

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	724 E 3690 S Unit 15, Salt Lake City, UTAH 84106	Order ID	9514400	Property ID	35747160
Inspection Date	08/01/2024	Date of Report	08/02/2024		
Loan Number	58116	APN	16-32-154-016		
Borrower Name	Champerey Real Estate 2015 LLC	County	Salt Lake		

Tracking IDs					
Order Tracking ID	07.30_BPO	Tracking ID 1	07.30_BPO		
Tracking ID 2	--	Tracking ID 3	--		

General Conditions		
Owner	GARRICK GARY M	Condition Comments
R. E. Taxes	\$150,132	Subject appears to be in average condition with no visible damage or repairs needed at this time.
Assessed Value	\$124,025	
Zoning Classification	Residential	
Property Type	Condo	
Occupancy	Occupied	
Ownership Type	Fee Simple	
Property Condition	Average	
Estimated Exterior Repair Cost	\$0	
Estimated Interior Repair Cost	\$0	
Total Estimated Repair	\$0	
HOA	SILVER MAPLE ESTATES CONDOMINIUM	
Association Fees	\$300 / Quarter (Pool,Landscaping,Insurance,Tennis,Greenbelt)	
Visible From Street	Visible	
Road Type	Public	

Neighborhood & Market Data		
Location Type	Suburban	Neighborhood Comments
Local Economy	Stable	Located within an area of maintained homes, subject conforms. Subject appears in maintained condition from exterior. No functional or external obsolescence noted. Located in a demanded area and maintained neighborhood.
Sales Prices in this Neighborhood	Low: \$110,000 High: \$350,000	
Market for this type of property	Remained Stable for the past 6 months.	
Normal Marketing Days	<90	

Current Listings

	Subject	Listing 1	Listing 2	Listing 3 *
Street Address	724 E 3690 S Unit 15	2220 E Murray Holladay Rd #155	2070 E 3335 S #16	1555 E 3900 S #112
City, State	Salt Lake City, UTAH	Salt Lake City, UT	Salt Lake City, UT	Salt Lake City, UT
Zip Code	84106	84117	84109	84124
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	2.85 ¹	2.11 ¹	1.21 ¹
Property Type	Condo	SFR	SFR	SFR
Original List Price \$	\$	\$237,500	\$239,900	\$245,000
List Price \$	--	\$237,500	\$234,900	\$245,000
Original List Date		07/11/2024	06/28/2024	06/25/2024
DOM · Cumulative DOM	-- · --	19 · 22	32 · 35	35 · 38
Age (# of years)	53	60	59	60
Condition	Average	Average	Average	Average
Sales Type	--	Fair Market Value	Fair Market Value	Fair Market Value
Condo Floor Number	15	155	16	35
Location	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
View	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
Style/Design	Other Condominium	Other Condominium	Other Condominium	Other Condominium
# Units	1	1	1	1
Living Sq. Feet	522	611	561	603
Bdrm · Bths · ½ Bths	2 · 1 · 1	1 · 1	1 · 1	1 · 1
Total Room #	5	3	3	3
Garage (Style/Stalls)	None	Carport 1 Car	Carport 1 Car	Carport 1 Car
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	0 acres	0 acres	0 acres	0 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.

Current Listings - Cont.

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

- Listing 1** One bedroom/one bathroom quiet lower level unit. The unit is next to the common area which does not have any noise from the parking area. The unit has been well maintained and is within walking distance to the heart of downtown Holladay. The HOA fee covers nearly all the utilities with several amenities onsite. This unit has a covered parking stall just behind the building. The home also has a radon mitigation system installed and updated boiler system. Separate men's/women's sauna. ADJUSTMENT YEAR BUILT: 1750 GLA: -2670 BED: 1000 HBATH: 2500 CARPORT: -2500 TOTAL ADJUSTMENT: \$80 ADJUSTED VALUE: \$237,580
- Listing 2** Beautifully Updated Condo in the heart of Millcreek! Brand new flooring throughout. NEW Water Heater and 3 year old HVAC. The condo complex also features a gorgeous pool and the unit has its own large, private covered patio. Laundry facilities are located on site and a generous storage locker is also included. Conveniently located next to amazing restaurants, shopping and freeway access, this home is just waiting for you to move right in! All info provided as a courtesy. Buyer and/or agent to verify all. ADJUSTMENT YEAR BUILT: 1500 GLA: -1170 CARPORT: -2500 HBATH: 2500 TOTAL ADJUSTMENT: \$330 ADJUSTED VALUE: \$235,230
- Listing 3** Discover this spacious and clean one-bedroom courtyard condo, perfectly situated in the heart of Millcreek. This property offers an ideal location near Millcreek Canyon and provides convenient access to public transportation. Located near Millcreek Common, this condo is on the bus route, making commuting easy. It is centrally located with easy access to the University of Utah, Trax lines, Frontrunner (connecting Ogden to Provo), shopping, and ski buses at the mouth of Big Cottonwood, Little Cottonwood Canyon, and Millcreek Canyon. ADJUSTMENT YEAR BUILT: 1750 GLA: -2430 BED: 1000 HBATH: 2500 TOTAL ADJUSTMENT: \$2820 ADJUSTED VALUE: \$247,820

