

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>	5973 Spinnaker Point Avenue, Las Vegas, NV 89110	<b>Order ID</b>	7251478	<b>Property ID</b>	30023068
<b>Inspection Date</b>	04/23/2021	<b>Date of Report</b>	04/23/2021		
<b>Loan Number</b>	44480	<b>APN</b>	140-34-312-016		
<b>Borrower Name</b>	Hollyvale Rental Holdings LLC	<b>County</b>	Clark		

### Tracking IDs

<b>Order Tracking ID</b>	0422BPO	<b>Tracking ID 1</b>	0422BPO
<b>Tracking ID 2</b>	--	<b>Tracking ID 3</b>	--

### General Conditions

<b>Owner</b>	SATICOY BAY LLC SERIES 5973	<b>Condition Comments</b>	
<b>R. E. Taxes</b>	\$1,542	<p>No damage or repair issues noted from exterior visual inspection. Doors, windows, roof, paint, landscaping appear to be in average condition for age and neighborhood. Clark County Tax Assessor data shows Cost Class for this property as Fair. Subject property is a 2 story, single family detached home with 2 car attached garage. Roof is pitched concrete tile. It has no fireplace but has an in-ground pool but no spa. Last sold as REO sale 02/11/2019 for \$238,900. This property is currently listed for sale as fair market transaction, under contract, will be cash sale. Tenant occupied, leased for \$1,500/month. Subject property is located in the central eastern area of Las Vegas in the Spinnaker Homes at Sunrise subdivision. This tract is comprised of 95 single family detached homes which vary in living area from 1,340-2,977 square feet. Most likely buyer is first time home buyer with FHA/VA financing. NOTE tax records show property has 5 bedrooms however current and previous MLS shows property has 4 bedrooms plus den which is considered to be vcorrect for this report.</p>	
<b>Assessed Value</b>	\$93,567		
<b>Zoning Classification</b>	Residential		
<b>Property Type</b>	SFR		
<b>Occupancy</b>	Occupied		
<b>Ownership Type</b>	Fee Simple		
<b>Property Condition</b>	Average		
<b>Estimated Exterior Repair Cost</b>			
<b>Estimated Interior Repair Cost</b>			
<b>Total Estimated Repair</b>			
<b>HOA</b>	Mountain Gate 702-531-3382		
<b>Association Fees</b>	\$206 / Quarter (Other: Management)		
<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>	Improving	<p>There is a nearly balanced supply of listings in Spinnaker homes at Sunrise. There are 2 homes listed for sale which includes subject property. All listings are fair market transactions. In the past 12 months, there have been 7 closed MLS sales in this area. This indicates a nearly balanced supply of listings, assuming 90 days on market. Average days on market time was 62 with range /-123 days and average sale price was 98% of final list price. Radius expanded to have sufficient comps for this report, similar in size, age, condition and appeal.</p>	
<b>Sales Prices in this Neighborhood</b>	Low: \$235,000 High: \$350,000		
<b>Market for this type of property</b>	Decreased 2 % in the past 6 months.		
<b>Normal Marketing Days</b>	<90		

## Current Listings

	Subject	Listing 1	Listing 2	Listing 3 *
<b>Street Address</b>	5973 Spinnaker Point Avenue	456 Eldorado Hills Ct	5966 Zawawi Ct	1118 Sloan Ln
<b>City, State</b>	Las Vegas, NV	Las Vegas, NV	Las Vegas, NV	Las Vegas, NV
<b>Zip Code</b>	89110	89110	89110	89110
<b>Datasource</b>	MLS	MLS	MLS	MLS
<b>Miles to Subj.</b>	--	0.51 <sup>1</sup>	0.07 <sup>1</sup>	0.94 <sup>1</sup>
<b>Property Type</b>	SFR	SFR	SFR	SFR
<b>Original List Price \$</b>	\$	\$269,900	\$299,000	\$350,000
<b>List Price \$</b>	--	\$269,900	\$299,000	\$350,000
<b>Original List Date</b>		03/11/2021	03/26/2021	04/04/2021
<b>DOM · Cumulative DOM</b>	-- · --	5 · 43	9 · 28	5 · 19
<b>Age (# of years)</b>	20	16	21	20
<b>Condition</b>	Average	Average	Good	Average
<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>	2 Stories Bi-level	2 Stories Bi-level	1 Story Ranch	2 Stories Bi-level
<b># Units</b>	1	1	1	1
<b>Living Sq. Feet</b>	2,069	1,515	1,488	2,380
<b>Bdrm · Bths · ½ Bths</b>	4 · 2 · 1	4 · 2 · 1	3 · 2	4 · 3
<b>Total Room #</b>	9	7	5	8
<b>Garage (Style/Stalls)</b>	Attached 3 Car(s)	Attached 2 Car(s)	Attached 3 Car(s)	Attached 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>	Pool - Yes	--	--	Pool - Yes
<b>Lot Size</b>	0.13 acres	0.08 acres	0.13 acres	0.13 acres
<b>Other</b>	No Fireplace	No Fireplace	No Fireplace	No Fireplace

\* 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.

