type | SFR | |
| Occupancy | Vacant | |
| Secure? | Yes | |
| (Active listing with realtor box on home) | | |
| Ownership Type | Fee Simple | |
| Property Condition | Good | |
| 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 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 is only 1 current similar active listing. Due to lack of active comps, it was necessary to expand search. |
| Local Economy | Stable | |
| Sales Prices in this Neighborhood | Low: \$516,000 High: \$610,000 | |
| 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 | 5785 S Sagewood Dr | 5884 S Sagewood Dr | 415 E 6815 S | 6201 S Longview Dr |
| City, State | Salt Lake City, UTAH | Salt Lake City, UT | Midvale, UT | Salt Lake City, UT |
| Zip Code | 84107 | 84107 | 84047 | 84107 |
| Datasource | Tax Records | MLS | MLS | MLS |
| Miles to Subj. | -- | 0.14 ¹ | 1.44 ¹ | 1.02 ¹ |
| Property Type | SFR | SFR | SFR | SFR |
| Original List Price \$ | \$ | \$499,000 | \$500,000 | \$675,000 |
| List Price \$ | -- | \$499,000 | \$500,000 | \$649,900 |
| Original List Date | | 03/21/2024 | 03/04/2024 | 03/21/2024 |
| DOM · Cumulative DOM | -- · -- | 13 · 15 | 29 · 32 | 15 · 15 |
| Age (# of years) | 63 | 68 | 68 | 66 |
| Condition | Good | 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 | 950 | 1,100 | 1,050 | 1,008 |
| Bdrm · Bths · ½ Bths | 3 · 1 | 3 · 1 | 3 · 1 · 1 | 2 · 1 |
| Total Room # | 7 | 7 | 8 | 6 |
| Garage (Style/Stalls) | Attached 1 Car | Detached 2 Car(s) | Attached 2 Car(s) | Attached 3 Car(s) |
| Basement (Yes/No) | Yes | Yes | Yes | Yes |
| Basement (% Fin) | 95% | 60% | 90% | 95% |
| Basement Sq. Ft. | 950 | 1,100 | 1,050 | 1,008 |
| Pool/Spa | -- | Pool - Yes | -- | -- |
| Lot Size | 0.20 acres | 0.21 acres | 0.18 acres | 0.21 acres |
| Other | NA | NA | NA | NA |

* 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.

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: Welcome to this cozy bungalow nestled in the heart of Murray, Utah! Minutes away from the IMC, yet, in a quiet yet inviting neighborhood! I love everything that this location has to offer! Shopping, hospital, dining, and light rail 1.6 miles away! Now let's talk about this classic, red brick bungalow! It's not enough that it has 3 bedrooms upstairs with a large bathroom that was originally 2 bathrooms that can be converted back, hardwood floors under that carpet, a large basement with room for another bathroom, but there is this sunroom that makes mY HEART SKIP A BEAT!!! You know why? It is attached to a large entertainment space behind the garage and it overlooks a pool! I could go on and on about the views of the wasatch, the nice neighbors, the beautiful flowers in the yard, the secluded garden space, but I think that it is best that you come see for yourself! This home has had one amazing family raised in it with a story to tell, now it is time for a new owner to start a new story and fall in love all over again! Showings start following the property preview on Saturday at 11 am! Hope to see you there!
- Listing 2** No concessions offered. Basement has 1 bed, 1 bath and family room. MLS remarks: Multiple offers received, highest and best by Noon on Wednesday March 6th. Come see this quaint house and a beautiful street. Three bedrooms on the main level with two bathrooms, including a half master bathroom. Plenty of storage between the basement, garage and back yard shed. You will love this house.
- Listing 3** No concessions offered. Basement has 2 beds, 1 bath and family room. MLS remarks: Stylishly updated home in sought-after area! Boasting modern amenities, a spacious layout, and located in a prime location! This home has been meticulously upgraded for the pickiest of buyers. 3 car garage, corner lot, private yard, RV parking, and workshop just to name a few amenities you will enjoy. This home is perfect for comfortable living and entertaining. Don't let this gem slip away!

