

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	985 N 100 W, Tremonton, UT 84337	Order ID	9319895	Property ID	35367090
Inspection Date	05/08/2024	Date of Report	05/08/2024		
Loan Number	55482	APN	05-044-0002		
Borrower Name	Catamount Properties 2018 LLC	County	Box Elder		

Tracking IDs

Order Tracking ID	5.3_Aged_BPOs	Tracking ID 1	5.3_Aged_BPOs
Tracking ID 2	--	Tracking ID 3	--

General Conditions

Owner	CATAMOUNT PROPERTIES 2018 LLC,	Condition Comments The condition of the home appears to be good and there is no major problems with the subject property.
R. E. Taxes	\$1,980	
Assessed Value	\$367,980	
Zoning Classification	SFR	
Property Type	SFR	
Occupancy	Occupied	
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 in good condition and is well maintained and there is no major problems with the subjects neighborhood.
Local Economy	Stable	
Sales Prices in this Neighborhood	Low: \$250,000 High: \$450,000	
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	985 N 100 W	645 W 1200 S	1100 S 600 W	1105 N 660 W
City, State	Tremonton, UT	Tremonton, UT	Tremonton, UT	Tremonton, UT
Zip Code	84337	84337	84337	84337
Datasource	MLS	MLS	MLS	MLS
Miles to Subj.	--	2.04 ¹	1.93 ¹	1.93 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$410,000	\$409,900	\$390,000
List Price \$	--	\$410,000	\$399,000	\$390,000
Original List Date		04/17/2024	04/17/2024	05/04/2024
DOM · Cumulative DOM	-- · --	6 · 21	21 · 21	4 · 4
Age (# of years)	63	46	37	44
Condition	Good	Good	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	Split SPlit	Split SPlit	Split SPlit	Split Split
# Units	1	1	1	1
Living Sq. Feet	1,319	1,189	1,124	1,174
Bdrm · Bths · ½ Bths	1 · 1	3 · 1	3 · 1	3 · 2
Total Room #	5	5	5	6
Garage (Style/Stalls)	Carport 1 Car	None	Attached 2 Car(s)	Carport 1 Car
Basement (Yes/No)	Yes	Yes	Yes	Yes
Basement (% Fin)	99%	90%	90%	95%
Basement Sq. Ft.	1,000	1,117	528	1,174
Pool/Spa	--	--	--	--
Lot Size	0.18 acres	0.35 acres	0.21 acres	0.23 acres
Other	None	None	None	None

* 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 ots of updates throughout the house. Large dining room with lots of extra cabinet space. Large master bedroom with walk in closet and access directly into the main bathroom.

Listing 2 Large kitchen with plenty of cabinetry and storage space. Large family room in basement could easily be used as another bedroom or even master bedroom.

Listing 3 Brand new roof and water heater, central air/furnace is 3 yrs old, and fresh carpet. Full landscaping and has mature trees.

Recent Sales

	Subject	Sold 1	Sold 2 *	Sold 3
Street Address	985 N 100 W	11586 W Sage Brush Cir	11029 N Wallace Ln	833 S 660 W
City, State	Tremonton, UT	Tremonton, UT	Tremonton, UT	Tremonton, UT
Zip Code	84337	84337	84337	84337
Datasource	MLS	MLS	MLS	MLS
Miles to Subj.	--	7.03 ¹	7.88 ¹	1.72 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$374,900	\$439,900	\$375,000
List Price \$	--	\$374,900	\$439,900	\$375,000
Sale Price \$	--	\$359,900	\$425,000	\$375,000
Type of Financing	--	Fha	Va	Conv
Date of Sale	--	01/08/2024	10/10/2023	08/31/2023
DOM · Cumulative DOM	-- · --	82 · 117	112 · 117	19 · 64
Age (# of years)	63	43	40	40
Condition	Good	Good	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	Split SPlit	Split Split	Split Split	Split Split
# Units	1	1	1	1
Living Sq. Feet	1,319	952	1,160	1,644
Bdrm · Bths · ½ Bths	1 · 1	2 · 1	3 · 1 · 1	4 · 2
Total Room #	5	4	6	7
Garage (Style/Stalls)	Carport 1 Car	None	Detached 1 Car	Detached 2 Car(s)
Basement (Yes/No)	Yes	Yes	Yes	Yes
Basement (% Fin)	99%	90%	95%	100%
Basement Sq. Ft.	1000	952	973	572
Pool/Spa	--	--	--	--
Lot Size	0.18 acres	0.33 acres	0.49 acres	0.21 acres
Other	None	None	None	None
Net Adjustment	--	\$0	\$0	-\$5,000
Adjusted Price	--	\$359,900	\$425,000	\$370,000

* 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** Fantastic Remodel in a great area on a big lot. New Custom Kitchen Cabinets, Quartz Countertops, Stainless Steel Appliances, Carpet, Tile, Fresh Paint, Updated Kitchen and Bathroom
- Sold 2** This is a newly constructed garage/workshop, brand new kitchen and granite countertops, new windows, new central air, converted downstairs for additional living space making it ideal to create a Mother-In-Law Suite.
- Sold 3** One of the best features is, stepping into the primary bedroom/bath and realizing its the entire upper level complete with a sitting area

Subject Sales & Listing History

Current Listing Status	Currently Listed	Listing History Comments					
Listing Agency/Firm	Dimension Realty Services	Home is currently under contract.					
Listing Agent Name	Jose Vargas						
Listing Agent Phone	801-917-0517						
# 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
03/29/2024	\$399,900	--	--	Pending/Contract	05/06/2024	\$399,900	MLS

Marketing Strategy

	As Is Price	Repaired Price
Suggested List Price	\$399,900	\$399,900
Sales Price	\$395,000	\$395,000
30 Day Price	\$390,000	--
Comments Regarding Pricing Strategy		
The home shouldn't have any problems selling at or around these values.		

