

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>	6932 S 90 E, Midvale, UT 84047	<b>Order ID</b>	9507530	<b>Property ID</b>	35738326
<b>Inspection Date</b>	07/29/2024	<b>Date of Report</b>	08/02/2024		
<b>Loan Number</b>	56496	<b>APN</b>	22-19-353-020		
<b>Borrower Name</b>	Catamount Properties 2018 LLC	<b>County</b>	Salt Lake		

<b>Tracking IDs</b>					
<b>Order Tracking ID</b>	07.26_CitiAgedBPO	<b>Tracking ID 1</b>	07.26_CitiAgedBPO		
<b>Tracking ID 2</b>	--	<b>Tracking ID 3</b>	--		

## General Conditions

<b>Owner</b>	CATAMOUNT PROPERTIES 2018 LLC	<b>Condition Comments</b>	
<b>R. E. Taxes</b>	\$2,828	<p>The subject property, per MLS has been updates. The exterior features and property appear generally maintained. Current MLS square footage shows above ground square footage as only 1652 with a 836 sq ft basement for a total of 2488 sq ft. Tax records and information provided by valuation company shows above ground as 2176 with 546 in the basement and a total of 2722. Report was completed off of valuation company provided data characteristics. Most tri/multi-level homes in subject location do not have square footage as large as subject, therefore it was difficult to find similar comps of the same size in subject area.</p>	
<b>Assessed Value</b>	\$513,100		
<b>Zoning Classification</b>	Residential		
<b>Property Type</b>	SFR		
<b>Occupancy</b>	Occupied		
<b>Ownership Type</b>	Fee Simple		
<b>Property Condition</b>	Good		
<b>Estimated Exterior Repair Cost</b>	\$0		
<b>Estimated Interior Repair Cost</b>	\$0		
<b>Total Estimated Repair</b>	\$0		
<b>HOA</b>	No		
<b>Visible From Street</b>	Visible		
<b>Road Type</b>	Public		

## Neighborhood & Market Data

<b>Location Type</b>	Suburban	<b>Neighborhood Comments</b>	
<b>Local Economy</b>	Stable	<p>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 no similar sold comps in the last year and no 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.</p>	
<b>Sales Prices in this Neighborhood</b>	Low: \$615,000 High: \$729,500		
<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>	6932 S 90 E	6702 S 300 E	1212 E Moss Cir	7518 S Greenwood Cir
<b>City, State</b>	Midvale, UT	Midvale, UT	Midvale, UT	Midvale, UT
<b>Zip Code</b>	84047	84047	84047	84047
<b>Datasource</b>	Tax Records	MLS	MLS	MLS
<b>Miles to Subj.</b>	--	0.45 <sup>1</sup>	1.97 <sup>1</sup>	0.78 <sup>1</sup>
<b>Property Type</b>	SFR	SFR	SFR	SFR
<b>Original List Price \$</b>	\$	\$495,000	\$565,000	\$769,900
<b>List Price \$</b>	--	\$495,000	\$565,000	\$690,000
<b>Original List Date</b>		02/09/2024	06/05/2024	06/07/2024
<b>DOM · Cumulative DOM</b>	-- · --	175 · 175	39 · 58	56 · 56
<b>Age (# of years)</b>	62	64	39	83
<b>Condition</b>	Good	Fair	Average	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>	1.5 Stories Tri level	1.5 Stories Tri level	1.5 Stories Tri level	2 Stories 2 Story
<b># Units</b>	1	1	1	1
<b>Living Sq. Feet</b>	2,176	1,703	1,247	1,804
<b>Bdrm · Bths · ½ Bths</b>	4 · 2 · 1	3 · 2	3 · 1	3 · 2
<b>Total Room #</b>	11	9	8	11
<b>Garage (Style/Stalls)</b>	Attached 2 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)	Detached 2 Car(s)
<b>Basement (Yes/No)</b>	Yes	Yes	Yes	Yes
<b>Basement (% Fin)</b>	65%	100%	95%	100%
<b>Basement Sq. Ft.</b>	546	907	896	1,204
<b>Pool/Spa</b>	--	--	--	--
<b>Lot Size</b>	0.24 acres	0.27 acres	0.25 acres	0.19 acres
<b>Other</b>	NA	NA	NA	NA

