

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	25550 W Burgess Lane, Buckeye, AZ 85326	Order ID	7115257	Property ID	29601965
Inspection Date	02/19/2021	Date of Report	02/23/2021		
Loan Number	43345	APN	504-57-428		
Borrower Name	Hollyvale Rental Holdings LLC	County	Maricopa		

Tracking IDs					
Order Tracking ID	0218BPO	Tracking ID 1	0218BPO		
Tracking ID 2	--	Tracking ID 3	--		

General Conditions

Owner	Davie Street LLC	Condition Comments	
R. E. Taxes	\$1,541	<p>The subject is a single story house located on an interior lot in the subdivision of Buckeye 320 (Santarra) in Buckeye, AZ. No needed repairs were noted during the drive-by inspection. The home conforms to other homes in the neighborhood. It was not possible to determine Occupancy for certain from drive-by inspection. Assume it is Occupied. The subject backs to green belt area which serves as a storm water collection basin in the rainy season.</p>	
Assessed Value	\$163,300		
Zoning Classification	Residential Rental		
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	Santarra HOA 602-437-4777		
Association Fees	\$71 / Month (Other: common area maintenance)		
Visible From Street	Visible		
Road Type	Public		

Neighborhood & Market Data

Location Type	Suburban	Neighborhood Comments	
Local Economy	Stable	<p>Buckeye 320 (Santarra) is a community of homes located on the west side of Buckeye, AZ. The community is about one and a half miles NW of downtown Buckeye. The neighborhood has play parks and greenbelt areas. The closest services are in downtown Buckeye. The entrance to the interstate highway is about four miles north. There are no schools in the immediate neighborhood, so children are bused to nearby Bales Elementary. The area is bordered by agricultural fields to the west and north and other housing developments to the south and east. The market has increased over the past 12 mos., however...</p>	
Sales Prices in this Neighborhood	Low: \$205,000 High: \$340,000		
Market for this type of property	Remained Stable for the past 6 months.		
Normal Marketing Days	<90		

Neighborhood Comments

Buckeye 320 (Santarra) is a community of homes located on the west side of Buckeye, AZ. The community is about one and a half miles NW of downtown Buckeye. The neighborhood has play parks and greenbelt areas. The closest services are in downtown Buckeye. The entrance to the interstate highway is about four miles north. There are no schools in the immediate neighborhood, so children are bused to nearby Bales Elementary. The area is bordered by agricultural fields to the west and north and other housing developments to the south and east. The market has increased over the past 12 mos., however there was a seasonal slow down towards the end of the year.

Current Listings

	Subject	Listing 1 *	Listing 2	Listing 3
Street Address	25550 W Burgess Lane	25749 W. Nancy Lane	7320 . Morning Dew Lane	25808 W. Kateri St.
City, State	Buckeye, AZ	Buckeye, AZ	Buckeye, AZ	Buckeye, AZ
Zip Code	85326	85326	85326	85326
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.26 ¹	0.61 ¹	0.38 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$269,900	\$260,000	\$275,000
List Price \$	--	\$269,900	\$260,000	\$275,000
Original List Date		02/20/2021	02/05/2021	02/18/2021
DOM · Cumulative DOM	-- · --	0 · 3	15 · 18	2 · 5
Age (# of years)	16	16	16	15
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 ranch	1 Story ranch	1 Story ranch	1 Story ranch
# Units	1	1	1	1
Living Sq. Feet	1,852	1,899	1,653	1,564
Bdrm · Bths · ½ Bths	3 · 2	4 · 2	3 · 2	4 · 2
Total Room #	7	7	7	7
Garage (Style/Stalls)	Attached 2 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	Pool - Yes
Lot Size	0.14 acres	0.14 acres	0.14 acres	0.13 acres
Other	--	--	--	--

* Listing 1 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 Similar GLA, one additional bedroom, equal number of baths, equal size garage, equal lot size, same age bracket. Sunscreens, carpet and tile, newer interior and exterior paint, full master w/dual sinks, granite counters, kitchen island, newer carpet.

Listing 2 Inferior GLA, equal number of bedrooms, equal number of baths, equal size garage, equal lot size, same age bracket. Carpet and tile, full master bath, den, blackout shades throughout, solar panels leased.