Recent Sales

| | Subject | Sold 1 | Sold 2 | Sold 3 * |
|-------------------------------|-----------------------|-----------------------|-----------------------|-----------------------|
| Street Address | 5785 S Sagewood Dr | 6200 S Longview Dr | 5736 S Sagewood Dr | 5827 S 129 W |
| City, State | Salt Lake City, UTAH | Salt Lake City, UT | Salt Lake City, UT | Salt Lake City, UT |
| Zip Code | 84107 | 84107 | 84107 | 84107 |
| Datasource | Tax Records | MLS | MLS | MLS |
| Miles to Subj. | -- | 0.99 ¹ | 0.08 ¹ | 0.13 ¹ |
| Property Type | SFR | SFR | SFR | SFR |
| Original List Price \$ | -- | \$520,000 | \$589,000 | \$595,000 |
| List Price \$ | -- | \$520,000 | \$589,000 | \$595,000 |
| Sale Price \$ | -- | \$516,000 | \$589,000 | \$610,000 |
| Type of Financing | -- | Conventional | Conventional | Conventional |
| Date of Sale | -- | 10/31/2023 | 12/01/2023 | 02/06/2024 |
| DOM · Cumulative DOM | -- · -- | 35 · 76 | 37 · 37 | 25 · 25 |
| Age (# of years) | 63 | 67 | 66 | 69 |
| Condition | Good | 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 | 950 | 1,008 | 1,058 | 1,056 |
| Bdrm · Bths · ½ Bths | 3 · 1 | 2 · 1 | 2 · 1 | 3 · 2 |
| Total Room # | 7 | 6 | 6 | 8 |
| Garage (Style/Stalls) | Attached 1 Car | Attached 2 Car(s) | Attached 2 Car(s) | Attached 2 Car(s) |
| Basement (Yes/No) | Yes | Yes | Yes | Yes |
| Basement (% Fin) | 95% | 90% | 100% | 100% |
| Basement Sq. Ft. | 950 | 1,048 | 1,058 | 1,056 |
| Pool/Spa | -- | -- | -- | -- |
| Lot Size | 0.20 acres | 0.20 acres | 0.21 acres | 0.23 acres |
| Other | NA | \$20,640 pd conc | \$3500 pd conc | NA |
| Net Adjustment | -- | +\$27,900 | -\$6,980 | -\$17,860 |
| Adjusted Price | -- | \$543,900 | \$582,020 | \$592,140 |

* Sold 3 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: \$20,640. Basement has 2 beds, 1 bath, family room and den. Add \$50,000 condition, \$8000 bed count. Subtract \$2030 sq ft up, \$5000 more garage stalls, \$2450 bsmt sq ft, \$20,620 pd conc. MLS remarks: Welcome to your dream home in the heart of Murray, Utah! This stunning rambler-style residence boasts timeless elegance and modern comfort, perfectly situated on a spacious corner lot. With 4 bedrooms, 2 bathrooms, and a host of impressive features, this home is a true gem. Nestled on a generous corner lot, this home offers an abundance of space and privacy. The beautifully landscaped yard is an inviting oasis, providing ample room for outdoor activities, gardening, and entertaining. Don't miss the opportunity to make this exceptional corner lot rambler-style home yours. With its captivating design, modern amenities, and prime location, it's the ideal place to create lasting memories. Schedule a showing today and experience the allure of this Murray, gem firsthand!
- Sold 2** Concessions: \$3,500. Basement has 2 beds, 1 bath and family room. Add \$8000 bed count. Subtract \$3780 sq ft up, \$5000 more garage stalls, \$2700 bsmt sq ft, \$3500 pd conc. MLS remarks: A very lucky Buyer will have the opportunity to own a home that has been loved & cared for over the past few years. Numerous updates & upgrades were poured into the home in 2020: new roof/gutters, new pex plumbing, upgraded electrical, added upstairs laundry, remodeled upstairs bathroom, new windows, and a brand new kitchen/ADU in the basement. If you desire, the two separate basement entrances make this home a perfect candidate to offset your monthly mortgage payment. Oh, and ALL appliances are included! A fully fenced yard, 2 car garage, and close proximity to both I-15 and I-215 round out this incredible home and location. Treat yourself to a new gift before the holidays, schedule your private showing today!
- Sold 3** No paid concessions. Basement has 3 beds, 1 bath, living room and kitchen. Subtract \$3710 sq ft up, \$6500 full bath count, \$5000 more garage stalls, \$2650 bsmt sq ft. MLS remarks: ***MULTIPLE OFFERS RECEIVED, PLEASE ONLY SEND HIGHEST AND BEST*** Stunning Remodeled Murray home in the heart of Murray! This home has a beautiful mother-in-law apartment that may qualify as an ADU. New Kitchens, flooring, paint, appliances, and so much more! You will love this home and want to stay! Sq ft shown is from county records. Read agent remarks when preparing offers. Owner is a licensed agent, but is not the listing agent. Call your agent for a private showing today!!

