

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>	8050 W 2700 S, Magna, UTAH 84044	<b>Order ID</b>	9217754	<b>Property ID</b>	35192710
<b>Inspection Date</b>	03/15/2024	<b>Date of Report</b>	03/15/2024		
<b>Loan Number</b>	56859	<b>APN</b>	1429226049		
<b>Borrower Name</b>	Catamount Properties 2018 LLC	<b>County</b>	Salt Lake		

Tracking IDs					
<b>Order Tracking ID</b>	3.15_BPO	<b>Tracking ID 1</b>	3.15_BPO		
<b>Tracking ID 2</b>	--	<b>Tracking ID 3</b>	--		

General Conditions		
<b>Owner</b>	MOUNTAINLAND HOMES LLC	<b>Condition Comments</b>
<b>R. E. Taxes</b>	\$252	This property appears to be in average condition. No deferred maintenance on exterior was noted. Subject conforms well to the area. It is assumed the interior is in similar condition.
<b>Assessed Value</b>	\$405,000	
<b>Zoning Classification</b>	RES	
<b>Property Type</b>	SFR	
<b>Occupancy</b>	Vacant	
<b>Secure?</b>	Yes (LOCKED)	
<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>
<b>Local Economy</b>	Stable	There are no environmental or hazardous concerns. There are no adverse conditions that would affect subject marketability.
<b>Sales Prices in this Neighborhood</b>	Low: \$410,000 High: \$570,000	
<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>	8050 W 2700 S	3580 S Autumn Gate Ct	2865 S Hawker Ln	3281 S 7900 W
<b>City, State</b>	Magna, UTAH	Magna, UT	West Valley City, UT	Magna, UT
<b>Zip Code</b>	84044	84044	84128	84044
<b>Datasource</b>	Tax Records	MLS	MLS	MLS
<b>Miles to Subj.</b>	--	1.17 <sup>1</sup>	1.24 <sup>1</sup>	0.63 <sup>1</sup>
<b>Property Type</b>	SFR	SFR	SFR	SFR
<b>Original List Price \$</b>	\$	\$485,000	\$625,000	\$629,000
<b>List Price \$</b>	--	\$485,000	\$625,000	\$629,000
<b>Original List Date</b>		02/22/2024	01/17/2024	01/20/2024
<b>DOM · Cumulative DOM</b>	-- · --	22 · 22	58 · 58	55 · 55
<b>Age (# of years)</b>	46	24	23	45
<b>Condition</b>	Average	Average	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 ; Residential	Neutral ; Residential
<b>Style/Design</b>	1 Story RANCH	1.5 Stories 2 STORY	1 Story RANCH	1 Story RANCH
<b># Units</b>	1	1	1	1
<b>Living Sq. Feet</b>	1,733	1,612	1,600	1,692
<b>Bdrm · Bths · ½ Bths</b>	3 · 1 · 1	3 · 3	3 · 2	3 · 2
<b>Total Room #</b>	9	15	10	14
<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>	0%	100%	40%	90%
<b>Basement Sq. Ft.</b>	1,733	1,302	1,578	1,692
<b>Pool/Spa</b>	--	--	--	--
<b>Lot Size</b>	0.55 acres	0.11 acres	0.33 acres	0.78 acres
<b>Other</b>	BRICK	STUCCO	ALUM; BRICK	BRICK

\* 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** \*\*MULTIPLE OFFERS RECEIVED, highest and best due Monday, February 26 at noon with a response deadline of Tuesday at 1 PM\*\* This wonderful home feels rejuvenating and welcoming with brand new carpeting and fresh paint on the main floor. Also with not just one, but TWO primary bedrooms adds a touch of luxury and convenience to accommodate various living arrangements. Entertaining is a delight with the lower level featuring a SECOND kitchen, ideal for hosting gatherings and celebrations. Plus, the opportunity to add a gate in the backyard for easy access to the open green space not only enhances convenience but also expands the possibilities for outdoor activities. Nestled in a cozy neighborhood, this home offers a sense of community and serenity, making it an ideal place to call home. Whether you're hosting gatherings with friends and family or simply enjoying the peaceful surroundings, this property offers the perfect blend of comfort and functionality. A/C a couple of years old, water heater replaced in 2023, furnace 2018
- Listing 2** Price improvement on this nice and spacious home, featuring 5 car garage (detached garage is appx 26'x36' w/ heated workshop, skylights, A/C, see arial photo) The master suite has been updated with new flooring (bathroom) and fresh paint. This home also features an open floor plan. Vaulted ceilings, and 1/3 acre fenced yard. Its located in park like neighborhood perfect for the next family to call home.
- Listing 3** This rambler is nestled on a quiet street on a huge piece of land! There are 2 tax ID numbers that are divided into two .39 acre parcels. This property has had a lot of renovation lately and is still undergoing super cute upgrades! The garage is a mechanics dream and it still has more land to build another! This home is cozy and inviting and ready for your design ideas!!! Come see all the potential this home has to offer right along with all of the upgrades that have already been started and complete!