Listing 3 Inferior GLA, pool, one additional bedroom, equal number of baths, equal size garage, similar lot size, same age. Sunscreens, corner lot, carpet and tile, 3/4 master bath, breakfast bar, Ht/Cool updated in 2020, solar panels owned.

Recent Sales

	Subject	Sold 1	Sold 2	Sold 3 *
Street Address	25550 W Burgess Lane	25830 W. St. James Ave.	6988 S. Sunrise Way	25591 W. St. Catherine Ave.
City, State	Buckeye, AZ	Buckeye, AZ	Buckeye, AZ	Buckeye, AZ
Zip Code	85326	85326	85326	85326
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.33 ¹	0.40 ¹	0.09 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$249,900	\$279,999	\$240,000
List Price \$	--	\$249,900	\$269,999	\$240,000
Sale Price \$	--	\$250,000	\$264,000	\$255,000
Type of Financing	--	Conventional	Fha	Conventional
Date of Sale	--	12/23/2020	10/02/2020	09/11/2020
DOM · Cumulative DOM	-- · --	40 · 40	16 · 51	3 · 40
Age (# of years)	16	15	16	15
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 ranch	1 Story ranch	1 Story ranch	1 Story ranch
# Units	1	1	1	1
Living Sq. Feet	1,852	1,574	2,075	1,862
Bdrm · Bths · ½ Bths	3 · 2	3 · 2	3 · 2	4 · 2
Total Room #	7	7	7	8
Garage (Style/Stalls)	Attached 2 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	Pool - Yes	--	--
Lot Size	0.14 acres	0.13 acres	0.14 acres	0.16 acres
Other	--	--	--	--
Net Adjustment	--	+\$1,100	-\$8,900	-\$500
Adjusted Price	--	\$251,100	\$255,100	\$254,500

* 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** Inferior GLA = +\$ 11100 Pool = (-\$10000) Total = +\$1100. Carpet and tile, breakfast bar, granite counters, 3/4 master bath.
- Sold 2** Superior GLA = (-\$8900) Total = (-\$8900). Carpet and tile, full master bath w/dual sinks, RO drinking water, breakfast bar, den, newer interior paint, sitting area in master suite.
- Sold 3** Similar GLA = 0 adjustment One additional bedroom = (-\$500) Total = (-\$500). Carpet and tile, breakfast bar, laminate counters, full master bath w/dual sinks.

Subject Sales & Listing History

Current Listing Status	Not Currently Listed			Listing History Comments			
Listing Agency/Firm				According to the MLS, the subject has not been listed or sold within the last 12 mos.			
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	\$260,000	\$260,000
Sales Price	\$254,500	\$254,500
30 Day Price	\$244,500	--
Comments Regarding Pricing Strategy		
<p>Estimated sale price is for the subject home to sell within 90 days at fair market value based on fair market comps for the area. Strong consideration was given to the sold comps in determining estimated sale price since they are proven sales in the area. Due to lack of more recently sold comps in the neighborhood, it was necessary to expand sale date back over 3 mos. for 2 sold comps. Since the market has been stable during that time, no adjustment was made for the earlier sale dates. There were no comparable sales in Buckeye 320 during the last 6 mos. Therefore it was necessary to use all sold comps from adjacent Sunset Vista and Sunset point which are similar neighborhoods. It was also necessary to use 2 listed comps from those neighborhoods.</p>		