Recent Sales

	Subject	Sold 1	Sold 2	Sold 3 *
Street Address	724 E 3690 S Unit 15	301 E 2700 S #18	2220 E Murray Holladay Rd #407	2220 E Murray Holladay Rd #147
City, State	Salt Lake City, UTAH	Salt Lake City, UT	Salt Lake City, UT	Salt Lake City, UT
Zip Code	84106	84115	84117	84117
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	1.65 ¹	2.93 ¹	2.85 ¹
Property Type	Condo	Condo	Condo	Condo
Original List Price \$	--	\$215,000	\$220,000	\$259,900
List Price \$	--	\$215,000	\$220,000	\$259,900
Sale Price \$	--	\$190,000	\$235,000	\$259,900
Type of Financing	--	Conventional	Fha	Conventional
Date of Sale	--	06/21/2024	04/05/2024	02/15/2024
DOM · Cumulative DOM	-- · --	15 · 51	28 · 43	10 · 37
Age (# of years)	53	61	52	60
Condition	Average	Average	Average	Average
Sales Type	--	Fair Market Value	Fair Market Value	Fair Market Value
Condo Floor Number	15	18	407	147
Location	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
View	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
Style/Design	Other Condominium	Other Condominium	Other Condominium	Other Condominium
# Units	1	1	1	1
Living Sq. Feet	522	597	600	598
Bdrm · Bths · ½ Bths	2 · 1 · 1	1 · 1	1 · 1	1 · 1
Total Room #	5	3	3	3
Garage (Style/Stalls)	None	None	None	Carport 1 Car
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	0 acres	0 acres	0 acres	0 acres
Other	None	None	None	None
Net Adjustment	--	+\$3,250	+\$910	+\$470
Adjusted Price	--	\$193,250	\$235,910	\$260,370

* 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** This top level Condo is in a gated community and is centrally located, close to downtown and the University of Utah and Westminster College. Features include all brick exterior, great floorplan with one bedroom and one bathroom, hardwood and tile flooring, stainless appliances and central Air Conditioning. ADJUSTMENT YEAR BUILT: 2000 GLA: -2250 BED: 1000 HBATH: 2500 TOTAL ADJUSTMENT: \$3250 ADJUSTED VALUE: \$193,250
- Sold 2** Don't miss this amazing opportunity to live in an updated condo in the highly sought after city of Holladay just minutes away from the mountains and resorts! This home has been fully updated in recent years, with new stainless steel appliances, updated paint and flooring, and in the well known Aix La Chapelle subdivision. Close to shopping, dining, and in a nice quiet neighborhood. Come see it before it is gone! ADJUSTMENT YEAR BUILT: -250 BED: 1000 HBATH: 2500 GLA: -2340 TOTAL ADJUSTMENT: \$910 ADJUSTED VALUE: \$235,910
- Sold 3** Looking for that perfect top-floor condo located right in the heart of Holladay? This property is freshly remodeled with an all-new kitchen, cabinets, lighting, windows, new flooring throughout, and a wonderfully updated bathroom! This unit includes a large private balcony as well as a covered parking spot that's in an ideal location directly out the basement door! Come take a look at this impressive condo and everything it has to offer, you won't be disappointed! ADJUSTMENT YEAR BUILT: 1750 GLA: -2280 BED: 1000 HBATH: 2500 CARPORT: -2500 TOTAL ADJUSTMENT: \$470 ADJUSTED VALUE: \$260,370