## Recent Sales

	Subject	Sold 1	Sold 2	Sold 3 *
Street Address	8050 W 2700 S	7343 W Gettysburg Dr	6336 W Wending Ln	8026 W Coon Canyon Way
City, State	Magna, UTAH	Magna, UT	West Valley City, UT	Magna, UT
Zip Code	84044	84044	84128	84044
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	1.05 <sup>1</sup>	2.52 <sup>1</sup>	0.46 <sup>1</sup>
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$500,000	\$550,000	\$560,000
List Price \$	--	\$500,000	\$550,000	\$560,000
Sale Price \$	--	\$504,900	\$535,000	\$560,000
Type of Financing	--	Conventional	Conventional	Conventional
Date of Sale	--	02/20/2024	02/27/2024	11/01/2023
DOM · Cumulative DOM	-- · --	34 · 34	44 · 44	1 · 0
Age (# of years)	46	47	52	26
Condition	Average	Good	Good	Average
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 RANCH	2 Stories 2-STORY	1 Story RANCH	1 Story RANCH
# Units	1	1	1	1
Living Sq. Feet	1,733	1,584	1,528	1,786
Bdrm · Bths · ½ Bths	3 · 1 · 1	4 · 2	3 · 2	3 · 2 · 1
Total Room #	9	14	14	14
Garage (Style/Stalls)	Attached 2 Car(s)	Attached 1 Car	Attached 2 Car(s)	Attached 3 Car(s)
Basement (Yes/No)	Yes	Yes	Yes	Yes
Basement (% Fin)	0%	100%	90%	50%
Basement Sq. Ft.	1733	936	1,528	1,744
Pool/Spa	--	--	--	--
Lot Size	0.55 acres	0.14 acres	0.20 acres	0.22 acres
Other	BRICK	ALUMINUM	BRICK	STUCCO
Net Adjustment	--	+\$30,097	+\$26,138	-\$8,859
Adjusted Price	--	\$534,997	\$561,138	\$551,141

\* Sold 3 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** Magna home with Mother in law apartment. Many new renovations including updated bathrooms and freshly painted walls. An in-law apartment downstairs with its own kitchen and washer and dryer hookups. This home is clean and well-kept!! Enough parking for multiple vehicles and a small RV. Xeriscaped front yard for easier convenience and a quiet oasis for a backyard bordered with rose bushes and fully fenced yard. Extra storage in the bonus room above the garage. This home has a wonderful location close to schools, a shopping center, and a freeway. Square footage figures are provided as a courtesy estimate only and were obtained from County Records. The buyer is advised to obtain an independent measurement
- Sold 2** Looking for a great home you could live in and rent the other half? This is a tremendous opportunity, beautiful home, recently updated with granite counters, updated tile bathrooms and more. Over 3000+ sq. ft., tons of parking (separate for each unit), no HOA, separate entrances, current great tenants would stay or could leave with 30 day notice.
- Sold 3** For comparison purposes MLS SHOWS ONLY 5 PICS, APPEARS TO BE AVERAGE CONDITION BUT DIFFICULT TO TELL

## 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 WARRANTY DEED RECORDING DATE 1/16/2024 BUT NO MLS OR PICS AVAILABLE. NO SALES INFORMATION IS AVAILABLE.			
<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>	\$550,000	\$550,000
<b>Sales Price</b>	\$535,000	\$535,000
<b>30 Day Price</b>	\$500,000	--
<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. LIMITED COMPS AVAILABLE. ASSUMING SUBJECT'S INTERIOR IS IN AVERAGE CONDITION. HOWEVER, NO PICS AVAILABLE TO CONFIRM.		

