

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	10841 Pearl River Avenue, Las Vegas, NEVADA 89166	Order ID	7333324	Property ID	30415721
Inspection Date	06/01/2021	Date of Report	06/01/2021		
Loan Number	44883	APN	126-13-313-034		
Borrower Name	Hollyvale Rental Holdings LLC	County	Clark		

Tracking IDs					
Order Tracking ID	BPO0601_Citi	Tracking ID 1	BPO0601_Citi		
Tracking ID 2	--	Tracking ID 3	--		

General Conditions		Condition Comments
Owner	Saticoy bay LLC	Tenant occupied per MLS. Condition is typical to the neighborhood which is average. No signs of damage, deferred maintenance or HOA violations visible. HOA enforces compliance.
R. E. Taxes	\$2,085	
Assessed Value	\$100,710	
Zoning Classification	Single Fam Res	
Property Type	SFR	
Occupancy	Occupied	
Ownership Type	Fee Simple	
Property Condition	Average	
Estimated Exterior Repair Cost	\$0	
Estimated Interior Repair Cost		
Total Estimated Repair	\$0	
HOA	Providence/Manchester Park 702-247-1115	
Association Fees	\$110 / Month (Greenbelt,Other: Parks & Recreation)	
Visible From Street	Visible	
Road Type	Public	

Neighborhood & Market Data		Neighborhood Comments
Location Type	Suburban	Providence is a master planned community in the northwest. Many subdivisions and builders. Good neighborhood continuity. Parks and recreation and community events. Commute to town is about 30 minutes on freeway. Kids walk or bus to school. Near dining, shopping, outdoor recreation and public transportation. Typical inventory and turnover. Most properties carry a SID balance. Many subdivisions have multiple HOA's. Typical interiors are original builder finishes for properties built since 2007. Older properties have been updated over the years. Manchester Park has a separate HOA fe...
Local Economy	Stable	
Sales Prices in this Neighborhood	Low: \$299,000 High: \$423,200	
Market for this type of property	Remained Stable for the past 6 months.	
Normal Marketing Days	<30	

Neighborhood Comments

Providence is a master planned community in the northwest. Many subdivisions and builders. Good neighborhood continuity. Parks and recreation and community events. Commute to town is about 30 minutes on freeway. Kids walk or bus to school. Near dining, shopping, outdoor recreation and public transportation. Typical inventory and turnover. Most properties carry a SID balance. Many subdivisions have multiple HOA's. Typical interiors are original builder finishes for properties built since 2007. Older properties have been updated over the years. Manchester Park has a separate HOA fee of \$55/mo plus the master of \$50/mo = \$110/month.

Current Listings

	Subject	Listing 1 *	Listing 2	Listing 3
Street Address	10841 Pearl River Avenue	10822 Drake Ridge Av	7722 Lone Shepherd Dr	10846 Dobbs Av
City, State	Las Vegas, NEVADA	Las Vegas, NV	Las Vegas, NV	Las Vegas, NV
Zip Code	89166	89166	89166	89166
Datasource	MLS	MLS	MLS	MLS
Miles to Subj.	--	0.39 ¹	0.39 ¹	0.41 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$395,000	\$359,000	\$390,000
List Price \$	--	\$395,000	\$359,000	\$390,000
Original List Date		04/12/2021	05/04/2021	05/21/2021
DOM · Cumulative DOM	-- · --	11 · 50	5 · 28	6 · 11
Age (# of years)	11	13	11	8
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	2 Stories conventional	2 Stories conventional	2 Stories conventional	2 Stories conventional
# Units	1	1	1	1
Living Sq. Feet	2,139	2,024	1,943	1,942
Bdrm · Bths · ½ Bths	3 · 2 · 1	3 · 2 · 1	3 · 2 · 1	4 · 2 · 1
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	--	--	--	--
Lot Size	0.09 acres	0.10 acres	0.09 acres	0.11 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 Same master, adjacent subdivision. Similar building materials and finishes. Similar size and model style. Typical interior finishes. Typical to subject. Most similar in size and interior bed/bath configuration. Under contract, conventional loan since 5/11/21.

Listing 2 Same development, adjacent subdivision. Similar size and style. Typical interior finishes. Under contract, conventional loan offer since 5/9/21.

Listing 3 Same development, adjacent subdivision. Similar building elements and finishes. Typical interior finishes. Similar model and size. Typical to subject. Under contract, cash offer since 5/27/21.

