

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>	519 N Dexter St, Salt Lake City, UT 84116	<b>Order ID</b>	9197295	<b>Property ID</b>	35156686
<b>Inspection Date</b>	03/05/2024	<b>Date of Report</b>	03/05/2024		
<b>Loan Number</b>	56809	<b>APN</b>	08352060210000		
<b>Borrower Name</b>	Catamount Properties 2018 LLC	<b>County</b>	Salt Lake		

Tracking IDs					
<b>Order Tracking ID</b>	3.5_BPO	<b>Tracking ID 1</b>	3.5_BPO		
<b>Tracking ID 2</b>	--	<b>Tracking ID 3</b>	--		

## General Conditions

<b>Owner</b>	MARTA MARTIN	<b>Condition Comments</b> This property appears to be in good to average condition and well maintained. No deferred maintenance was noted. Subject conforms well to the area. It is assumed the interior is in similar condition.
<b>R. E. Taxes</b>	\$1,189	
<b>Assessed Value</b>	\$120,285	
<b>Zoning Classification</b>	Residential 5305	
<b>Property Type</b>	SFR	
<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>	No	
<b>Visible From Street</b>	Visible	
<b>Road Type</b>	Public	

## Neighborhood & Market Data

<b>Location Type</b>	Suburban	<b>Neighborhood Comments</b> 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: \$280000 High: \$486400	
<b>Market for this type of property</b>	Decreased 3 % in the past 6 months.	
<b>Normal Marketing Days</b>	<30	

## Current Listings

	Subject	Listing 1	Listing 2 *	Listing 3
<b>Street Address</b>	519 N Dexter St	465 N Marion St	524 N Chicago St	867 W Pacific Ave
<b>City, State</b>	Salt Lake City, UT	Salt Lake City, UT	Salt Lake City, UT	Salt Lake City, UT
<b>Zip Code</b>	84116	84116	84116	84104
<b>Datasource</b>	Public Records	MLS	MLS	MLS
<b>Miles to Subj.</b>	--	0.30 <sup>1</sup>	0.11 <sup>1</sup>	1.49 <sup>1</sup>
<b>Property Type</b>	SFR	SFR	SFR	SFR
<b>Original List Price \$</b>	\$	\$315,000	\$350,000	\$369,900
<b>List Price \$</b>	--	\$315,000	\$350,000	\$369,900
<b>Original List Date</b>		02/27/2024	02/21/2024	02/08/2024
<b>DOM · Cumulative DOM</b>	-- · --	7 · 7	13 · 13	26 · 26
<b>Age (# of years)</b>	85	100	116	116
<b>Condition</b>	Average	Good	Average	Good
<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 ; Mountain	Neutral ; Residential
<b>Style/Design</b>	1 Story Bungalow	1 Story Bungalow	1 Story Bungalow	2 Stories BUNGALOW
<b># Units</b>	1	1	1	1
<b>Living Sq. Feet</b>	624	806	700	671
<b>Bdrm · Bths · ½ Bths</b>	2 · 1	1 · 1	2 · 1	1 · 1
<b>Total Room #</b>	5	5	5	7
<b>Garage (Style/Stalls)</b>	None	None	None	Detached 1 Car
<b>Basement (Yes/No)</b>	No	No	No	Yes
<b>Basement (% Fin)</b>	0%	0%	0%	100%
<b>Basement Sq. Ft.</b>	--	--	--	662
<b>Pool/Spa</b>	--	--	--	--
<b>Lot Size</b>	0.13 acres	0.04 acres	0.16 acres	0.11 acres
<b>Other</b>	ALUMINUM	STUCCO	BRICK	ALUM; BINYL

\* Listing 2 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** Adorable bungalow in down town SLC. Update through out, super clean! close to everything would be great for corporate housing. Furnishing available for additional fee, turn key move in ready! New Electrical, new meter, repiped all flooring replaced, home is freshly painted in and out. New kitchen including appliances. New bath including all fixtures and tile surround. New Furnace and AC. New roof!
- Listing 2** A quiet, small street where neighbors get to know one another is a rarity these days. This home is perfectly located on that very street with a huge lot ready for a large garage with ADU or whatever you can dream up. Just 5 minutes from downtown SLC, and 12 minutes from the airport you'll find this charmer with fresh paint and fresh flooring! The attic above the home is great for storage or future family growth...who knows...maybe it's even ready for band practice!? This lovely Victorian has the tall ceilings we all wish we had. Come and see why THIS ONE is home!
- Listing 3** 2/11...HIGHEST & BEST DUE Monday 2/12 @ 5pm. This charming home is tucked away on a quiet street just minutes from downtown and I-15. The furnace and air conditioner are about 3-4 years old. There is a bonus sunroom attached that is not being counted on the square footage and doesn't have air ducts, but honestly may not need them. The inside of the home is fantastic. It's clean, it's updated, and it should be move-in ready! SELLER IS RELATED TO THE AGENT.

