

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>	9524 Military Parkway Unit 8001, Dallas, TX 75227	<b>Order ID</b>	7211884	<b>Property ID</b>	29901754
<b>Inspection Date</b>	04/05/2021	<b>Date of Report</b>	04/06/2021		
<b>Loan Number</b>	44236	<b>APN</b>	00C69450000A08001		
<b>Borrower Name</b>	Hollyvale Rental Holdings LLC	<b>County</b>	Dallas		

Tracking IDs					
<b>Order Tracking ID</b>	0402BPOb	<b>Tracking ID 1</b>	0402BPOb		
<b>Tracking ID 2</b>	--	<b>Tracking ID 3</b>	--		

General Conditions		
<b>Owner</b>	FRITTS ENTERPRISES INC	<b>Condition Comments</b> The subject is a two-story attached condo situated on a zero line lot. The dwelling appears to be in average condition and conforms to the neighborhood, with no obvious indicators of physical deterioration and deferred maintenance, per exterior observation of the property.
<b>R. E. Taxes</b>	\$1,366	
<b>Assessed Value</b>	\$49,980	
<b>Zoning Classification</b>	Residential Z239	
<b>Property Type</b>	Condo	
<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>	St. Augustine Townhomes 469-818-1848	
<b>Association Fees</b>	\$125 / Month (Landscaping, Insurance, Other: Gated entry)	
<b>Visible From Street</b>	Visible	
<b>Road Type</b>	Public	

Neighborhood & Market Data		
<b>Location Type</b>	Urban	<b>Neighborhood Comments</b> The subject is located in a conforming neighborhood in southeast Dallas, consisting of both single-family & condos. The neighborhood appears to be well-maintained and there are no indicators of blight and obsolescence. Distressed property activity is well below the typical rate for the DFW market average. This is a average demand/average supply market area.
<b>Local Economy</b>	Stable	
<b>Sales Prices in this Neighborhood</b>	Low: \$90000 High: \$100000	
<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>	9524 Military Parkway Unit 8001	713 Lee Street Unit#11	10500 Lake June Road #N4	9450 Olde Towne Row
<b>City, State</b>	Dallas, TX	Mesquite, TX	Dallas, TX	Dallas, TX
<b>Zip Code</b>	75227	75149	75217	75227
<b>Datasource</b>	Public Records	MLS	MLS	MLS
<b>Miles to Subj.</b>	--	2.90 <sup>1</sup>	2.49 <sup>1</sup>	1.17 <sup>1</sup>
<b>Property Type</b>	Condo	Condo	Condo	Condo
<b>Original List Price \$</b>	\$	\$85,000	\$85,000	\$79,000
<b>List Price \$</b>	--	\$83,000	\$85,000	\$74,995
<b>Original List Date</b>		03/11/2021	03/31/2021	02/28/2020
<b>DOM · Cumulative DOM</b>	-- · --	24 · 26	4 · 6	29 · 403
<b>Age (# of years)</b>	37	38	37	38
<b>Condition</b>	Average	Average	Average	Average
<b>Sales Type</b>	--	Fair Market Value	Fair Market Value	Fair Market Value
<b>Condo Floor Number</b>	1	2	1	1
<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>	2 Stories Condominium	1 Story Condominium	2 Stories Condominium	2 Stories Condominium
<b># Units</b>	1	1	1	1
<b>Living Sq. Feet</b>	1,190	800	901	915
<b>Bdrm · Bths · ½ Bths</b>	2 · 2	1 · 1	2 · 1 · 1	2 · 1 · 1
<b>Total Room #</b>	4	4	4	4
<b>Garage (Style/Stalls)</b>	None	None	None	None
<b>Basement (Yes/No)</b>	No	No	No	No
<b>Basement (% Fin)</b>	0%	0%	0%	0%
<b>Basement Sq. Ft.</b>	--	--	--	--
<b>Pool/Spa</b>	--	--	--	--
<b>Lot Size</b>	0 acres	0 acres	0 acres	0 acres
<b>Other</b>	--	--	--	--

\* Listing 3 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.

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

**Listing 1** is a single-story condo and is smaller than the subject property. All other property characteristics are similar to the subject.

**Listing 2** is a similar two-story condo and is smaller than the subject property. All other property characteristics are similar to the subject.

**Listing 3** is a similar two-story condo and is smaller than the subject property. All other property characteristics are similar to the subject.