\* Listing 3 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. Basement has 2 beds, 1 bath and family room. MLS remarks: This home to be sold as a package with continuous parcels. Highest and Best Use. No offers will be accepted for this single home. Please see the neighboring listings for a total of 2.63 acres. [utahrealestate.com/1980249](http://utahrealestate.com/1980249) and [utahrealestate.com/1980909](http://utahrealestate.com/1980909).
- Listing 2** No concessions offered. Basement has 2 beds and 1 bath. MLS remarks: Nestled in the heart of Midvale, this conveniently located property offers unparalleled access to everything you need. Just moments away from shopping, dining, and entertainment options, you'll enjoy the ease of having amenities right at your doorstep. With quick and convenient access to the 215, commuting is a breeze, making this an ideal spot for those who value their time. While the property could use some work, it presents a fantastic opportunity for those looking to add their personal touch and create their dream home.
- Listing 3** No concessions offered. Basement has 2 beds, 1 bath and family room. MLS remarks: Let your imagination run wild. This home is more versatile than your average leatherman. It could be a perfect single-family home, a single family home with an ADU, a Triplex, or a home with a basement apartment and a separate home-based business office. Most everything has been gone through and updated to current building code. This home really is one of those "I have to see it for myself" kind of places. "The Home is further along than the pictures show. The seller is offering a \$10,000 landscaping allowance with a full-price offer."

## Recent Sales

	Subject	Sold 1	Sold 2 *	Sold 3
Street Address	6932 S 90 E	788 E 8230 S	799 E Southwood Dr	6491 S Sumac Way
City, State	Midvale, UT	Sandy, UT	Salt Lake City, UT	Salt Lake City, UT
Zip Code	84047	84094	84107	84121
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	1.94 <sup>1</sup>	1.30 <sup>1</sup>	1.92 <sup>1</sup>
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$614,900	\$630,000	\$697,700
List Price \$	--	\$614,900	\$630,000	\$697,700
Sale Price \$	--	\$615,000	\$640,000	\$729,500
Type of Financing	--	Conventional	Conventional	Conventional
Date of Sale	--	04/05/2024	05/09/2024	02/20/2024
DOM · Cumulative DOM	-- · --	24 · 29	25 · 21	7 · 29
Age (# of years)	62	41	63	65
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	1.5 Stories Tri level	2 Stories 2 Story	1.5 Stories Tri level	1.5 Stories Tri level
# Units	1	1	1	1
Living Sq. Feet	2,176	1,457	1,196	2,041
Bdrm · Bths · ½ Bths	4 · 2 · 1	3 · 1 · 1	3 · 2	3 · 2 · 1
Total Room #	11	9	9	9
Garage (Style/Stalls)	Attached 2 Car(s)	Attached 2 Car(s)	Carport 2 Car(s)	Attached 2 Car(s)
Basement (Yes/No)	Yes	Yes	Yes	Yes
Basement (% Fin)	65%	100%	50%	100%
Basement Sq. Ft.	546	712	1,151	480
Pool/Spa	--	--	--	--
Lot Size	0.24 acres	0.11 acres	0.20 acres	0.23 acres
Other	NA	NA	\$3500 pd conc	\$8500 pd conc
Net Adjustment	--	-\$22,869	-\$14,325	-\$32,125
Adjusted Price	--	\$592,131	\$625,675	\$697,375

