

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>	3786 S Carlisle Park Place Unit 2, Salt Lake City, UT 84119	<b>Order ID</b>	9102519	<b>Property ID</b>	34967058
<b>Inspection Date</b>	01/10/2024	<b>Date of Report</b>	01/10/2024		
<b>Loan Number</b>	56299	<b>APN</b>	15-35-326-202		
<b>Borrower Name</b>	Catamount Properties 2018 LLC	<b>County</b>	Salt Lake		

Tracking IDs					
<b>Order Tracking ID</b>	1.9_BPO	<b>Tracking ID 1</b>	1.9_BPO		
<b>Tracking ID 2</b>	--	<b>Tracking ID 3</b>	--		

General Conditions		Condition Comments
<b>Owner</b>	DAWNIE CROCKETT	The subject has been adequately maintained and is similar to most properties in this neighborhood. The subject property appears to have been in typical condition for the location.
<b>R. E. Taxes</b>	\$1,797	
<b>Assessed Value</b>	\$279,100	
<b>Zoning Classification</b>	Residential	
<b>Property Type</b>	Condo	
<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>	RIVER RUN 801-250-0465	
<b>Association Fees</b>	\$225 / Month (Other: Biking Trails; Club House; Gym Room; Maintenance Paid; Pet Rules; Pets Permitted; Picnic Area; Playground; Pool; Snow Removal; Tennis Court)	
<b>Visible From Street</b>	Visible	
<b>Road Type</b>	Public	

Neighborhood & Market Data		Neighborhood Comments
<b>Location Type</b>	Suburban	The neighborhood is generally an established area with the majority being single family detached housing with pockets of Planned Urban Development's, townhome/condo communities, multi-family, apartments and commercial. 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: \$265,000 High: \$366,000	
<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>	3786 S Carlisle Park Place Unit 2	3734 Carlisle Park Place #3	3809 Canyon River Way #1	3823 Big River Way #3
<b>City, State</b>	Salt Lake City, UT	South Salt Lake, UT	South Salt Lake, UT	South Salt Lake, UT
<b>Zip Code</b>	84119	84119	84119	84119
<b>Datasource</b>	Tax Records	MLS	MLS	MLS
<b>Miles to Subj.</b>	--	0.07 <sup>1</sup>	0.16 <sup>1</sup>	0.17 <sup>1</sup>
<b>Property Type</b>	Condo	Condo	Condo	Condo
<b>Original List Price \$</b>	\$	\$309,000	\$319,000	\$359,000
<b>List Price \$</b>	--	\$309,000	\$319,000	\$329,000
<b>Original List Date</b>		01/05/2024	12/29/2023	09/29/2023
<b>DOM · Cumulative DOM</b>	-- · --	5 · 5	12 · 12	101 · 103
<b>Age (# of years)</b>	25	25	25	26
<b>Condition</b>	Average	Average	Average	Good
<b>Sales Type</b>	--	Fair Market Value	Fair Market Value	Fair Market Value
<b>Condo Floor Number</b>	2	3	1	1
<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>	Other condo	Other condo	Other condo	Other condo
<b># Units</b>	1	1	1	1
<b>Living Sq. Feet</b>	1,070	1,070	1,232	1,280
<b>Bdrm · Bths · ½ Bths</b>	2 · 2	2 · 2	3 · 2	3 · 2
<b>Total Room #</b>	6	6	7	7
<b>Garage (Style/Stalls)</b>	Carport 1 Car	Carport 1 Car	Carport 1 Car	Carport 1 Car
<b>Basement (Yes/No)</b>	No	No	No	No
<b>Basement (% Fin)</b>	0%	0%	0%	0%
<b>Basement Sq. Ft.</b>	--	--	--	--
<b>Pool/Spa</b>	--	--	--	--
<b>Lot Size</b>	0.01 acres	0.01 acres	0.01 acres	0.01 acres
<b>Other</b>	NA	NA	NA	NA

