

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.

Address	90 Mcmichael Avenue, Grantsville, UT 84029	Order ID	9300491	Property ID	35339754
Inspection Date	04/27/2024	Date of Report	04/29/2024		
Loan Number	57271	APN	01-109-0-0041		
Borrower Name	Catamount Properties 2018 LLC	County	Tooele		

Tracking IDs					
Order Tracking ID	4.24_BPO	Tracking ID 1	4.24_BPO		
Tracking ID 2	--	Tracking ID 3	--		

General Conditions

		Condition Comments
Owner	PYNE DAVID MERVIN	The subject property is in average condition. No need for repairs.
R. E. Taxes	\$179,731	
Assessed Value	\$334,648	
Zoning Classification	Residential	
Property Type	SFR	
Occupancy	Occupied	
Ownership Type	Fee Simple	
Property Condition	Average	
Estimated Exterior Repair Cost	\$0	
Estimated Interior Repair Cost	\$0	
Total Estimated Repair	\$0	
HOA	No	
Visible From Street	Visible	
Road Type	Public	

Neighborhood & Market Data

		Neighborhood Comments
Location Type	Suburban	The subject conforms to most homes in size, lot size, age, style and construction.
Local Economy	Stable	
Sales Prices in this Neighborhood	Low: \$249,000 High: \$625,000	
Market for this type of property	Decreased 4 % in the past 6 months.	
Normal Marketing Days	<90	

Current Listings

	Subject	Listing 1	Listing 2	Listing 3 *
Street Address	90 Mcmichael Avenue	154 W Main Street	51 N Hale Street	820 N Old Lincoln Highway
City, State	Grantsville, UT	Grantsville, UT	Grantsville, UT	Grantsville, UT
Zip Code	84029	84029	84029	84029
Datasource	MLS	MLS	MLS	MLS
Miles to Subj.	--	0.34 ¹	0.24 ¹	2.76 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$249,000	\$780,000	\$560,000
List Price \$	--	\$266,500	\$780,000	\$560,000
Original List Date		08/09/2023	02/26/2024	04/18/2024
DOM · Cumulative DOM	-- · --	211 · 264	31 · 63	9 · 11
Age (# of years)	67	100	62	48
Condition	Average	Average	Average	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 Rambler	1 Story Rambler	1 Story Rambler	1 Story Rambler
# Units	1	1	1	1
Living Sq. Feet	1,818	1,682	1,869	1,358
Bdrm · Bths · ½ Bths	3 · 2	4 · 1	3 · 1	3 · 2 · 1
Total Room #	6	10	7	9
Garage (Style/Stalls)	Attached 2 Car(s)	None	Attached 4 Car(s)	Detached 5+ Car(s)
Basement (Yes/No)	No	No	No	Yes
Basement (% Fin)	0%	0%	0%	90%
Basement Sq. Ft.	--	--	--	840
Pool/Spa	--	--	--	--
Lot Size	.60 acres	.13 acres	.61 acres	1.03 acres
Other	None	None	None	None

* Listing 3 is the most comparable listing to the subject.

¹ Comp's "Miles to Subject" was calculated by the system.

² Comp's "Miles to Subject" provided by Real Estate Professional.

³ Subject \$/ft based upon as-is sale price.

Listing Comments Why the comparable listing is superior or inferior to the subject.

Listing 1 Price reflects and as is value for this comparable. Adjustments made for bath count, GLA, age, garage, lot size and condiiton.

Listing 2 There were few proximate, similar, recent, available listings. This property has a condition use as commercial increasing the potential value. Adjustments made for bed ct, bath ct, GLA, age, garage/carport, lot size, condition use commercial, commercial building and equipment.

Listing 3 Most similar comparable overall with the following adjustments bed ct, bath count, GLA, finished basement area, age, garage and lot size.