\* 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** No paid concessions. Basement has 1 bed, 1 bath and family room. Add \$25,165 sq ft up. Subtract \$4150 bsmt sq ft, \$30,000 better location, \$13,884 bsmt % finished. MLS remarks: BEAUTIFULLY UPDATED HOME in a secluded Sandy neighborhood. ENTIRE HOME HAS BEEN REMODELED with updated features including custom granite countertops, cabinets, new gas fireplace, new flooring throughout entire home. Furnace & A/C are new as of 2018 along with mini-splits added in 2020 in upstairs rooms for individual climate control. New sprinkling system throughout years as of 2023. Shed & playground are included with the sale of the home. Both added & built in 2022. Ample storage spaces throughout the home. Vaulted ceilings with balcony looking down into family room & kitchen. Laundry is upstairs for easy access near bedrooms. Basement has potential for future rental with kitchenette, full bathroom, living room space & bedroom. Appealing, friendly neighborhood with mature trees, beautiful mountain views & close access to freeways, shopping amenities & restaurants. Neighborhood schools are very close to home, all within walking distance in the top nationally ranked Canyons School District. Several public parks also nearby. Lack of comps, necessary to expand search, selected best and most similar. Comp is in a better location than subject home which will yield a higher sales price.
- Sold 2** Concessions: \$3,500. Basement has 1 bed and family room. Add \$34,300 sq ft up. Subtract \$3500 pd conc, \$15,125 bsmt sq ft, \$30,000 better location. MLS remarks: ENTERTAINING DREAM!! Start in your UPDATED KITCHEN including NEW tile, NEW paint, NEW LED lighting, NEW cabinet hardware, alder cabinets, solid surface counters, double ovens, vented hood, upgraded Anderson sliding door, newer microwave, & newer refrigerator included\*Your IMPRESSIVE living room features beautiful mid century built-in shelves, refinished original HARDWOOD floors, & NEW period-correct designer light fixture\*Continue ENTERTAINING with open feel to kitchen & living spaces while dining under your upgraded classic light fixture\*Or adjourn to your PRIVATE covered patio for evening socializing, relaxing, & playing\*For more FUN...head downstairs to your family room enjoying NEW flooring, NEW recessed lighting, UPGRADED dimmer switches, & classic flagstone fireplace\*REMODELED bathrooms include NEW eco-friendly marmoleum flooring, NEW upgraded designer light fixtures, NEW vanities, NEW heated toilets w/bidet, NEW exhaust fans & fresh paint\*NEW Windows, NEW interior paint, refinished HARDWOOD floors, NEW outlets, NEW rocker-style light switches, & NEW cast iron HVAC register vents, walkout basement with NEW full-reveal door, NEW window coverings, NEWER AC(2 years), NEWER water heater(5 years), NEW smart thermostat\*All Bedrooms include tons of closet space, NEW designer light fixtures, fresh paint, & refinished HARDWOOD floors\*Do you need tons of STORAGE with built-in shelving or simply room to EXPAND? There's 572 sq. feet of basement to use at your discretion\*CONVENIENT to freeways, schools, parks, restaurants, shopping, ski resorts, downtown SLC, walking distance to historic Wheeler Farm, & minutes to IMC hospital complex\*Other AMAZING FEATURES include: Great neighborhood, south-facing, carport could easily convert to garage, & built-in shed/storage\*THIS HOME SHOWS A 10! Lack of comps, necessary to expand search, selected best and most similar. Comp is in a better location than subject home which will yield a higher sales price.
- Sold 3** Concessions: \$8,500. Basement has 1 bed and 1 bath. Add \$4725 sq ft up, \$1650 bsmt sq ft. Subtract \$8500 pd conc, \$30,000 better location. MLS remarks: MULTIPLE OFFERS RECIEVED. No more showings at this time. Fantastic Murray/Cottonwood Heights stunner. The location is literally perfect. From the moment you walk through the door a transformation occurs. This home is deceptively large with beautiful modern upgrades and updates. Open living spaces with vaulted ceilings maximize light and space. Fabulous updated kitchen with walk-in pantry . The main level LVP flooring is new and makes the space warm and inviting. The primary bedroom is an oasis with marble tile shower, walk-in closet and plenty of space for relaxation. The extra driveway space allows for pulling vehicles behind the fence. Can be used for RV space. Carpet has been upgrade to extra durable and beautiful wool loop texture. The backyard outdoor space will make you never want to leave. The Hot tub is only two years old and has factory warranty. The basketball standard is negotiable and the trampoline is not included. Don't wait to see this masterpiece! Lack of comps, necessary to expand search, selected best and most similar. Comp is in a better location than subject home which will yield a higher sales price.

## Subject Sales & Listing History

<b>Current Listing Status</b>	Currently Listed	<b>Listing History Comments</b>					
<b>Listing Agency/Firm</b>	KW Success Keller Williams Realty Layton	Currently listed for 584,900.					
<b>Listing Agent Name</b>	Bear Phelps						
<b>Listing Agent Phone</b>	801-548-1992						
<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>
05/22/2024	\$599,900	07/28/2024	\$584,900	Pending/Contract	06/02/2024	\$599,900	MLS

## Marketing Strategy

	As Is Price	Repaired Price
<b>Suggested List Price</b>	\$595,900	\$595,900
<b>Sales Price</b>	\$595,000	\$595,000
<b>30 Day Price</b>	\$580,000	--
<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 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** 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



