

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>	4876 W Cherrywood Lane, Salt Lake City, UT 84120	<b>Order ID</b>	9018063	<b>Property ID</b>	34789866
<b>Inspection Date</b>	11/09/2023	<b>Date of Report</b>	11/10/2023		
<b>Loan Number</b>	55649	<b>APN</b>	20014260100000		
<b>Borrower Name</b>	Catamount Properties 2018 LLC	<b>County</b>	Salt Lake		

Tracking IDs					
<b>Order Tracking ID</b>	11.9_BPO	<b>Tracking ID 1</b>	11.9_BPO		
<b>Tracking ID 2</b>	--	<b>Tracking ID 3</b>	--		

### General Conditions

General Conditions		Condition Comments
<b>Owner</b>	CRAIG FULLER WATERFIELD	This property appears to be in average to fair condition. Needs updating. Subject conforms well to the area. It is assumed the interior is in similar condition.
<b>R. E. Taxes</b>	\$2,309	
<b>Assessed Value</b>	\$181,060	
<b>Zoning Classification</b>	Residential 1106	
<b>Property Type</b>	SFR	
<b>Occupancy</b>	Occupied	
<b>Ownership Type</b>	Fee Simple	
<b>Property Condition</b>	Fair	
<b>Estimated Exterior Repair Cost</b>	\$15,000	
<b>Estimated Interior Repair Cost</b>	\$25,000	
<b>Total Estimated Repair</b>	\$40,000	
<b>HOA</b>	No	
<b>Visible From Street</b>	Visible	
<b>Road Type</b>	Public	

### Neighborhood & Market Data

Neighborhood & Market Data		Neighborhood Comments
<b>Location Type</b>	Suburban	The immediate surrounding area is in good condition. There are no environmental or hazardous concerns. There are no adverse conditions that would affect subject marketability.
<b>Local Economy</b>	Stable	
<b>Sales Prices in this Neighborhood</b>	Low: \$385,000 High: \$495,000	
<b>Market for this type of property</b>	Decreased 4 % in the past 6 months.	
<b>Normal Marketing Days</b>	<90	

### Current Listings

	Subject	Listing 1 *	Listing 2	Listing 3
<b>Street Address</b>	4876 W Cherrywood Lane	4391 S Cherry View Dr	5294 W Conewood St	4254 S Peggy Ln
<b>City, State</b>	Salt Lake City, UT	West Valley City, UT	West Valley City, UT	West Valley City, UT
<b>Zip Code</b>	84120	84120	84120	84120
<b>Datasource</b>	Public Records	MLS	MLS	MLS
<b>Miles to Subj.</b>	--	0.11 <sup>1</sup>	0.58 <sup>1</sup>	0.54 <sup>1</sup>
<b>Property Type</b>	SFR	SFR	SFR	SFR
<b>Original List Price \$</b>	\$	\$359,900	\$420,000	\$459,000
<b>List Price \$</b>	--	\$379,900	\$420,000	\$429,000
<b>Original List Date</b>		10/06/2023	11/02/2023	09/09/2023
<b>DOM · Cumulative DOM</b>	-- · --	34 · 35	7 · 8	62 · 62
<b>Age (# of years)</b>	50	46	40	45
<b>Condition</b>	Fair	Fair	Fair	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 Split Level	1 Story Split Entry	1 Story Split Entry	1 Story Split Entry
<b># Units</b>	1	1	1	1
<b>Living Sq. Feet</b>	894	894	996	924
<b>Bdrm · Bths · ½ Bths</b>	4 · 1	3 · 2	3 · 2	4 · 1
<b>Total Room #</b>	8	8	8	8
<b>Garage (Style/Stalls)</b>	None	None	Attached 2 Car(s)	Attached 1 Car
<b>Basement (Yes/No)</b>	Yes	Yes	Yes	Yes
<b>Basement (% Fin)</b>	80%	100%	100%	100%
<b>Basement Sq. Ft.</b>	691	864	484	894
<b>Pool/Spa</b>	--	--	--	--
<b>Lot Size</b>	0.14 acres	0.14 acres	0.17 acres	0.18 acres
<b>Other</b>	ALUM, VINYL	VINYL	ALUMINUM	ALUM; BRICK; VINYL