## Current Listings - Cont.

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

- Listing 1** Under contract, will be FHA sale. Tenant occupied proierty, leased for \$700/month when listed. Identical in bedrooms, baths, condition, and nearly identical in age. It is inferior in square footage, garage capacity, lot size, and no pool. This property is inferior to subject property.
- Listing 2** Under contract, will be conventional financing. Owner occupied property when listed. Identical in garage capacity, lot size and nearly identical in age. It is inferior in square footage, baths, no pool but is superior in condition with new paint, updated kitchen updated baths, new flooring and baseboards. This property is inferior to subject property.
- Listing 3** Under contract, will be conventional financing. Vacant property when listed. Identical in condition, pool, lot size and age. It is inferior in garage capacity but is superior in square footage, baths,. This property is superior to subject property.

## Recent Sales

	Subject	Sold 1	Sold 2 *	Sold 3
<b>Street Address</b>	5973 Spinnaker Point Avenue	5931 Tamara Costa Ct	5958 Samia Ct	6149 Bing Cherry Dr
<b>City, State</b>	Las Vegas, NV	Las Vegas, NV	Las Vegas, NV	Las Vegas, NV
<b>Zip Code</b>	89110	89110	89110	89142
<b>Datasource</b>	MLS	MLS	MLS	MLS
<b>Miles to Subj.</b>	--	0.20 <sup>1</sup>	0.12 <sup>1</sup>	0.92 <sup>1</sup>
<b>Property Type</b>	SFR	SFR	SFR	SFR
<b>Original List Price \$</b>	--	\$289,000	\$309,999	\$345,000
<b>List Price \$</b>	--	\$287,500	\$309,999	\$345,000
<b>Sale Price \$</b>	--	\$287,500	\$305,000	\$352,000
<b>Type of Financing</b>	--	Fha	Fha	Conventional
<b>Date of Sale</b>	--	08/24/2020	03/03/2021	11/25/2020
<b>DOM · Cumulative DOM</b>	-- · --	5 · 163	16 · 53	2 · 24
<b>Age (# of years)</b>	20	20	20	28
<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>	2 Stories Bi-level	2 Stories Bi-level	2 Stories Bi-level	2 Stories Bi-level
<b># Units</b>	1	1	1	1
<b>Living Sq. Feet</b>	2,069	2,069	2,290	2,024
<b>Bdrm · Bths · ½ Bths</b>	4 · 2 · 1	4 · 2 · 1	4 · 2 · 1	4 · 3
<b>Total Room #</b>	9	9	9	8
<b>Garage (Style/Stalls)</b>	Attached 3 Car(s)	Attached 3 Car(s)	Attached 3 Car(s)	Attached 3 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>	Pool - Yes	--	--	Pool - Yes Spa - Yes
<b>Lot Size</b>	0.13 acres	0.12 acres	0.13 acres	0.15 acres
<b>Other</b>	No Fireplace	No Fireplace	No Fireplace	1 Fireplace
<b>Net Adjustment</b>	--	+\$23,200	+\$10,950	-\$30,900
<b>Adjusted Price</b>	--	\$310,700	\$315,950	\$321,100

\* 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** FHA sale with \$4,000 in seller paid concessions. Vacant property when listed. Identical in square footage, bedrooms, baths, condition, garage capacity, no fireplace and age, It is inferior in no pool \$25,000, lot size adjusted 2 \$5/square foot \$2,200. Seller paid concessions adjusted (\$4,000).
- Sold 2** FHA sale with \$750 in seller paid concessions. Tenant occupied property when listed, leased for \$1,600/month. Identical to subject property in bedrooms, baths,. condition, garage capacity, lot size, no fireplace and age. It is inferior in no pool \$25,000 but is superior in square footage adjusted @ \$60/square foot (\$13,300) and seller paid concessions (\$750).
- Sold 3** Sold with conventional financing, no concessions. Owner occupied property when listed. Identical in bedrooms, garage capacity, pool and nearly identical in square footage and age. It is superior in baths (\$2,500), lot size adjusted @ \$5/square foot (\$4,400), fireplace (\$1,000), spa (\$3,000) and condition with new hardwood flooring, updated kitchen with granite counters, stone backsplash, updated baths (\$20,000).