Subject Sales & Listing History

| | | | | | | | |
|--|--|---|-------------------------|---------------|--------------------|---------------------|---------------|
| Current Listing Status | Currently Listed | Listing History Comments | | | | | |
| Listing Agency/Firm | Dimension Realty Services (Salt Lake City) | Current listed at \$589,900. Previously sold October 14th, 2023 CASH for \$347,500. | | | | | |
| Listing Agent Name | Matthew Peay | | | | | | |
| Listing Agent Phone | 801-946-1211 | | | | | | |
| # 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 |
| 09/14/2023 | \$399,900 | 10/06/2023 | \$399,900 | Sold | 10/14/2023 | \$347,500 | MLS |
| 03/08/2024 | \$599,900 | 03/28/2024 | \$589,900 | -- | -- | -- | MLS |

Marketing Strategy

| | | |
|--|--------------------|-----------------------|
| | As Is Price | Repaired Price |
| Suggested List Price | \$581,900 | \$581,900 |
| Sales Price | \$580,000 | \$580,000 |
| 30 Day Price | \$570,000 | -- |
| 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



Side



Side



Street



Street

Subject Photos



Street

Listing Photos

L1 5884 S Sagewood Dr
Salt Lake City, UT 84107



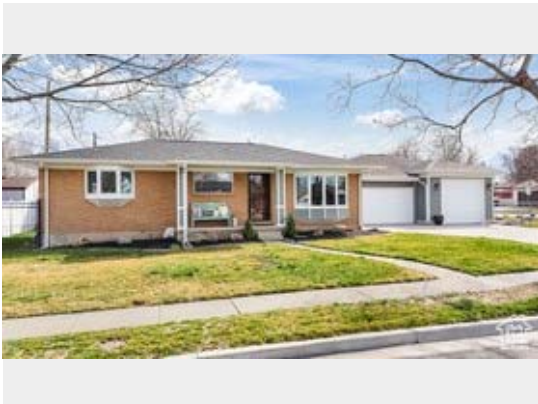
Front

L2 415 E 6815 S
Midvale, UT 84047



Front

L3 6201 S Longview Dr
Salt Lake City, UT 84107



Front

Sales Photos

S1 6200 S Longview Dr