\* Listing 1 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** \*\*\*Multiple Offers Received\*\*\* Highest and Best offers are due by 5PM on 10/13/23. West Valley light fixer upper! Cute curb appeal. Great location! Perfect opportunity to make some sweat equity. Solid bones! A quick interior paint job would transform this entire home. Newer Kitchen Cabinets with Granite countertops. Stylish laminate flooring. New carpeting already installed. Basement walkout entrance. HUGE driveway offers plenty of parking space. Covered back deck. This is the place! Schedule your private 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. This property does qualify for FHA financing but it has not met the 90 Day seasoning requirement as of yet. The 90 Day seasoning requirement will be met on 10/18/23. Buyer & Buyer's Agent to verify all listing information. Seller is part owner of the listing brokerage, but is not a licensed agent.
- Listing 2** Don't miss this opportunity! Great home for a first-time buyer or investor. Give this cute home some TLC and make it your own! This fully finished home offers 3 bedrooms, 2 full bathrooms, 2-car garage, and RV parking - plus a large deck and spacious yard for entertaining friends and family. Newer vinyl flooring, central air and water heater. There's so much potential waiting for you! Conveniently located in a quiet neighborhood, close to shopping and highway access. Buyer to verify all listing info.
- Listing 3** 4 Bedroom home. 1 & 3/4 Baths. Renovated in Oct 2015. Updated Dishwasher, Microwave Range Oven, Bathroom Medicine Cabinet in Upstairs Bathroom. Sprinkling System recently updated with new sprinkler heads and and piping. Sturdy Cabinets in Kitchen. Laundry Room Shelving and room for food storage behind the door in the laundry room with motion light sensor. Shelving storage in the basement entertainment center for DVDs and books. 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>	4876 W Cherrywood Lane	4838 W Cherrywood Ln	4250 S Whipoorwhil St	5437 W Peggy Ln
<b>City, State</b>	Salt Lake City, UT	West Valley City, UT	West Valley City, UT	West Valley City, UT
<b>Zip Code</b>	84120	84120	84120	84120
<b>Datasource</b>	Public Records	MLS	MLS	MLS
<b>Miles to Subj.</b>	--	0.05 <sup>1</sup>	0.29 <sup>1</sup>	0.77 <sup>1</sup>
<b>Property Type</b>	SFR	SFR	SFR	SFR
<b>Original List Price \$</b>	--	\$414,500	\$419,900	\$439,900
<b>List Price \$</b>	--	\$414,500	\$419,900	\$439,900
<b>Sale Price \$</b>	--	\$385,000	\$415,000	\$438,000
<b>Type of Financing</b>	--	Conventional	Fha	Fha
<b>Date of Sale</b>	--	09/28/2023	05/18/2023	08/04/2023
<b>DOM · Cumulative DOM</b>	-- · --	34 · 34	41 · 41	64 · 64
<b>Age (# of years)</b>	50	50	51	47
<b>Condition</b>	Fair	Average	Fair	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 Split Level	1 Story Split Entry	1 Story Split Entry	1 Story Split Entry
<b># Units</b>	1	1	1	1
<b>Living Sq. Feet</b>	894	893	944	906
<b>Bdrm · Bths · ½ Bths</b>	4 · 1	4 · 2	5 · 2	4 · 1 · 1
<b>Total Room #</b>	8	8	9	9
<b>Garage (Style/Stalls)</b>	None	None	None	Carport 1 Car
<b>Basement (Yes/No)</b>	Yes	Yes	Yes	Yes
<b>Basement (% Fin)</b>	80%	95%	95%	95%
<b>Basement Sq. Ft.</b>	691	864	944	836
<b>Pool/Spa</b>	--	--	--	--
<b>Lot Size</b>	0.14 acres	0.14 acres	0.16 acres	0.15 acres
<b>Other</b>	ALUM, VINYL	BRICK; STUCCO	BRICK; CLAPBOARD	ALUM; VINYL; CLAPBOARD
<b>Net Adjustment</b>	--	-\$3,484	-\$21,990	-\$1,501
<b>Adjusted Price</b>	--	\$381,516	\$393,010	\$436,499