## Recent Sales

	Subject	Sold 1	Sold 2 *	Sold 3
Street Address	519 N Dexter St	1381 W 400 S	1124 W 300 N	973 W 500 S
City, State	Salt Lake City, UT	Salt Lake City, UT	Salt Lake City, UT	Salt Lake City, UT
Zip Code	84116	84104	84116	84104
Datasource	Public Records	MLS	MLS	MLS
Miles to Subj.	--	1.62 <sup>1</sup>	0.51 <sup>1</sup>	1.57 <sup>1</sup>
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$315,000	\$319,000	\$375,000
List Price \$	--	\$315,000	\$319,000	\$375,000
Sale Price \$	--	\$315,000	\$319,000	\$375,000
Type of Financing	--	Conventional	Fha	Conventional
Date of Sale	--	01/04/2024	02/29/2024	09/22/2023
DOM · Cumulative DOM	-- · --	36 · 36	55 · 55	70 · 70
Age (# of years)	85	88	76	123
Condition	Average	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 Bungalow	1 Story Bungalow	1 Story Bungalow	1 Story Bungalow
# Units	1	1	1	1
Living Sq. Feet	624	671	672	748
Bdrm · Bths · ½ Bths	2 · 1	2 · 1	2 · 1	2 · 1
Total Room #	5	5	5	6
Garage (Style/Stalls)	None	None	Detached 1 Car	None
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	0.13 acres	0.19 acres	0.21 acres	0.09 acres
Other	ALUMINUM	ASBESTOS SHINGLES	VINYL	OTHER WOOD
Net Adjustment	--	-\$20,482	-\$11,393	-\$61,083
Adjusted Price	--	\$294,518	\$307,607	\$313,917

\* 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** Cute two bed one bath home! Convenient location close to downtown. Huge yard with a deep lot and a large shed. Great condition with tons of potential! Owner/agent.
- Sold 2** Very good, small home in the Fairpark Neighborhood of Salt Lake City, 84116. Two bed, one bath, 672 sq. ft. on a large lot with detached garage. Good sense of privacy, good south facing sun exposure. This house has been updated with new flooring, window coverings, quartz countertops in the kitchen and new appliances. Excellent proximity to downtown, major interstate freeways, and the newly expanded Salt Lake International Airport. Astonishing growth around The Gateway and West Side will result in an appreciating value of this small, cozy home.
- Sold 3** Welcome to your perfect home near downtown Salt Lake City! This recently updated home features wood floors, granite countertops, and stainless steel appliances. Enjoy a spacious yard, ideal for entertaining. The location is conveniently close to downtown, the airport, and various shopping and dining options.

## 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 INTRAFAMILY TRANSFER RECORDING DATE 11/1/2022			
<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>	\$325,000	\$325,000
<b>Sales Price</b>	\$310,000	\$310,000
<b>30 Day Price</b>	\$300,000	--
<b>Comments Regarding Pricing Strategy</b>		
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. It was necessary to extend the search criteria in order to find more appropriate comps.		