## Subject Sales & Listing History

<b>Current Listing Status</b>	Currently Listed	<b>Listing History Comments</b>					
<b>Listing Agency/Firm</b>	Griffin Group Realty	Listed for sale 11/09/2018, currently under contract, will be cash sale as fair market transaction.					
<b>Listing Agent Name</b>	Jamie Griffin						
<b>Listing Agent Phone</b>	702-479-0079						
<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>
11/09/2018	\$294,900	04/07/2021	\$309,900	Pending/Contract	04/13/2021	\$309,900	MLS

## Marketing Strategy

	<b>As Is Price</b>	<b>Repaired Price</b>
<b>Suggested List Price</b>	\$322,000	\$322,000
<b>Sales Price</b>	\$318,000	\$318,000
<b>30 Day Price</b>	\$315,000	--
<b>Comments Regarding Pricing Strategy</b>		
Subject property should be priced near mid range of competing listings due to balanced supply of directly competing homes in this neighborhood. It is most like Sale #2 which sold for adjusted sales price of \$315,900 and was under contract in 16 days on market. Subject property would be expected to sell slightly above this price point with 90 days on market.		

## 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



Street



Street



## Subject Photos



Street

## Listing Photos

**L1** 456 Eldorado Hills Ct  
Las Vegas, NV 89110



Front

**L2** 5966 Zawawi Ct  
Las Vegas, NV 89110



Front

**L3** 1118 Sloan Ln  
Las Vegas, NV 89110



Front

## Sales Photos

**S1** 5931 Tamara Costa Ct  
Las Vegas, NV 89110



Front

**S2** 5958 Samia Ct  
Las Vegas, NV 89110



Front

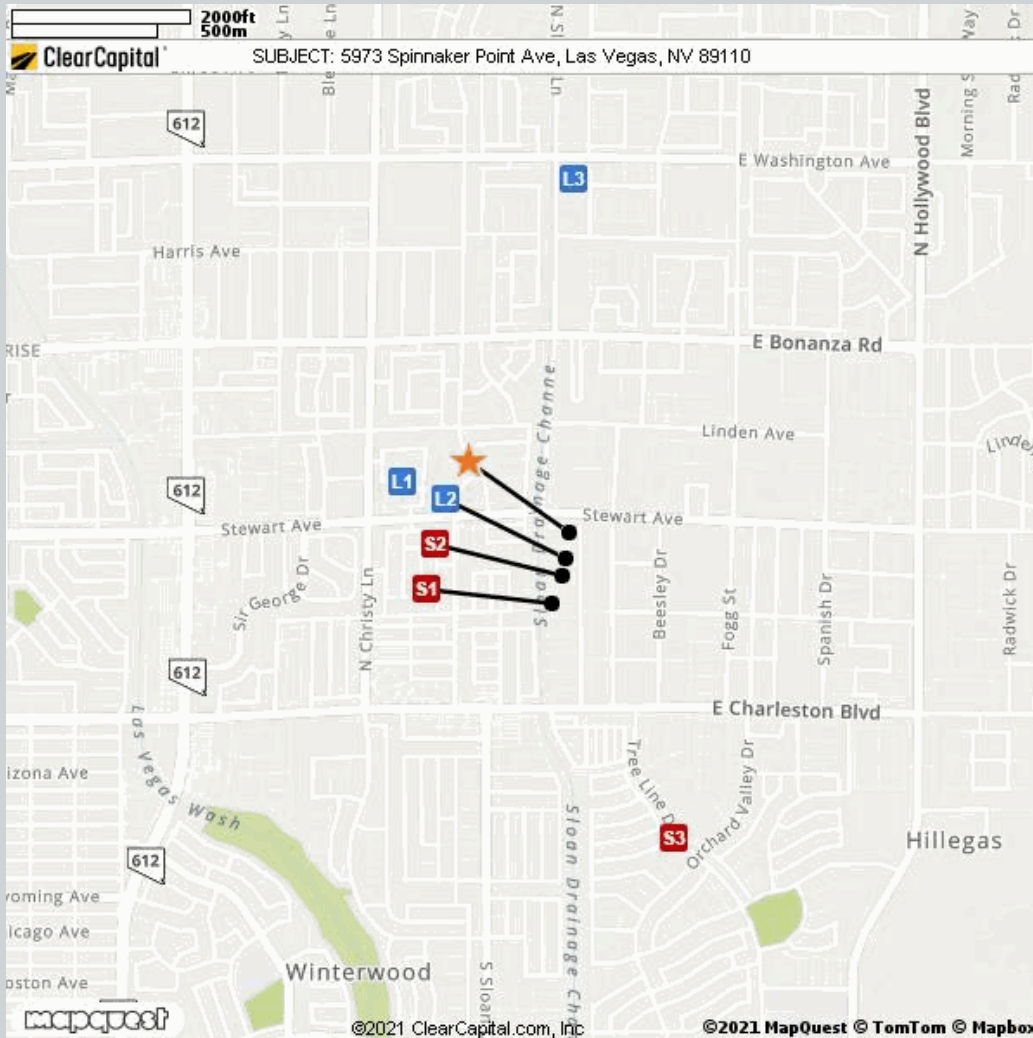
**S3** 6149 Bing Cherry Dr  
Las Vegas, NV 89142