\* 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** Want to own an awesomely inspired modernist home, then look no further. This design gives you the most enjoyable natural light. This 4 bedroom, 2 bath home with open kitchen and dining area, island, double oven and nice size family room. Basement is finished with a walkout entrance and another family room. Fenced backyard, no backyard neighbors, RV parking, shed, walking distance on a quiet path to a park. Solar panels installed in 2016, approx \$78/mp payment which makes your electrical bill only approx \$22/mo Brand new A/C with new air intake installed. Furnace service 1 year ago. New garbage disposal, water heater, the roof is a membrane roof that is only 5 years old. All appliances stay including 2 refrigerators, microwave, and W/D negotiable. Was bought on a VA loan 3 years ago and passed their rigorous inspection. Square footage figures are provided as a courtesy estimate only and were obtained from County Records. Buyers and Buyers Agents are to verify all information.
- Sold 2** Amazing Bi-level home with Mother in law potential. Has a walkout to a spacious backyard. A big bonus is the energy-efficient solar to keep electric bills in check. New flooring and some paint. Don't miss this house and its potential. Square footage figures are provided as a courtesy estimate. Buyer is advised to obtain an independent measurement.
- Sold 3** Come make it all yours. Open kitchen, dining, and living room area on main level, and cozy family in lower level. New carpet, central air, walkout basement, and solar panels to helps lower utility bills. Fully fenced yard. Showings are easy, set up your tour now.

## Subject Sales & Listing History

<b>Current Listing Status</b>		Not Currently Listed		<b>Listing History Comments</b>			
<b>Listing Agency/Firm</b>				TAX DATA INDICATES ARMS LENGTH TRANSACTION RECORDING DATE 5/17/2023. NO MLS WAS FOUND SALE PRICE BELOW IS ESTIMATED BASED ON TAX DATA. IT IS UNKNOWN THE EXACT AMOUNT AS UTAH IS A NONDISCLOSURE STATE.			
<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>	1						
<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>
--	--	--	--	Sold	05/17/2023	\$329,000	Tax Records

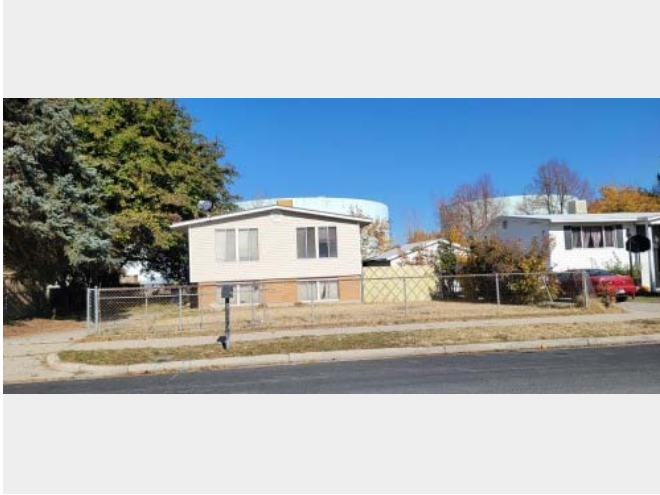
## Marketing Strategy

	<b>As Is Price</b>	<b>Repaired Price</b>
<b>Suggested List Price</b>	\$415,000	\$455,000
<b>Sales Price</b>	\$395,000	\$435,000
<b>30 Day Price</b>	\$380,000	--
<b>Comments Regarding Pricing Strategy</b>		
<p>Subject is supported by similar fair market value comps that have sold or listed in the surrounding area within 6 months. Market is currently driven by FMV. Our search criteria include GLA, age, condition, distance, lot size, style, DOM, etc. At times it is necessary to expand those parameters, one at a time, until we are able to locate comps appropriate for subject. Market trends indicate stable to decreasing values during the last 3 months in this area. Subject value is supported by similar FMV comps that have sold or been listed in the surrounding area within the last 6 months. No REO/Short sale values were used in the pricing strategy as they do not drive the current market.</p>		

### Clear Capital Quality Assurance Comments Addendum

**Reviewer's** The broker's as-is conclusion reflects the market for the subject. Comps are within a reasonable distance, relatively current, and accurately reflect  
**Notes** the subject's defining characteristics. Thus, the as-is conclusion appears to be adequately supported.