## Recent Sales

	Subject	Sold 1	Sold 2 *	Sold 3
<b>Street Address</b>	9524 Military Parkway Unit 8001	9402 Olde Village Court	9524 Military Pkwy Apt 14003	9524 Military Pkwy Apt 2001
<b>City, State</b>	Dallas, TX	Dallas, TX	Dallas, TX	Dallas, TX
<b>Zip Code</b>	75227	75227	75227	75227
<b>Datasource</b>	Public Records	MLS	MLS	MLS
<b>Miles to Subj.</b>	--	1.22 <sup>1</sup>	9.34 <sup>1</sup>	0.02 <sup>1</sup>
<b>Property Type</b>	Condo	Condo	Condo	Condo
<b>Original List Price \$</b>	--	\$87,000	\$105,000	\$110,000
<b>List Price \$</b>	--	\$87,000	\$105,000	\$112,000
<b>Sale Price \$</b>	--	\$85,000	\$90,000	\$100,000
<b>Type of Financing</b>	--	Cash	Cash	Cash
<b>Date of Sale</b>	--	01/28/2021	01/12/2021	12/18/2020
<b>DOM · Cumulative DOM</b>	-- · --	10 · 27	85 · 85	111 · 111
<b>Age (# of years)</b>	37	38	37	38
<b>Condition</b>	Average	Average	Average	Average
<b>Sales Type</b>	--	Fair Market Value	Fair Market Value	Fair Market Value
<b>Condo Floor Number</b>	1	1	1	1
<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>	2 Stories Condominium	2 Stories Condominium	2 Stories Condominium	1 Story Condominium
<b># Units</b>	1	1	1	1
<b>Living Sq. Feet</b>	1,190	1,110	1,097	1,064
<b>Bdrm · Bths · ½ Bths</b>	2 · 2	2 · 1 · 1	2 · 1 · 1	2 · 1 · 1
<b>Total Room #</b>	4	4	4	4
<b>Garage (Style/Stalls)</b>	None	None	None	Carport 2 Car(s)
<b>Basement (Yes/No)</b>	No	No	No	No
<b>Basement (% Fin)</b>	0%	0%	0%	0%
<b>Basement Sq. Ft.</b>	--	--	--	--
<b>Pool/Spa</b>	--	--	--	--
<b>Lot Size</b>	0 acres	0 acres	0 acres	0 acres
<b>Other</b>	--	--	--	--
<b>Net Adjustment</b>	--	\$0	+\$2,120	+\$2,879
<b>Adjusted Price</b>	--	\$85,000	\$92,120	\$102,879

\* 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** is a similar two-story condo and is similar in GLA to the subject property. All other property characteristics are similar to the subject.
- Sold 2** is a similar two-story condo and is smaller (+\$2,120) than the subject property and located in the complex as the subject. All other property characteristics are similar to the subject. Actual distance is .01 mi. GLA variance is calculated at 30% (\$22.80) of the avg. price per sq.ft. \$76.02.
- Sold 3** is a similar two-story condo and is smaller (+\$2,879) than the subject property and located in the complex as the subject. All other property characteristics are similar to the subject. GLA variance is calculated at 30% (\$22.80) of the avg. price per sq.ft. \$76.02.

## Subject Sales & Listing History

<b>Current Listing Status</b>	Not Currently Listed			<b>Listing History Comments</b>			
<b>Listing Agency/Firm</b>				No evidence was found indicating that this property was ever listed. Sale History: No previous sale history found in MLS.			
<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>	\$109,900	\$109,900
<b>Sales Price</b>	\$100,000	\$100,000
<b>30 Day Price</b>	\$90,000	--
<b>Comments Regarding Pricing Strategy</b>		
The value as of today is \$100,000. The typical marketing time is 46 days. Currently properties in the subject's neighborhood are selling for an average of \$76.02 per sq.ft. for the previous six months.		

## Clear Capital Quality Assurance Comments Addendum

<b>Reviewer's Notes</b>	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.
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## Subject Photos