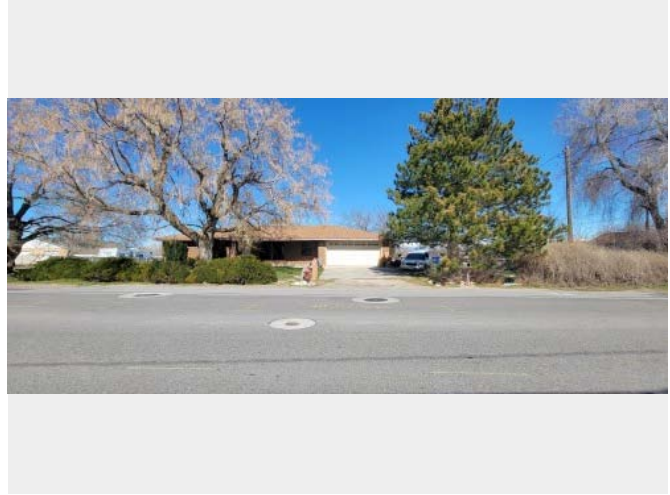
## Clear Capital Quality Assurance Comments Addendum

**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



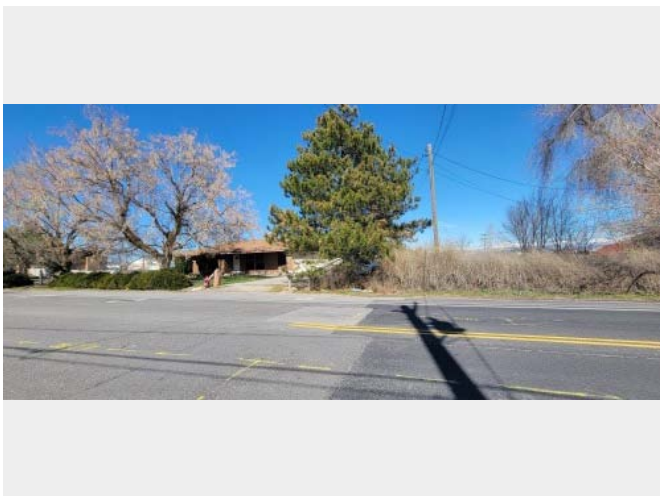
Front



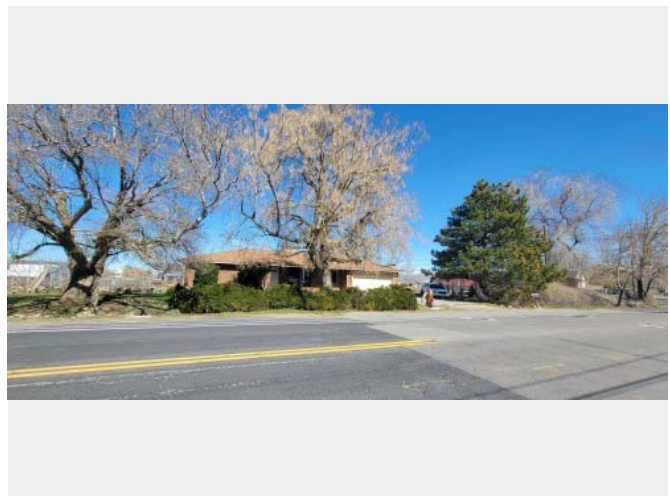
Address Verification



Address Verification



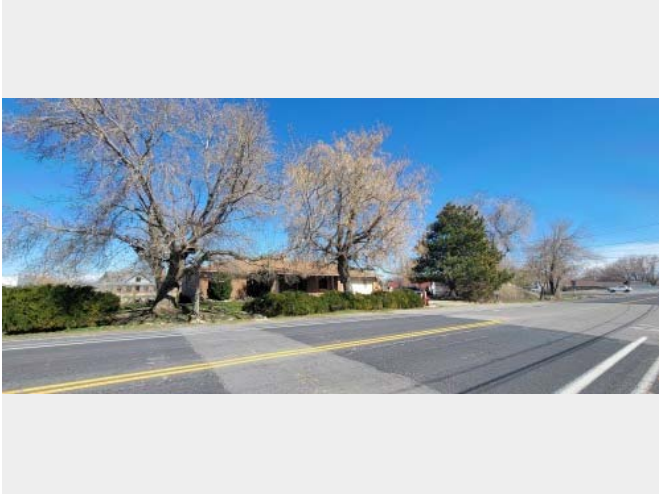
Side



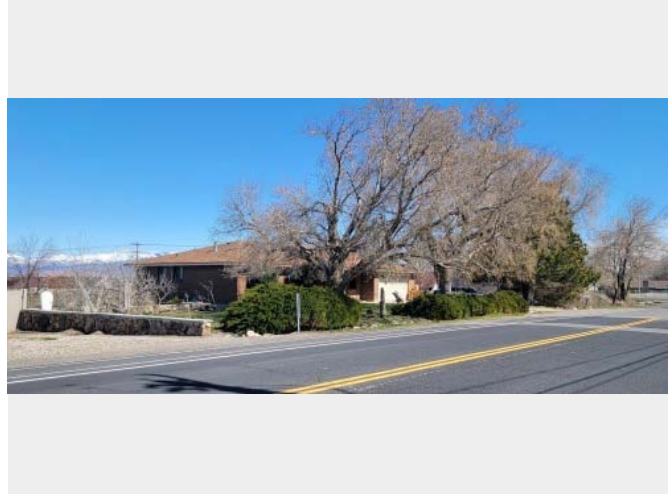
Side



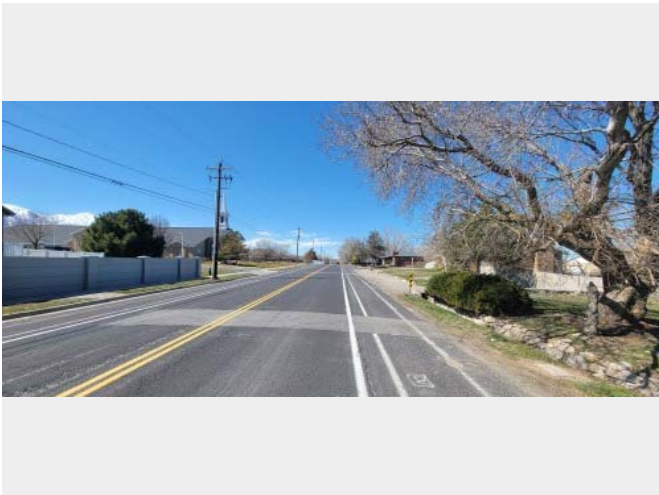
## Subject Photos



Side



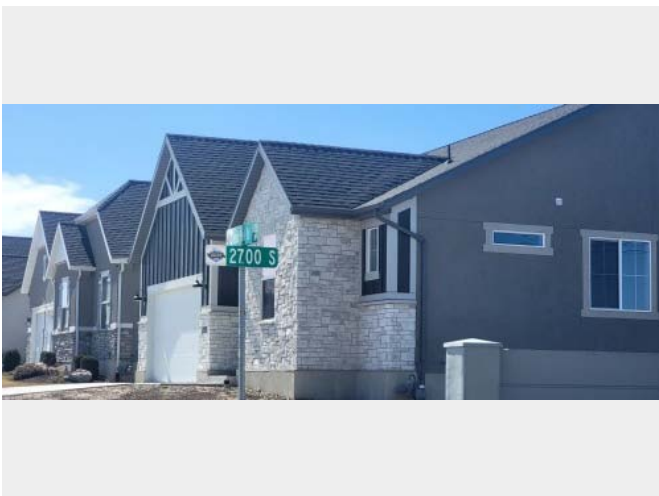
Side



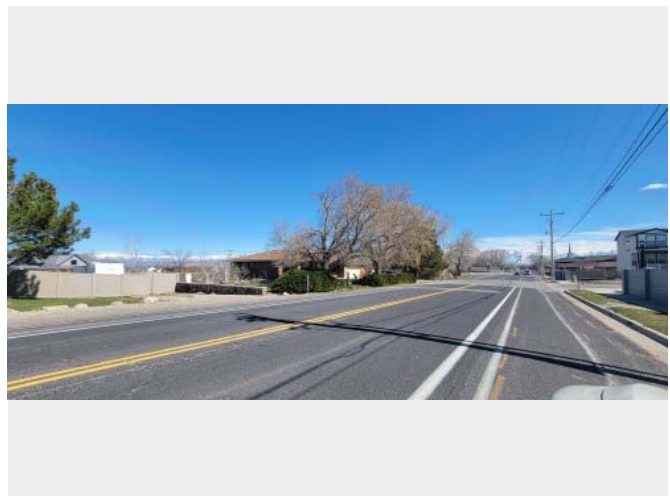
Street



Street



Street



Street

## Subject Photos



Other

## Listing Photos

**L1** 3580 S AUTUMN GATE CT  
Magna, UT 84044