## 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



Other



Other

## Listing Photos

**L1** 465 N Marion St  
Salt Lake City, UT 84116



Front

**L2** 524 N Chicago St  
Salt Lake City, UT 84116



Front

**L3** 867 W PACIFIC AVE  
Salt Lake City, UT 84104



Front

## Sales Photos

**S1** 1381 W 400 S  
Salt Lake City, UT 84104



Front

**S2** 1124 W 300 N  
Salt Lake City, UT 84116



Front

**S3** 973 W 500 S  
Salt Lake City, UT 84104



Front

## ClearMaps Addendum

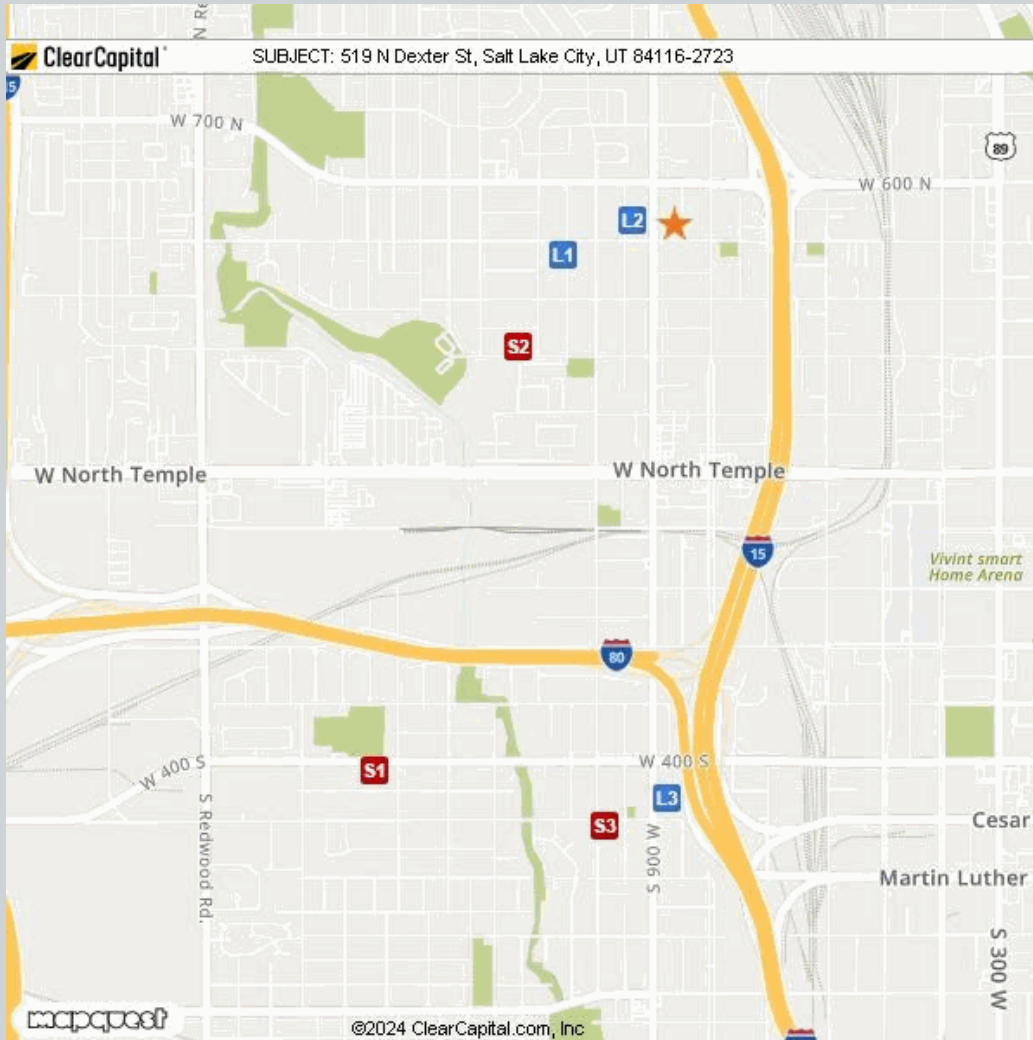
**Address** ★ 519 N Dexter St, Salt Lake City, UT 84116

**Loan Number** 56809

**Suggested List** \$325,000

**Suggested Repaired** \$325,000

**Sale** \$310,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	519 N Dexter St, Salt Lake City, UT 84116	--	Parcel Match
L1 Listing 1	465 N Marion St, Salt Lake City, UT 84116	0.30 Miles <sup>1</sup>	Parcel Match
L2 Listing 2	524 N Chicago St, Salt Lake City, UT 84116	0.11 Miles <sup>1</sup>	Parcel Match
L3 Listing 3	867 W Pacific Ave, Salt Lake City, UT 84104	1.49 Miles <sup>1</sup>	Parcel Match
S1 Sold 1	1381 W 400 S, Salt Lake City, UT 84104	1.62 Miles <sup>1</sup>	Parcel Match
S2 Sold 2	1124 W 300 N, Salt Lake City, UT 84116	0.51 Miles <sup>1</sup>	Parcel Match
S3 Sold 3	973 W 500 S, Salt Lake City, UT 84104	1.57 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>	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>	9.88 miles	<b>Date Signed</b>	03/05/2024

*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.**