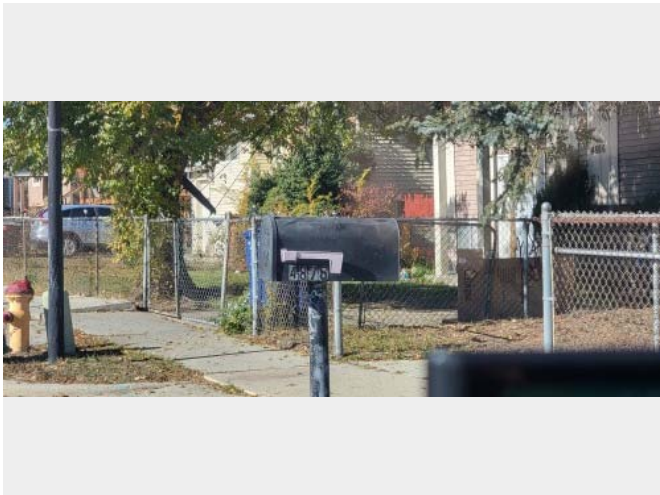
### Subject Photos



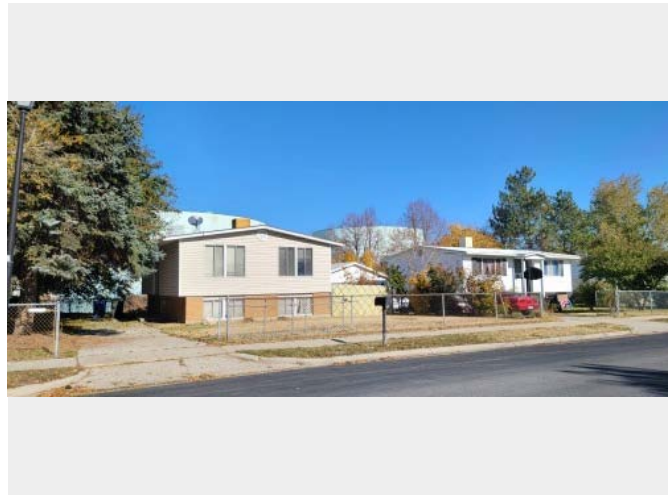
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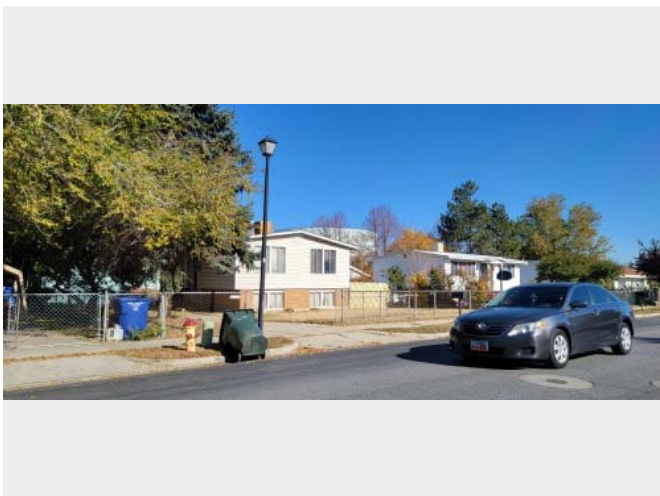
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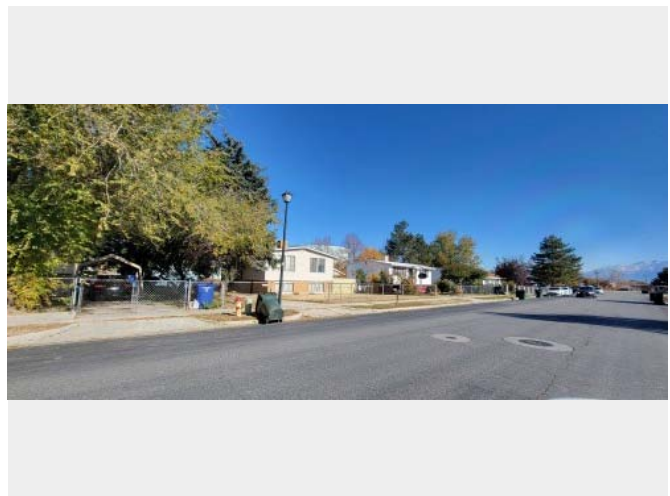
Address Verification