Front

## ClearMaps Addendum

**Address** ★ 5973 Spinnaker Point Avenue, Las Vegas, NV 89110  
**Loan Number** 44480      **Suggested List** \$322,000      **Suggested Repaired** \$322,000      **Sale** \$318,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	5973 Spinnaker Point Avenue, Las Vegas, NV 89110	--	Parcel Match
L1 Listing 1	456 Eldorado Hills Ct, Las Vegas, NV 89110	0.51 Miles <sup>1</sup>	Parcel Match
L2 Listing 2	5966 Zawawi Ct, Las Vegas, NV 89110	0.07 Miles <sup>1</sup>	Parcel Match
L3 Listing 3	1118 Sloan Ln, Las Vegas, NV 89110	0.94 Miles <sup>1</sup>	Parcel Match
S1 Sold 1	5931 Tamara Costa Ct, Las Vegas, NV 89110	0.20 Miles <sup>1</sup>	Parcel Match
S2 Sold 2	5958 Samia Ct, Las Vegas, NV 89110	0.12 Miles <sup>1</sup>	Parcel Match
S3 Sold 3	6149 Bing Cherry Dr, Las Vegas, NV 89142	0.92 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 realistic market value 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, commentary is required as to why you expanded your search, and what the effect on value 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 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.

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.

**Photo Instructions**

1. One current, original photo of the front of the subject
2. Damages (upload enough photos to support your repair cost estimates)
3. Two street scene photos, one looking

## Report Instructions - cont.

each direction down the street

4. One view photo looking across the street from the subject
5. One address verification photo
6. MLS photos of all (3) sold comparables, if available
7. MLS photos of all (3) listing comparables, if available

## Broker Information

<b>Broker Name</b>	LINDA Bothof	<b>Company/Brokerage</b>	Linda Bothof
<b>License No</b>	B.0056344.INDV	<b>Address</b>	8565 S Eastern Ave Las Vegas NV 89123
<b>License Expiration</b>	05/31/2022	<b>License State</b>	NV
<b>Phone</b>	7025248161	<b>Email</b>	lbothof7@gmail.com
<b>Broker Distance to Subject</b>	10.10 miles	<b>Date Signed</b>	04/23/2021

/LINDA Bothof/

*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.*

## Addendum: NV Broker's Price Opinion Qualification

The attached Broker's Price Opinion ("BPO") has been prepared by: **LINDA Bothof** ("Licensee"), **B.0056344.INDV** (License #) who is an active licensee in good standing.

Licensee is affiliated with **Linda Bothof** (Company).

This Addendum is an integral part of the BPO prepared by Licensee and the BPO is considered incomplete without it.

1. This BPO has been prepared for **Wedgewood Inc** (Beneficiary or agent of Beneficiary hereinafter "Beneficiary") regarding the real property commonly known and described as: **5973 Spinnaker Point Avenue, Las Vegas, NV 89110**
2. Licensee is informed that the Beneficiary's interest in the real property is that of a third party making decisions or performing due diligence for an existing or potential lien holder.
3. The intended purpose of this BPO is to assist the Beneficiary in making decisions within the scope of applicable statutory and regulatory requirements and performing required due diligence.
4. Licensee certifies that Licensee has no existing or contemplated interest in the property, including without limitation the possibility of Licensee representing the seller or any purchaser.

Issue date: **April 23, 2021**

Licensee signature: **/LINDA Bothof/**

**NOTWITHSTANDING ANY PREPRINTED LANGUAGE TO THE CONTRARY, THIS OPINION IS NOT AN APPRAISAL OF THE MARKET VALUE OF THE PROPERTY. IF AN APPRAISAL IS DESIRED, THE SERVICES OF A LICENSED OR CERTIFIED APPRAISER MUST BE OBTAINED.**



## Disclaimer

**Notwithstanding any preprinted language to the contrary, this opinion is not an appraisal of the market value of the property. If an appraisal is desired, the services of a licensed or certified appraiser must be obtained.**

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.