\* 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** No concessions offered. Same Complex as subject home. MLS Remarks: This top floor condo has vaulted ceilings and amazing views. It is tucked away in the back of the complex where it is quiet and beautiful. Sits Right next to the Jordan River parkway trail. Walking distance to park. Easy commute access to freeways and downtown. The bedrooms are huge. Rare 2 bedroom 2 bath gem. Bedrooms are on opposite sides of the condo. Tons of amenities to enjoy. Including volleyball, tennis court, pool, gym, hot tub, tether ball, and more.
- Listing 2** No concessions offered. Same Complex as subject home. MLS Remarks: Hard to find main floor ADA configured condo in the heart of the Salt Lake Valley. The kitchen and master bath have been redone to allow for wheelchair access. Easy entry from the outside and onto the patio. Beautiful park nearby, Jordan River Trail access, and right next door to the elementary school. Easy is the best word to describe the layout and location of this condo. Agents - Please Read Remarks!!!
- Listing 3** No concessions offered. Same Complex as subject home. MLS Remarks: The pride of ownership shines in every detail of this sparkling clean, well maintained three bed, two bath top level condo in south Salt Lake City. Featuring vaulted ceilings and many updates like brand new carpet, paint, and tile, LED lighting fixtures and a brand new HVAC system for heating and cooling. You'll enjoy all the fantastic amenities this community has to offer such as the beautiful pool and hot tub, the fitness center with updated equipment, shaded tennis courts, and community room. Pets are welcome so bring your fur babies. Nestled in a well established neighborhood with mature landscaping and just steps away from a beautiful city park and the Jordan River Parkway. Whether you drive or bike, you can be in downtown SLC in minutes. This condo brings you all of the benefits of being close to town, and yet it's an incredibly quiet and safe place to raise kids, or be out of the hustle and bustle while still a convenient distance to work. An area like this is very hard to come by in the city, and you won't beat the location! All property information, boundaries and documents to be verified by buyer.

## Recent Sales

	Subject	Sold 1 *	Sold 2	Sold 3
<b>Street Address</b>	3786 S Carlisle Park Place Unit 2	3780 Carlisle Park Place #2	3754 Carlisle Park Place #1	3859 Canyon River Way #1
<b>City, State</b>	Salt Lake City, UT	South Salt Lake, UT	South Salt Lake, UT	South Salt Lake, UT
<b>Zip Code</b>	84119	84119	84119	84119
<b>Datasource</b>	Tax Records	MLS	MLS	MLS
<b>Miles to Subj.</b>	--	0.01 <sup>1</sup>	0.04 <sup>1</sup>	0.19 <sup>1</sup>
<b>Property Type</b>	Condo	Condo	Condo	Condo
<b>Original List Price \$</b>	--	\$299,000	\$343,000	\$365,000
<b>List Price \$</b>	--	\$299,000	\$343,000	\$350,000
<b>Sale Price \$</b>	--	\$307,000	\$343,000	\$350,000
<b>Type of Financing</b>	--	Fha	Conventional	Conventional
<b>Date of Sale</b>	--	10/20/2023	12/19/2023	10/13/2023
<b>DOM · Cumulative DOM</b>	-- · --	50 · 50	25 · 25	37 · 37
<b>Age (# of years)</b>	25	25	25	26
<b>Condition</b>	Average	Average	Average	Average
<b>Sales Type</b>	--	Fair Market Value	Fair Market Value	Fair Market Value
<b>Condo Floor Number</b>	2	2	1	1
<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>	Other condo	Other condo	Other condo	Other condo
<b># Units</b>	1	1	1	1
<b>Living Sq. Feet</b>	1,070	1,070	1,232	1,232
<b>Bdrm · Bths · ½ Bths</b>	2 · 2	2 · 2	3 · 2	3 · 2
<b>Total Room #</b>	6	6	7	7
<b>Garage (Style/Stalls)</b>	Carport 1 Car	Carport 1 Car	Carport 1 Car	Carport 1 Car
<b>Basement (Yes/No)</b>	No	No	No	No
<b>Basement (% Fin)</b>	0%	0%	0%	0%
<b>Basement Sq. Ft.</b>	--	--	--	--
<b>Pool/Spa</b>	--	--	--	--
<b>Lot Size</b>	0.01 acres	0.01 acres	0.01 acres	0.01 acres
<b>Other</b>	NA	\$8000 pd conc	\$7500 pd conc	\$3915 pd conc
<b>Net Adjustment</b>	--	-\$8,000	-\$21,170	-\$17,585
<b>Adjusted Price</b>	--	\$299,000	\$321,830	\$332,415