Front



Address Verification



Side



Side



Street



Street



## Subject Photos



Street

## Listing Photos

**L1** 6702 S 300 E  
Midvale, UT 84047



Front

**L2** 1212 E Moss Cir  
Midvale, UT 84047



Front

**L3** 7518 S Greenwood Cir  
Midvale, UT 84047



Front

## Sales Photos

**S1** 788 E 8230 S  
Sandy, UT 84094



Front

**S2** 799 E Southwood Dr  
Salt Lake City, UT 84107



Front

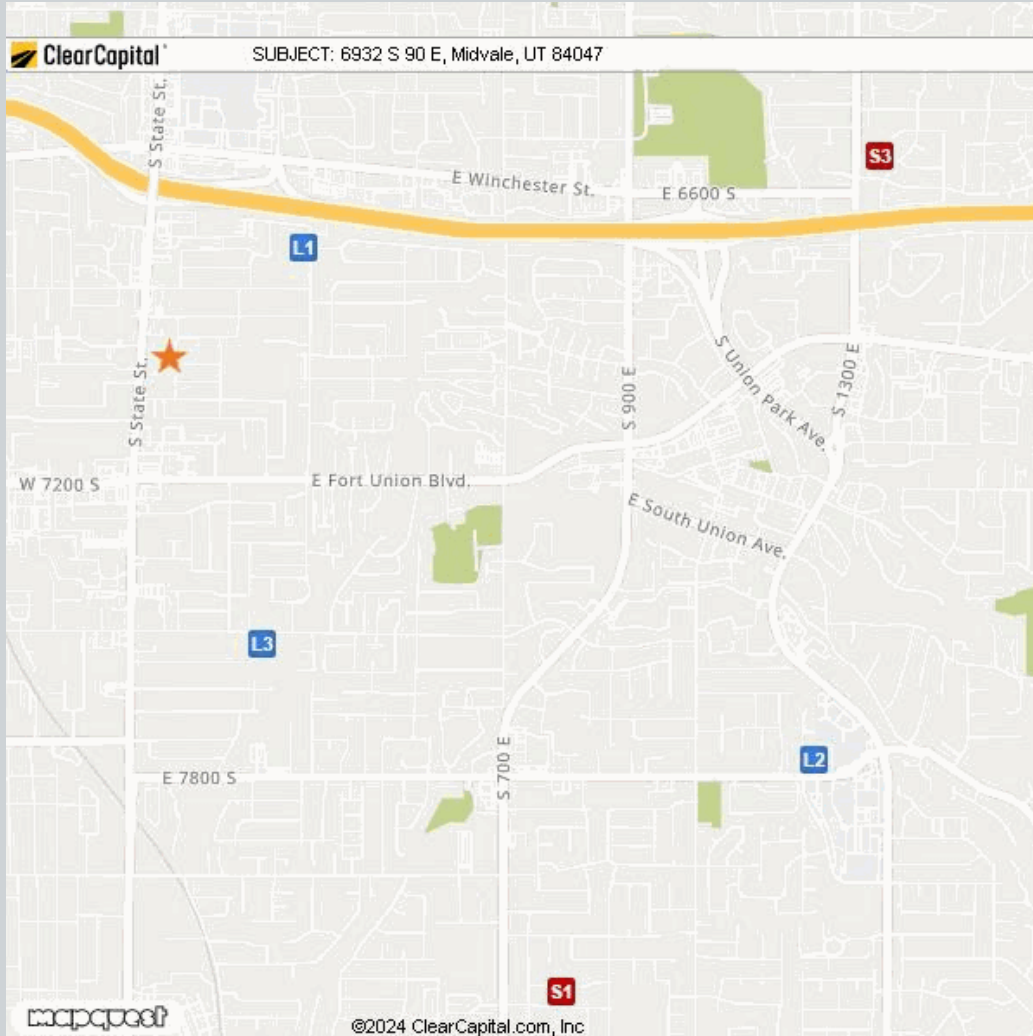
**S3** 6491 S Sumac Way  
Salt Lake City, UT 84121



Front

## ClearMaps Addendum

**Address** ★ 6932 S 90 E, Midvale, UT 84047  
**Loan Number** 56496      **Suggested List** \$595,900      **Suggested Repaired** \$595,900      **Sale** \$595,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	6932 S 90 E, Midvale, UT 84047	--	Parcel Match
L1 Listing 1	6702 S 300 E, Midvale, UT 84047	0.45 Miles <sup>1</sup>	Parcel Match
L2 Listing 2	1212 E Moss Cir, Midvale, UT 84047	1.97 Miles <sup>1</sup>	Parcel Match
L3 Listing 3	7518 S Greenwood Cir, Midvale, UT 84047	0.78 Miles <sup>1</sup>	Parcel Match
S1 Sold 1	788 E 8230 S, Sandy, UT 84094	1.94 Miles <sup>1</sup>	Parcel Match
S2 Sold 2	799 E Southwood Dr, Salt Lake City, UT 84107	1.30 Miles <sup>1</sup>	Parcel Match
S3 Sold 3	6491 S Sumac Way, Salt Lake City, UT 84121	1.92 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>	Robyn Moody	<b>Company/Brokerage</b>	Salt Lake REO w/Realty HQ
<b>License No</b>	6238053-SA00	<b>Address</b>	8962 S Duck Ridge Way West Jordan UT 84081
<b>License Expiration</b>	06/30/2026	<b>License State</b>	UT
<b>Phone</b>	8015668288	<b>Email</b>	Robyn@SaltLakeREO.com
<b>Broker Distance to Subject</b>	8.19 miles	<b>Date Signed</b>	08/02/2024

*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.**