Recent Sales

	Subject	Sold 1	Sold 2	Sold 3 *
Street Address	90 Mcmichael Avenue	103 S Hale Street	145 S Harris Street	35 N Church Street
City, State	Grantsville, UT	Grantsville, UT	Grantsville, UT	Grantsville, UT
Zip Code	84029	84029	84029	84029
Datasource	MLS	MLS	MLS	MLS
Miles to Subj.	--	0.03 ¹	0.12 ¹	0.53 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$425,000	\$440,000	\$350,000
List Price \$	--	\$425,000	\$440,000	\$350,000
Sale Price \$	--	\$405,000	\$415,000	\$350,000
Type of Financing	--	Fha	Conventional	Usda
Date of Sale	--	09/15/2023	12/01/2023	01/19/2024
DOM · Cumulative DOM	-- · --	27 · 58	49 · 92	31 · 34
Age (# of years)	67	72	54	66
Condition	Average	Average	Average	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 Rambler	1 Story Rambler	1 Story Rambler	1 Story Rambler
# Units	1	1	1	1
Living Sq. Feet	1,818	1,821	1,352	1,477
Bdrm · Bths · ½ Bths	3 · 2	4 · 3	5 · 2	4 · 2
Total Room #	6	7	9	11
Garage (Style/Stalls)	Attached 2 Car(s)	None	Attached 1 Car	Carport 1 Car
Basement (Yes/No)	No	Yes	Yes	Yes
Basement (% Fin)	0%	0%	100%	90%
Basement Sq. Ft.		270	1,352	517
Pool/Spa	--	--	--	--
Lot Size	.60 acres	.42 acres	.18 acres	.22 acres
Other	None	None	None	None
Net Adjustment	--	-\$40,069	-\$37,885	+\$34,273
Adjusted Price	--	\$364,931	\$377,115	\$384,273

* Sold 3 is the most comparable sale to the subject.

¹ Comp's "Miles to Subject" was calculated by the system.

² Comp's "Miles to Subject" provided by Real Estate Professional.

³ 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** similar in GLA but superior in basement area. Adjustments made for bath count (2500), GLA (-210), basement area -(2700), age (2500), garage (10000), lot size (7841), and condition adjustment for new addition (-50000), landscape adjustment (10,000) for a total adjustment of -40069
- Sold 2** Comparable is superior overall with the following adjustments bed count (-1000), bath count(-2500), GLA (32620), finished basement area(-33800), age (-6500), garage space (5000), lot size (18295) and condition (-50000) for a total adjustment of (-37885)
- Sold 3** Comparable is inferior overall with the following adjustments bath count (-2500), GLA (23870), Basement area (-12150). age (-500), garage/carport (9000), lot size (16553) for a total adjustment of 34273.

Subject Sales & Listing History

Current Listing Status	Not Currently Listed		Listing History Comments				
Listing Agency/Firm			There is no recent MLS history for this subject.				
Listing Agent Name							
Listing Agent Phone							
# of Removed Listings in Previous 12 Months	0						
# of Sales in Previous 12 Months	0						
Original List Date	Original List Price	Final List Date	Final List Price	Result	Result Date	Result Price	Source

Marketing Strategy

	As Is Price	Repaired Price
Suggested List Price	\$405,000	\$405,000
Sales Price	\$384,000	\$384,000
30 Day Price	\$365,000	--
Comments Regarding Pricing Strategy		
<p>The subject conforms to most homes in size, lot size, age, style and construction. The subject appears to be in average condition with no apparent sign of needed repair and qualifies for as is marketing. The subject market appears to be declining with a 4% pricing decrease over the last 6 months with increasing days on market, stable inventory and increasing distressed ratios. Comparables were selected from proximate, similar, recent, available properties adjusted for differences in DNA. Sales 3 and List 3 are the most representative and provide the basis for this valuation. Subject neighborhood is generally comprised of similar size, lot size, age, condition and constructed homes with some variation in condition due to updates/renovations. There were few proximate, similar, recent, available comparables for use. I had to expand many search parameters to find comps for this subject. The land value was taken from the county land assessment.</p>		