Subject Sales & Listing History

Current Listing Status	Not Currently Listed	Listing History Comments					
Listing Agency/Firm		None noted.					
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	\$245,000	\$245,000
Sales Price	\$240,000	\$240,000
30 Day Price	\$230,000	--
Comments Regarding Pricing Strategy		
<p>The subject's price opinion is based on the last sold comparable in the area. The subject's final price was adjusted accordingly. The market value appears to have stabilized and in balance in terms of supply and demand. The comps provided were the best comps available within the same neighborhood and market area, discrepancies have been justified.</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



Side



Side



Side



Side

Subject Photos



Street

Listing Photos

L1 2220 E Murray Holladay Rd #155
Salt Lake City, UT 84117



Front

L2 2070 E 3335 S #16
Salt Lake City, UT 84109



Front

L3 1555 E 3900 S #112
Salt Lake City, UT 84124



Front

Sales Photos

S1 301 E 2700 S #18
Salt Lake City, UT 84115



Front

S2 2220 E Murray Holladay Rd #407
Salt Lake City, UT 84117



Front

S3 2220 E Murray Holladay Rd #147
Salt Lake City, UT 84117



Front

ClearMaps Addendum

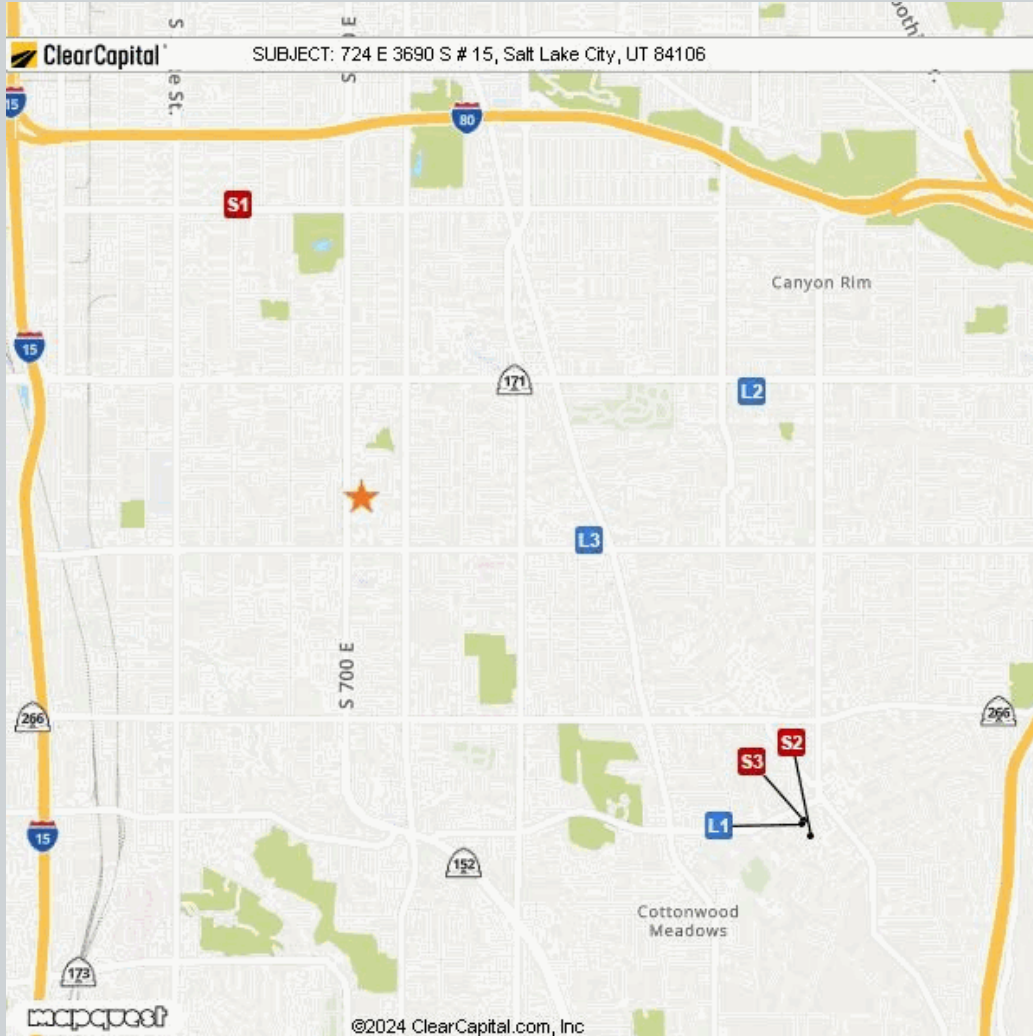
Address ★ 724 E 3690 S Unit 15, Salt Lake City, UTAH 84106