Side



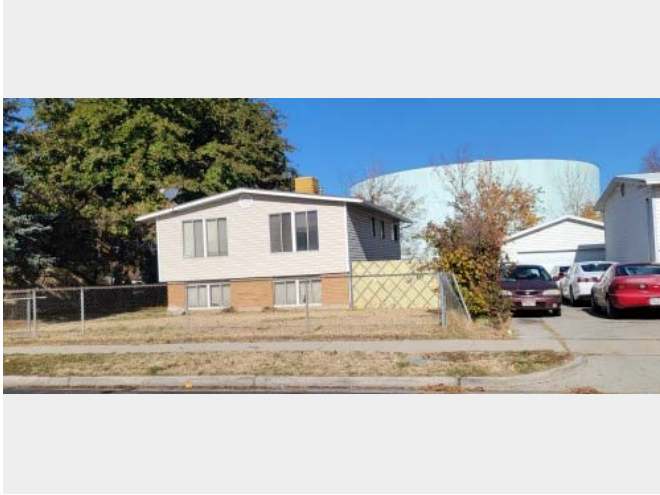
Side



Side



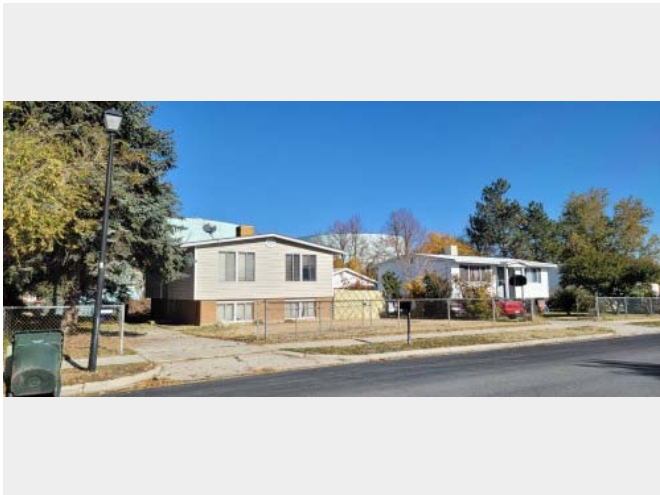
### Subject Photos



Side



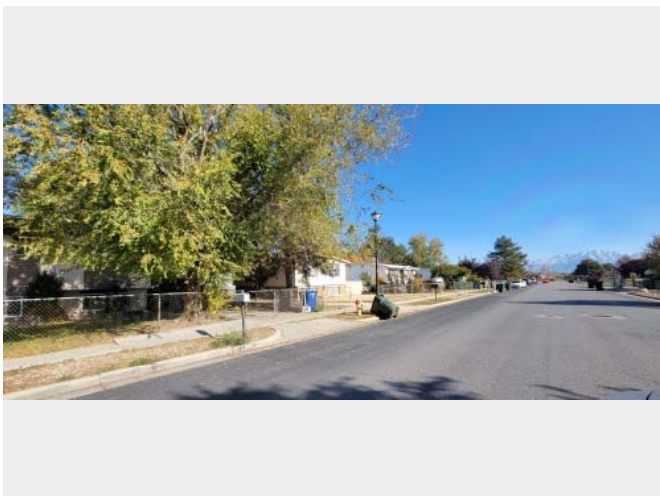
Side



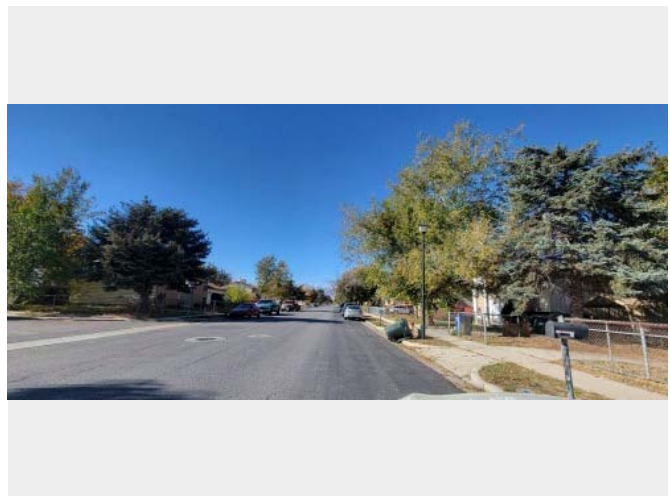
Side



Side



Street



Street

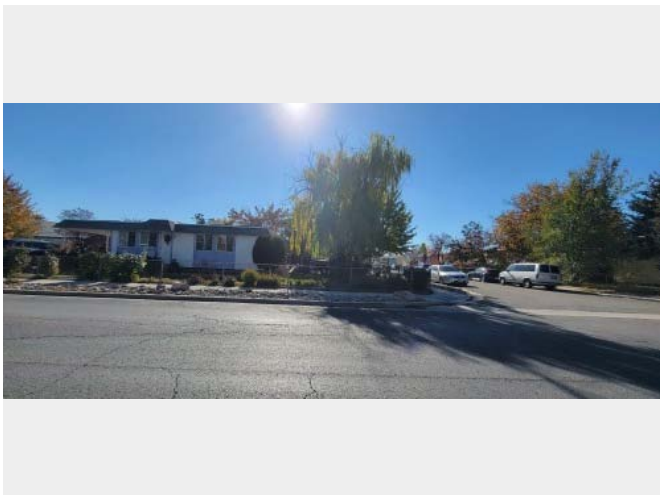
### Subject Photos



Street



Street



Other

## Listing Photos

**L1** 4391 S Cherry View Dr  
West Valley City, UT 84120



Front

**L2** 5294 W Conewood St  
West Valley City, UT 84120



Front

**L3** 4254 S Peggy Ln  
West Valley City, UT 84120



Front



## Sales Photos

**S1** 4838 W Cherrywood Ln  
West Valley City, UT 84120



Front

**S2** 4250 S Whipoorwhil St  
West Valley City, UT 84120