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



Street

Listing Photos

L1 645 W 1200 S
Tremonton, UT 84337



Front

L2 1100 S 600 W
Tremonton, UT 84337



Front

L3 1105 N 660 W
Tremonton, UT 84337



Front

Sales Photos

S1 11586 W Sage Brush Cir
Tremonton, UT 84337



Front

S2 11029 N Wallace Ln
Tremonton, UT 84337



Front

S3 833 S 660 W
Tremonton, UT 84337



Front

ClearMaps Addendum

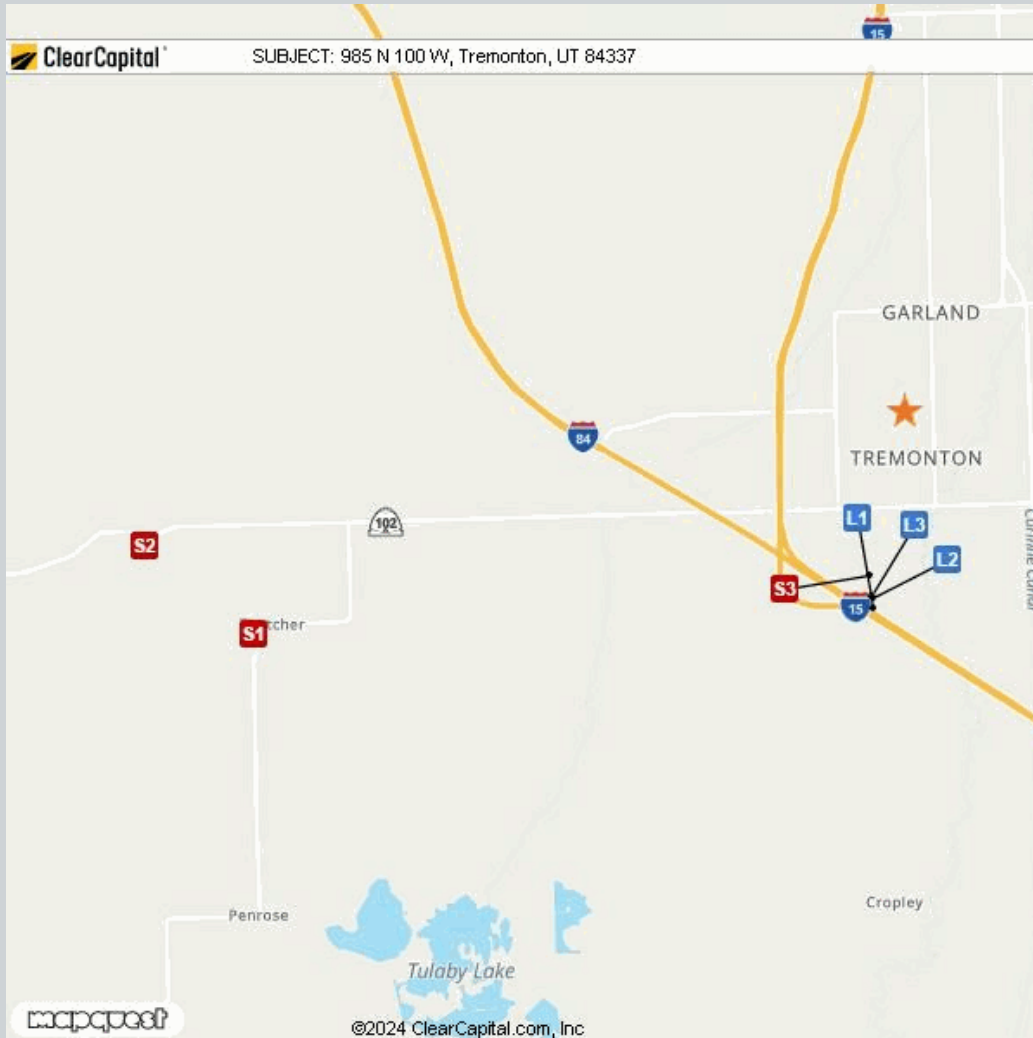
Address ★ 985 N 100 W, Tremonton, UT 84337

Loan Number 55482

Suggested List \$399,900

Suggested Repaired \$399,900

Sale \$395,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	985 N 100 W, Tremonton, UT 84337	--	Parcel Match
L1 Listing 1	645 W 1200 S, Tremonton, UT 84337	2.04 Miles ¹	Parcel Match
L2 Listing 2	1100 S 600 W, Tremonton, UT 84337	1.93 Miles ¹	Parcel Match
L3 Listing 3	1105 N 660 W, Tremonton, UT 84337	1.93 Miles ¹	Parcel Match
S1 Sold 1	11586 W Sage Brush Cir, Tremonton, UT 84337	7.03 Miles ¹	Parcel Match
S2 Sold 2	11029 N Wallace Ln, Tremonton, UT 84337	7.88 Miles ¹	Parcel Match
S3 Sold 3	833 S 660 W, Tremonton, UT 84337	1.72 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	Brandon Nanney	Company/Brokerage	Ascent Real Estate Group
License No	5772427-AB00	Address	3397 W 2350 N Ogden UT 84404
License Expiration	04/30/2026	License State	UT
Phone	8014586805	Email	ogdenreo@gmail.com
Broker Distance to Subject	29.95 miles	Date Signed	05/08/2024

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.