Front

**L2** 2865 S HAWKER LN  
West Valley City, UT 84128



Front

**L3** 3281 S 7900 W  
Magna, UT 84044



Front

## Sales Photos

**S1** 7343 W GETTYSBURG DR  
Magna, UT 84044



Front

**S2** 6336 W WENDING LN  
West Valley City, UT 84128



Front

**S3** 8026 W COON CANYON WAY  
Magna, UT 84044



Front

## ClearMaps Addendum

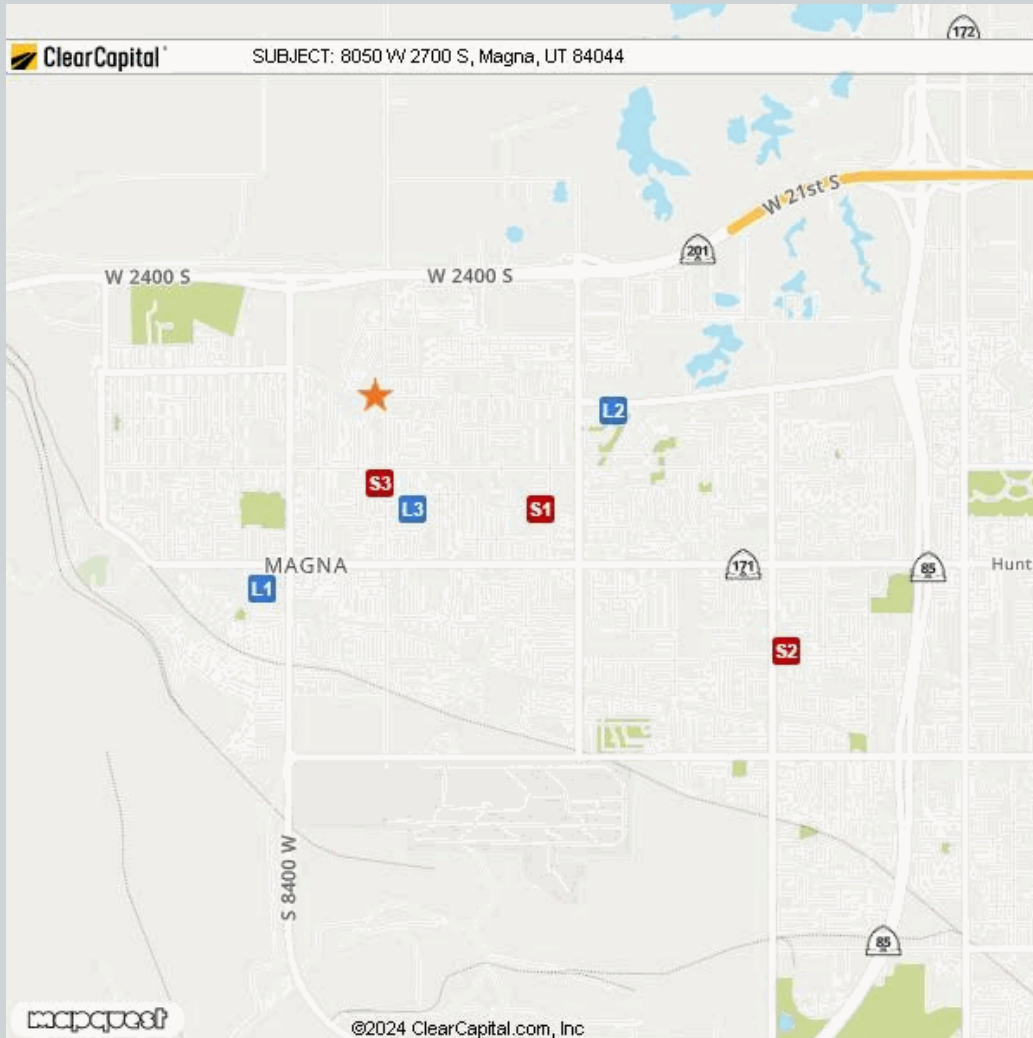
**Address** ★ 8050 W 2700 S, Magna, UTAH 84044

**Loan Number** 56859

**Suggested List** \$550,000

**Suggested Repaired** \$550,000

**Sale** \$535,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	8050 W 2700 S, Magna, Utah 84044	--	Parcel Match
L1 Listing 1	3580 S Autumn Gate Ct, Magna, UT 84044	1.17 Miles <sup>1</sup>	Parcel Match
L2 Listing 2	2865 S Hawker Ln, West Valley City, UT 84128	1.24 Miles <sup>1</sup>	Parcel Match
L3 Listing 3	3281 S 7900 W, Magna, UT 84044	0.63 Miles <sup>1</sup>	Parcel Match
S1 Sold 1	7343 W Gettysburg Dr, Magna, UT 84044	1.05 Miles <sup>1</sup>	Parcel Match
S2 Sold 2	6336 W Wending Ln, West Valley City, UT 84128	2.52 Miles <sup>1</sup>	Parcel Match
S3 Sold 3	8026 W Coon Canyon Way, Magna, UT 84044	0.46 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>	12.25 miles	<b>Date Signed</b>	03/15/2024

*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.**