Loan Number 58116

Suggested List \$245,000

Suggested Repaired \$245,000

Sale \$240,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	724 E 3690 S Unit 15, Salt Lake City, Utah 84106	--	Parcel Match
L1 Listing 1	2220 E Murray Holladay Rd #155, Salt Lake City, UT 84117	2.85 Miles ¹	Parcel Match
L2 Listing 2	2070 E 3335 S #16, Salt Lake City, UT 84109	2.11 Miles ¹	Parcel Match
L3 Listing 3	1555 E 3900 S #112, Salt Lake City, UT 84124	1.21 Miles ¹	Parcel Match
S1 Sold 1	301 E 2700 S #18, Salt Lake City, UT 84115	1.65 Miles ¹	Parcel Match
S2 Sold 2	2220 E Murray Holladay Rd #407, Salt Lake City, UT 84117	2.93 Miles ¹	Parcel Match
S3 Sold 3	2220 E Murray Holladay Rd #147, Salt Lake City, UT 84117	2.85 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: 07/29/2024

Purpose:

Please determine a Fair market price for this property at which it would sell in a typical marketing time for the area.

Comparable Requirements:

If any of the following comparable criteria cannot be met, the commentary is required as to why you expanded your search, and what the effect on price will be.

1. Use comps from the same neighborhood, block or subdivision.
2. Use REO comparables only if the market is driven by REOs and they are comparable in characteristics and condition.
3. Use comps that have closed in the past 3 months to show the current market conditions. In rapidly changing markets, active listing comps should be given equal or greater weight than sold comps in your analysis.

Property Condition Definitions:

1. Poor: Uninhabitable or severely damaged from fire, flood, vandalism or mold
2. Fair: Repairs needed, may not be eligible for all forms of financing, below the neighborhood average
3. Average: Minor cosmetic or no repairs needed; typical for the neighborhood, move-in ready but no significant updates or renovations
4. Good: Above average, move in ready, no repairs necessary and has recent and significant updates and/or renovations (or, for customers that do not provide for 'Average', any move-in ready property)
5. Excellent: Newer construction (1-5 years) or high end luxury

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, factual detail to help our mutual customer gain a complete understanding of the subject's neighborhood such as substantiated distance to amenities, parks, schools, commercial or industrial influences, REO activity, traffic, 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.
10. No part of your analysis or reporting may be based on the race, color, religion, sex, actual or perceived sexual orientation, actual or perceived gender identity, age, actual or perceived marital status, disability, familial status, national origin of either the prospective owners or occupants of the subject property, present owners or occupants of the property, or present owners or occupants of the properties in the vicinity of the subject property, or on any other basis prohibited by federal, state or local law.
11. When commenting on the subject property or comp selections, refrain from the use of unsupported or subjective terms to assess or rate, such as, but not limited to, "high," "low," "good," "bad," "fair," "poor," "strong," "weak," "rapid," "slow," "fast" or "average" without providing a foundation for analysis and contextual information. It is inappropriate to add language that could indicate unconscious bias, including but not limited to: "pride of ownership," "crime-ridden area," "desirable neighborhood or location" or "undesirable neighborhood or location"

Undue Influence Concerns

Please contact uiproducer@clearcapital.com for any Undue Influence concerns.

Independence Hotline

Please notify Clear Capital of any independence concerns by calling (530) 550-2138

Report Instructions - cont.

Terms of Use, Code of Conduct and Professional Discretion:

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.

If you accept and perform this assignment, you do so in accordance with the Clear Capital Vendor Agreement Terms of Use and Code of Conduct to which you agreed.

All interactions with consumers (borrowers, homeowners, POCs, etc.) must be performed in a professional manner. Should you observe any concerning or suspicious activity while you engage with a consumer whether onsite or otherwise, please contact Clear Capital immediately. Please refrain from discussing anything related to the observation with the consumer directly. This includes suspected elder abuse, elder financial abuse, vulnerable adults, fraud, forgery or any violations of local, state or federal laws.

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	Fred Law	Company/Brokerage	Law Real Estate
License No	5467269-AB00	Address	14215 Orgill Band Rd Draper UT 84020
License Expiration	05/31/2026	License State	UT
Phone	8012017972	Email	bpoutahrealestate@gmail.com
Broker Distance to Subject	13.67 miles	Date Signed	08/01/2024

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.