Salt Lake City, UT 84107



Front

S2 5736 S Sagewood Dr
Salt Lake City, UT 84107



Front

S3 5827 S 129 W
Salt Lake City, UT 84107



Front

ClearMaps Addendum

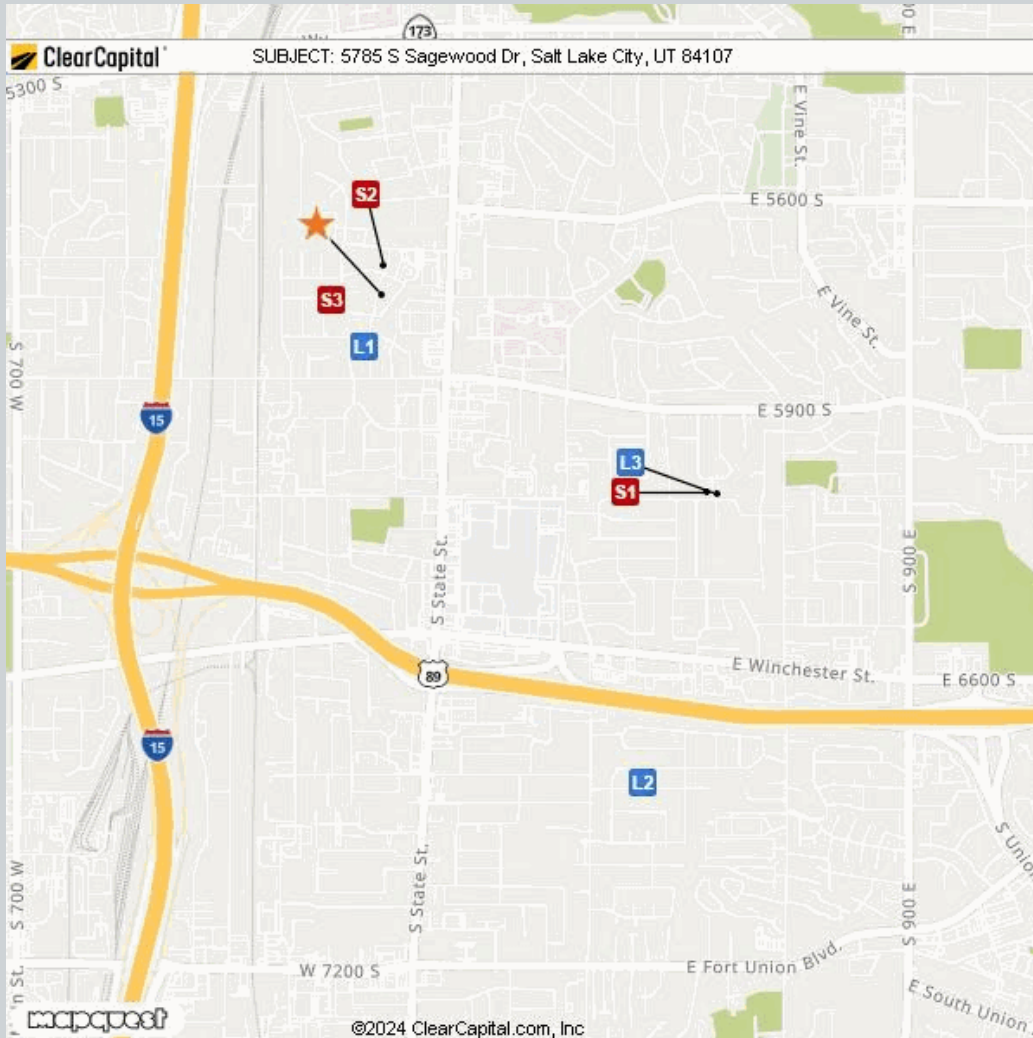
Address ★ 5785 S Sagewood Dr, Salt Lake City, UTAH 84107

Loan Number 55481

Suggested List \$581,900

Suggested Repaired \$581,900

Sale \$580,000



| Comparable | Address | Miles to Subject | Mapping Accuracy |
|--------------|--|-------------------------|------------------|
| ★ Subject | 5785 S Sagewood Dr, Salt Lake City, Utah 84107 | -- | Parcel Match |
| L1 Listing 1 | 5884 S Sagewood Dr, Salt Lake City, UT 84107 | 0.14 Miles ¹ | Parcel Match |
| L2 Listing 2 | 415 E 6815 S, Midvale, UT 84047 | 1.44 Miles ¹ | Parcel Match |
| L3 Listing 3 | 6201 S Longview Dr, Salt Lake City, UT 84107 | 1.02 Miles ¹ | Parcel Match |
| S1 Sold 1 | 6200 S Longview Dr, Salt Lake City, UT 84107 | 0.99 Miles ¹ | Parcel Match |
| S2 Sold 2 | 5736 S Sagewood Dr, Salt Lake City, UT 84107 | 0.08 Miles ¹ | Parcel Match |
| S3 Sold 3 | 5827 S 129 W, Salt Lake City, UT 84107 | 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 | Robyn Moody | Company/Brokerage | Salt Lake REO w/Realty HQ |
| 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 | 8.58 miles | Date Signed | 04/05/2024 |

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.