\* Sold 1 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** \$8000 paid in concessions. Same complex as subject home. Subtract \$8000 pd conc. MLS Remarks: Nestled in a sought-after community, is your new home! Walking distance to Olene Walker Elementary, Jordan River Parkway. Close to shopping, & restaurants, with plenty of guest parking. Square footage figures are provided as a courtesy estimate only. Buyer is advised to obtain an independent measurement.
- Sold 2** \$7500 paid in concessions. Same complex as subject home. Subtract \$7500 pd conc, \$5670 sq ft, \$8000 bed count. MLS Remarks: Centrally located main floor condo with plenty of amenities. 3 bedroom 2 bath with en suite. Brand new paint, HVAC and beautiful hardwood floors. Balcony with designated parking and plenty of guest parking. This corner unit offers privacy, direct access to General Holm Park, Jordan River Parkway and a 5 minute walk to Olene Walker Elementary. Great location and freeway access. FHA and VA eligible. Square footage figures are provided as a courtesy estimate only. Updates noted on MLS does not necessarily reflect an overall condition from average to good.
- Sold 3** \$3915 paid in concessions. Same complex as subject home. Subtract \$3915 pd conc, \$5670 sq ft, \$8000 bed count. MLS Remarks: Don't miss the chance to own an updated 3 bedroom, 2 bath condo where the vibrant city of Salt Lake City meets the tranquility of home. This main level condo offers a fully enclosed private balcony, updated flooring, new appliances, major systems, and an updated primary en suite. A private covered parking spot located immediately outside of the condo allows for easy access and there are a number of guest parking spots readily available. Direct access to General Holm Park, Jordan River Parkway, and a 5 minute walk to Olene Walker Elementary School. A condo at this price offering all of the amenities is a rare find in this area of Salt Lake. FHA and VA eligible!! Updates noted on MLS does not necessarily reflect an overall condition from average to good.

## Subject Sales & Listing History

<b>Current Listing Status</b>	Not Currently Listed		<b>Listing History Comments</b>				
<b>Listing Agency/Firm</b>			Last sold 2/12/2018 for \$174,000.				
<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>	\$316,900	\$316,900
<b>Sales Price</b>	\$315,000	\$315,000
<b>30 Day Price</b>	\$300,000	--
<b>Comments Regarding Pricing Strategy</b>		
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 has grown stagnant with higher interest rates. Homes that were available had multiple price drops and higher days on market. 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