Front



Address Verification



Address Verification



Street

## Listing Photos

**L1** 713 Lee Street Unit#11  
Mesquite, TX 75149



Front

**L2** 10500 Lake June Road #N4  
Dallas, TX 75217



Front

**L3** 9450 Olde Towne Row  
Dallas, TX 75227



Front

## Sales Photos

**S1** 9402 Olde Village Court  
Dallas, TX 75227



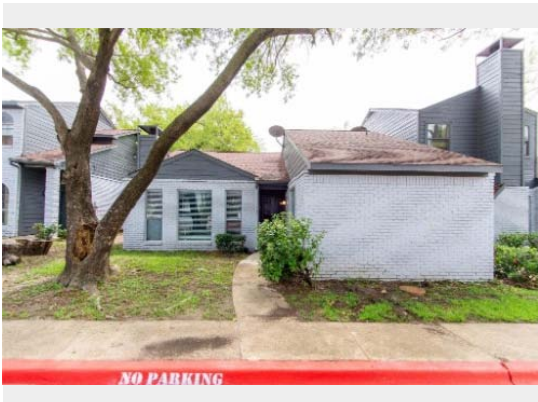
Front

**S2** 9524 Military Pkwy Apt 14003  
Dallas, TX 75227



Front

**S3** 9524 Military Pkwy Apt 2001  
Dallas, TX 75227



Front



## ClearMaps Addendum

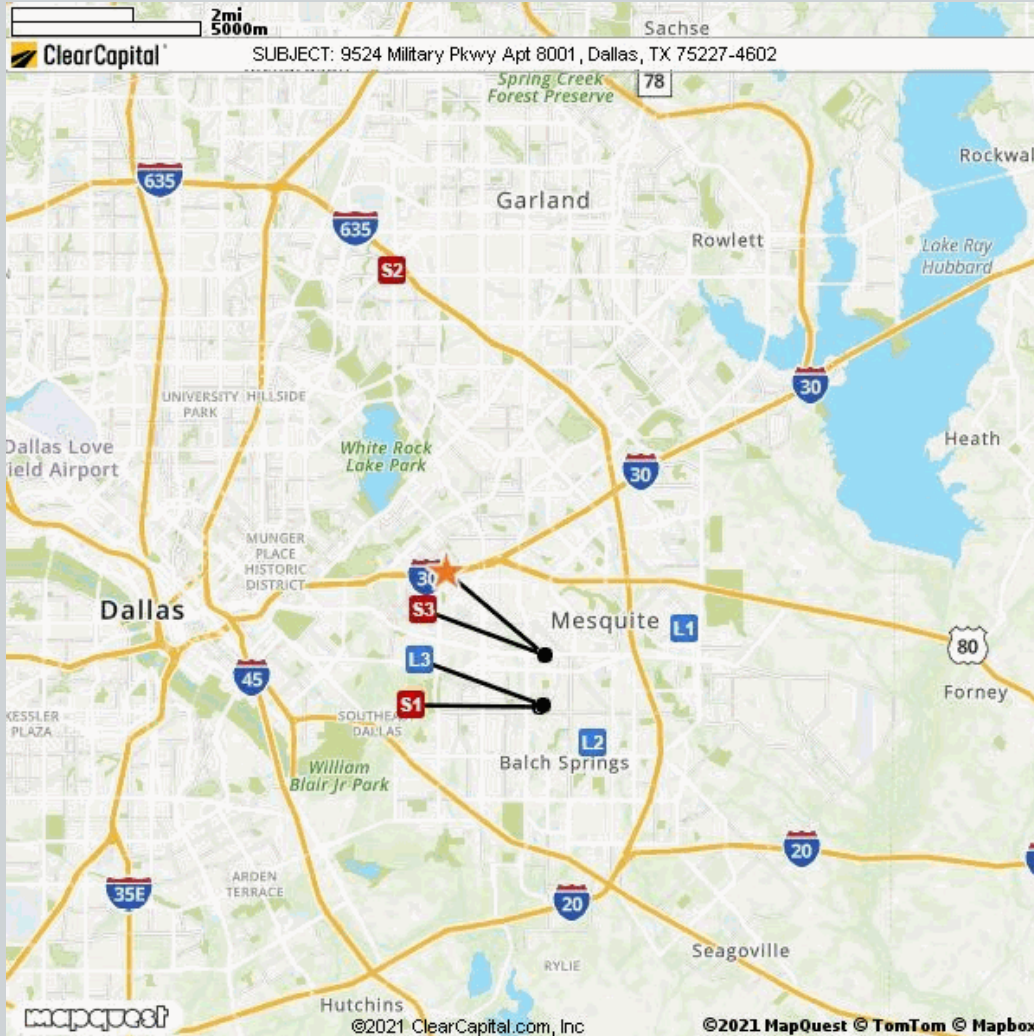
**Address** ★ 9524 Military Parkway Unit 8001, Dallas, TX 75227

**Loan Number** 44236

**Suggested List** \$109,900

**Suggested Repaired** \$109,900

**Sale** \$100,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	9524 Military Parkway Unit 8001, Dallas, TX 75227	--	Parcel Match
L1 Listing 1	713 Lee Street Unit#11, Mesquite, TX 75149	2.90 Miles <sup>1</sup>	Street Centerline Match
L2 Listing 2	10500 Lake June Road #N4, Dallas, TX 75217	2.49 Miles <sup>1</sup>	Street Centerline Match
L3 Listing 3	9450 Olde Towne Row, Dallas, TX 75227	1.17 Miles <sup>1</sup>	Parcel Match
S1 Sold 1	9402 Olde Village Court, Dallas, TX 75227	1.22 Miles <sup>1</sup>	Parcel Match
S2 Sold 2	9524 Military Pkwy Apt 14003, Dallas, TX 75227	9.34 Miles <sup>1</sup>	Street Centerline Match
S3 Sold 3	9524 Military Pkwy Apt 2001, Dallas, TX 75227	0.02 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>	Rudy Hickman	<b>Company/Brokerage</b>	Hickman Realty Associates
<b>License No</b>	423154	<b>Address</b>	1147 Hickory Park Forney TX 75126
<b>License Expiration</b>	09/30/2021	<b>License State</b>	TX
<b>Phone</b>	2145328839	<b>Email</b>	rdhick@sbcglobal.net
<b>Broker Distance to Subject</b>	12.61 miles	<b>Date Signed</b>	04/05/2021

*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 REPORT SHOULD NOT BE CONSIDERED AN APPRAISAL. In making any decision that relies upon my work, you should know that I have not followed the guidelines for development of an appraisal or analysis contained in the Uniform Standards of Professional Appraisal Practice of the Appraisal Foundation.**

**Unless otherwise specifically agreed to in writing:**

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