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



Address Verification



Side



Side



Street

Subject Photos



Street



Other

Listing Photos

L1 154 W Main Street
Grantsville, UT 84029



Front

L2 51 N Hale Street
Grantsville, UT 84029



Front

L3 820 N Old Lincoln Highway
Grantsville, UT 84029



Front

Sales Photos

S1 103 S Hale Street
Grantsville, UT 84029



Front

S2 145 S Harris Street
Grantsville, UT 84029



Front

S3 35 N Church Street
Grantsville, UT 84029



Front

ClearMaps Addendum

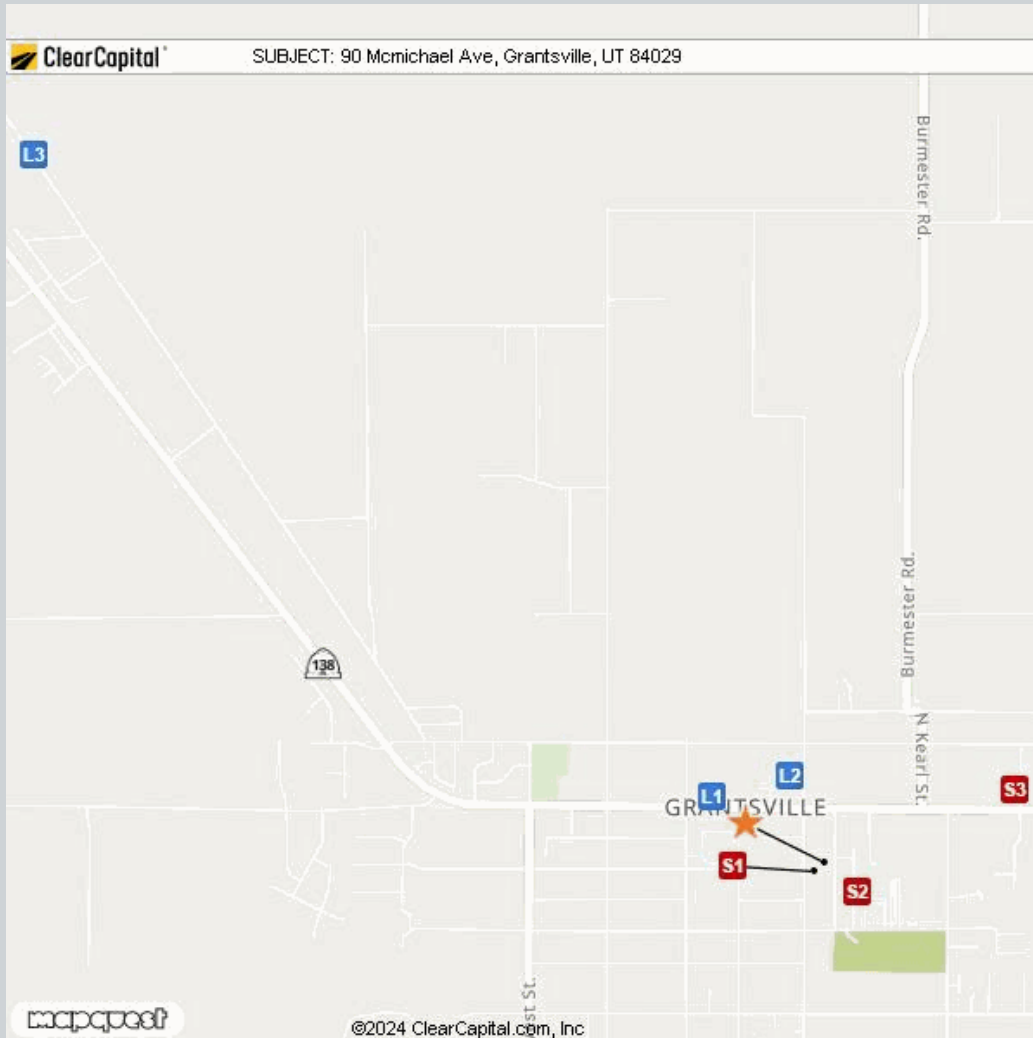
Address ★ 90 Mcmichael Avenue, Grantsville, UT 84029

Loan Number 57271

Suggested List \$405,000

Suggested Repaired \$405,000

Sale \$384,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	90 Mcmichael Avenue, Grantsville, UT 84029	--	Parcel Match
L1 Listing 1	154 W Main Street, Grantsville, UT 84029	0.34 Miles ¹	Parcel Match
L2 Listing 2	51 N Hale Street, Grantsville, UT 84029	0.24 Miles ¹	Parcel Match
L3 Listing 3	820 N Old Lincoln Highway, Grantsville, UT 84029	2.76 Miles ¹	Street Centerline Match
S1 Sold 1	103 S Hale Street, Grantsville, UT 84029	0.03 Miles ¹	Parcel Match
S2 Sold 2	145 S Harris Street, Grantsville, UT 84029	0.12 Miles ¹	Parcel Match
S3 Sold 3	35 N Church Street, Grantsville, UT 84029	0.53 Miles ¹	Parcel Match

¹ The Comparable "Distance from Subject" value has been calculated by the Clear Capital system.

² 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

Broker Name	Stephen McEntire	Company/Brokerage	(CREOBA) Equity Real Estate
License No	5454460-SA00	Address	1218 East 7800 South Sandy UT 84094
License Expiration	02/28/2026	License State	UT
Phone	8014195004	Email	steve@mcentirehomes.com
Broker Distance to Subject	31.80 miles	Date Signed	04/29/2024

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.