Front



Address Verification



Side



Side



Street



## Subject Photos



Street



Street



Other

## Listing Photos

**L1** 3734 Carlisle Park Place #3  
South Salt Lake, UT 84119



Front

**L2** 3809 Canyon River Way #1  
South Salt Lake, UT 84119



Front

**L3** 3823 Big River Way #3  
South Salt Lake, UT 84119



Front

## Sales Photos

**S1** 3780 Carlisle Park Place #2  
South Salt Lake, UT 84119



Front

**S2** 3754 Carlisle Park Place #1  
South Salt Lake, UT 84119



Front

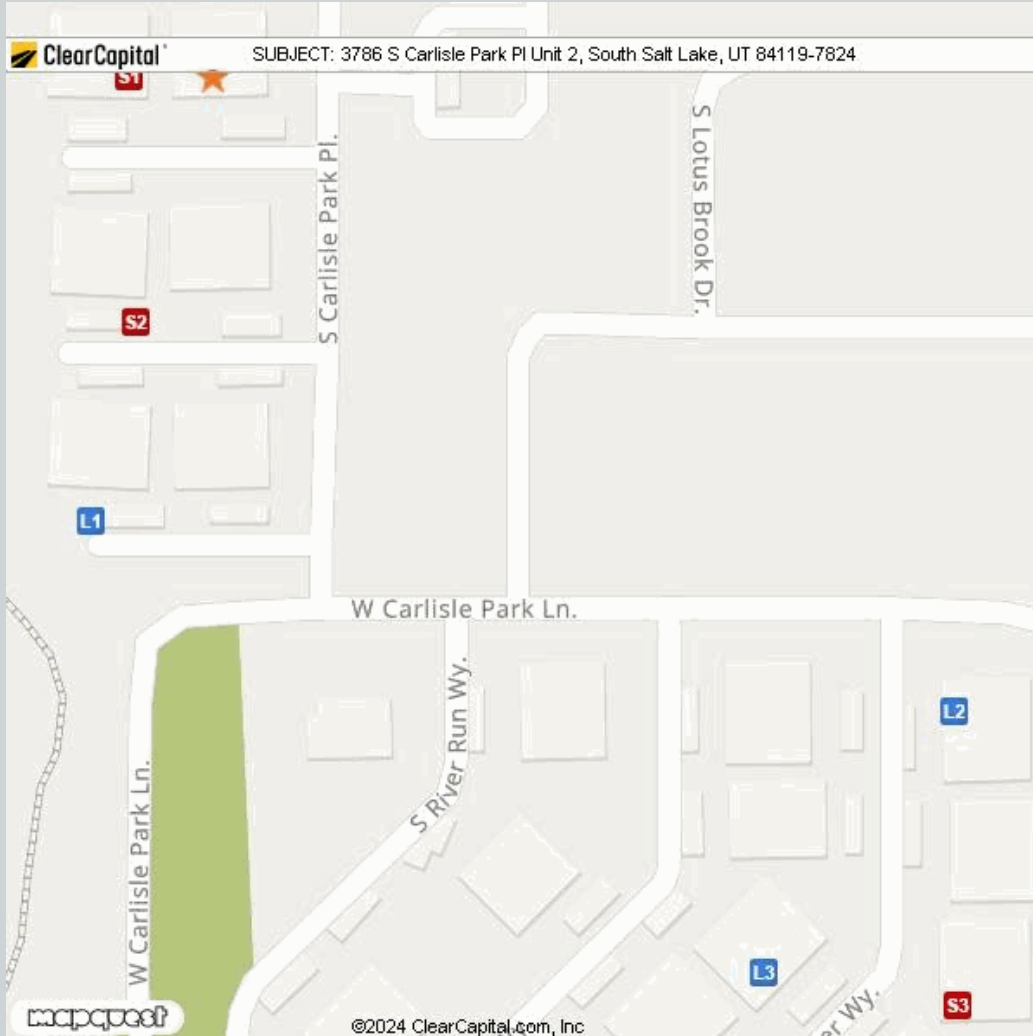
**S3** 3859 Canyon River Way #1  
South Salt Lake, UT 84119



Front

## ClearMaps Addendum

**Address** ★ 3786 S Carlisle Park Place Unit 2, Salt Lake City, UT 84119  
**Loan Number** 56299      **Suggested List** \$316,900      **Suggested Repaired** \$316,900      **Sale** \$315,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	3786 S Carlisle Park Place Unit 2, Salt Lake City, UT 84119	--	Parcel Match
L1	3734 Carlisle Park Place #3, West Valley City, UT 84119	0.07 Miles <sup>1</sup>	Parcel Match
L2	3809 Canyon River Way #1, West Valley City, UT 84119	0.16 Miles <sup>1</sup>	Parcel Match
L3	3823 Big River Way #3, West Valley City, UT 84119	0.17 Miles <sup>1</sup>	Parcel Match
S1	3780 Carlisle Park Place #2, West Valley City, UT 84119	0.01 Miles <sup>1</sup>	Parcel Match
S2	3754 Carlisle Park Place #1, West Valley City, UT 84119	0.04 Miles <sup>1</sup>	Parcel Match
S3	3859 Canyon River Way #1, West Valley City, UT 84119	0.19 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.

\*\*\* Please Note: This is a RUSH assignment. Do not accept if you cannot meet the current due date and time. Please reference the set terms and contact Clear Capital at 530.582.5011 if you require any changes. Thanks! \*\*\*

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.

## Report Instructions - cont.

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.

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>	9.30 miles	<b>Date Signed</b>	01/10/2024

*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.**