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



Street

Listing Photos

L1 25749 W. Nancy Lane
Buckeye, AZ 85326



Front

L2 7320 . Morning Dew Lane
Buckeye, AZ 85326



Front

L3 25808 W. Kateri St.
Buckeye, AZ 85326



Front

Sales Photos

S1 25830 W. St. James Ave.
Buckeye, AZ 85326



Front

S2 6988 S. Sunrise Way
Buckeye, AZ 85326



Front

S3 25591 W. St. Catherine Ave.
Buckeye, AZ 85326



Front

ClearMaps Addendum

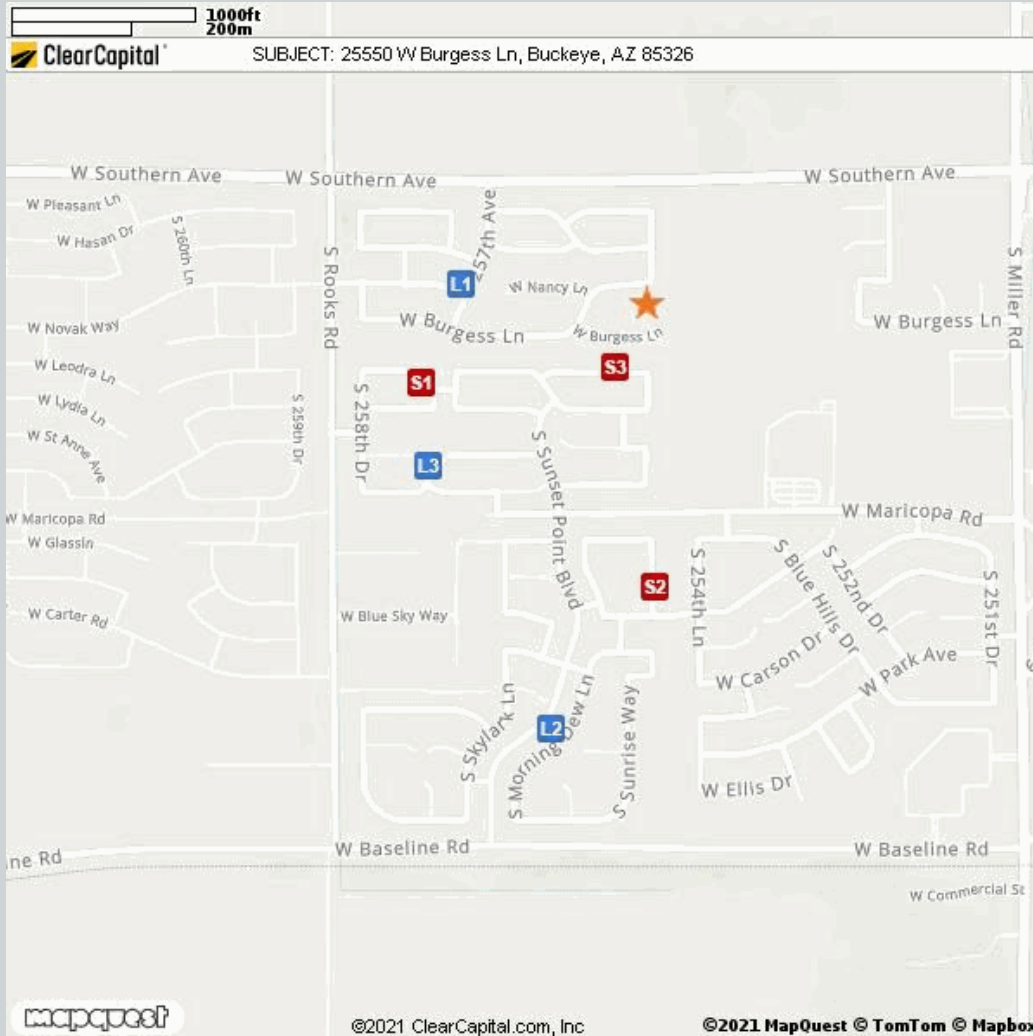
Address ★ 25550 W Burgess Lane, Buckeye, AZ 85326

Loan Number 43345

Suggested List \$260,000

Suggested Repaired \$260,000

Sale \$254,500



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	25550 W Burgess Lane, Buckeye, AZ 85326	--	Parcel Match
L1 Listing 1	25749 W. Nancy Lane, Buckeye, AZ 85326	0.26 Miles ¹	Parcel Match
L2 Listing 2	7320 . Morning Dew Lane, Buckeye, AZ 85326	0.61 Miles ¹	Parcel Match
L3 Listing 3	25808 W. Kateri St., Buckeye, AZ 85326	0.38 Miles ¹	Parcel Match
S1 Sold 1	25830 W. St. James Ave., Buckeye, AZ 85326	0.33 Miles ¹	Parcel Match
S2 Sold 2	6988 S. Sunrise Way, Buckeye, AZ 85326	0.40 Miles ¹	Parcel Match
S3 Sold 3	25591 W. St. Catherine Ave., Buckeye, AZ 85326	0.09 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	Cheryl Vinson	Company/Brokerage	Coldwell Banker Residential Brokerage
License No	SA575259000	Address	22134 W LA PASADA BLVD Buckeye AZ 85326
License Expiration	05/31/2022	License State	AZ
Phone	6233441000	Email	cvinson345@msn.com
Broker Distance to Subject	5.79 miles	Date Signed	02/20/2021

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.