Front

**S3** 5437 W Peggy Ln  
West Valley City, UT 84120



Front

### ClearMaps Addendum

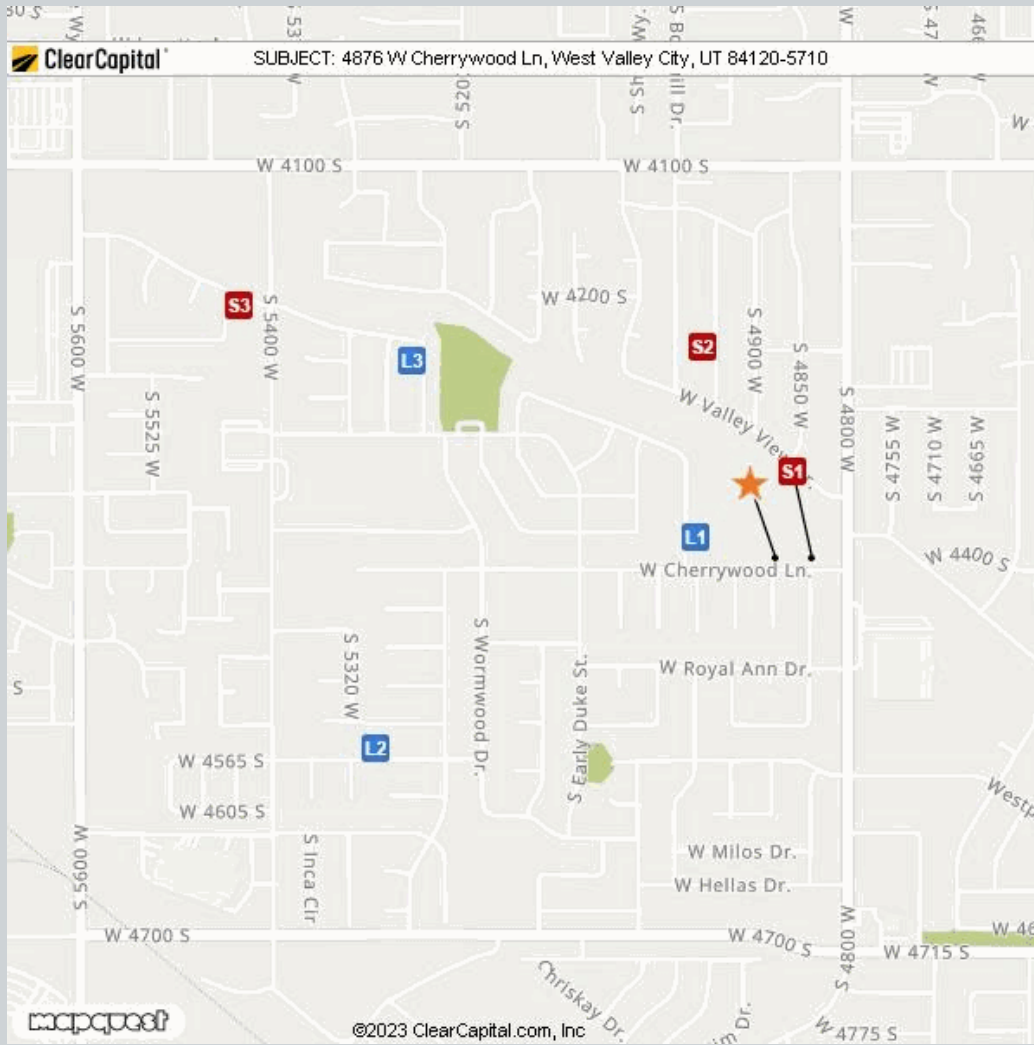
**Address** ★ 4876 W Cherrywood Lane, Salt Lake City, UT 84120

**Loan Number** 55649

**Suggested List** \$415,000

**Suggested Repaired** \$455,000

**Sale** \$395,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	4876 W Cherrywood Lane, Salt Lake City, UT 84120	--	Parcel Match
L1 Listing 1	4391 S Cherry View Dr, West Valley City, UT 84120	0.11 Miles <sup>1</sup>	Parcel Match
L2 Listing 2	5294 W Conewood St, West Valley City, UT 84120	0.58 Miles <sup>1</sup>	Parcel Match
L3 Listing 3	4254 S Peggy Ln, West Valley City, UT 84120	0.54 Miles <sup>1</sup>	Parcel Match
S1 Sold 1	4838 W Cherrywood Ln, West Valley City, UT 84120	0.05 Miles <sup>1</sup>	Parcel Match
S2 Sold 2	4250 S Whipoorwhil St, West Valley City, UT 84120	0.29 Miles <sup>1</sup>	Parcel Match
S3 Sold 3	5437 W Peggy Ln, West Valley City, UT 84120	0.77 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>	Brad Olsen	<b>Company/Brokerage</b>	Dimension Realty Services
<b>License No</b>	5502052-PB00	<b>Address</b>	5882 S. 900 E., Ste 300 Salt Lake City UT 84121
<b>License Expiration</b>	01/31/2025	<b>License State</b>	UT
<b>Phone</b>	8016172236	<b>Email</b>	dimensionrealty@gmail.com
<b>Broker Distance to Subject</b>	7.70 miles	<b>Date Signed</b>	11/10/2023

*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.**