Recent Sales

	Subject	Sold 1	Sold 2	Sold 3 *
Street Address	10841 Pearl River Avenue	10533 Hartford Hills	10811 Mason Hill Av	10814 Drake Ridge Av
City, State	Las Vegas, NEVADA	Las Vegas, NV	Las Vegas, NV	Las Vegas, NV
Zip Code	89166	89166	89166	89166
Datasource	MLS	MLS	MLS	MLS
Miles to Subj.	--	0.44 ¹	0.07 ¹	0.38 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$360,000	\$325,000	\$339,000
List Price \$	--	\$360,000	\$325,000	\$339,000
Sale Price \$	--	\$371,000	\$330,000	\$347,000
Type of Financing	--	Conventional	Cash	Cash
Date of Sale	--	04/20/2021	03/16/2021	05/17/2021
DOM · Cumulative DOM	-- · --	6 · 47	2 · 27	7 · 41
Age (# of years)	11	11	11	13
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	2 Stories conventional	2 Stories conventional	2 Stories conventional	2 Stories conventional
# Units	1	1	1	1
Living Sq. Feet	2,139	2,136	2,027	2,024
Bdrm · Bths · ½ Bths	3 · 2 · 1	4 · 3	4 · 3	3 · 2 · 1
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	--	--	--	--
Lot Size	0.09 acres	0.08 acres	0.07 acres	0.09 acres
Other	--	Balcony, Deck	--	--
Net Adjustment	--	-\$8,000	-\$3,000	\$0
Adjusted Price	--	\$363,000	\$327,000	\$347,000

* 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** Same development, adjacent subdivision. Similar construction finishes. Typical interior finishes. Similar size and model style. A few builder interior upgrades and some flooring updates. Typical to subject. Adjust -\$2K bedroom, -\$1K bath size, -\$5K balcony/deck.
- Sold 2** Same development, subdivision and builder. Similar size and model layout. Backside garage access through garage alley configuration. Typical interior finishes. Similar size. 4th bedroom and a loft layout. Leased after sale 4/20/21 \$2,035/month. Adjust -\$2K bedroom, 1K bath size.
- Sold 3** Same development, adjacent subdivision. Similar construction elements. Typical interior finishes. Similar style and model layout. Most similar due to Bed/Bath configuration and a rental property. Tenant occupied at \$1,595/month. No adjustments required.

Subject Sales & Listing History

Current Listing Status	Currently Listed	Listing History Comments					
Listing Agency/Firm	Griffin Group Realty	Last Recorded sale was original builder sale 5/26/10 \$177,200					
Listing Agent Name	Jamie A Griffin	MLS #228109 Current Listing \$319,900 under contract since					
Listing Agent Phone	702-479-0079	5/13/21 MLS #227746 Last Rental 9/21/20 \$1575.00 Leased &					
# of Removed Listings in Previous 12 Months	0	tenant occupied per MLS through 8/31/21.					
# 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
11/03/2019	\$319,900	04/20/2021	\$359,900	Pending/Contract	05/13/2021	\$359,900	MLS

Marketing Strategy

	As Is Price	Repaired Price
Suggested List Price	\$359,900	\$359,900
Sales Price	\$359,000	\$359,000
30 Day Price	\$358,000	--
Comments Regarding Pricing Strategy		
Most weight on closed properties. Preferred comps are original builder finishes used as rentals and no pools. Typical interior finishes are original builder finishes with some flooring replacements. Median DOM is 20, mix of loans and cash, no seller concessions. Most properties have multiple offers and bidding over list. I have no existing or contemplated interest in the property.		

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.

DRIVE-BY BPO

by ClearCapital

10841 PEARL RIVER AVENUE
LAS VEGAS, NEVADA 89166

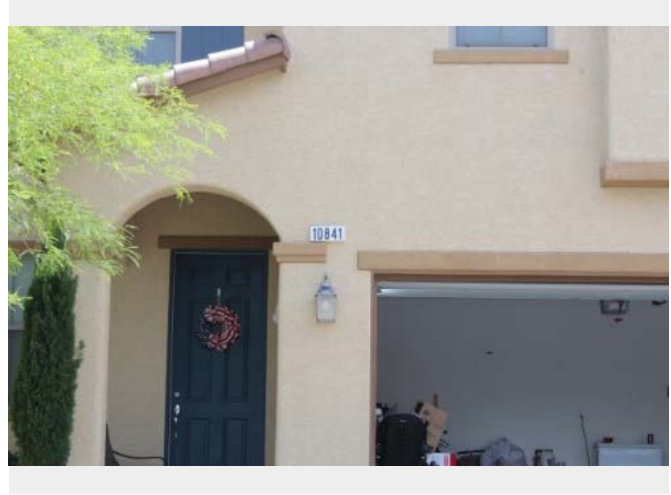
44883
Loan Number

\$359,000
As-Is Value

Subject Photos



Front



Address Verification



Side



Side



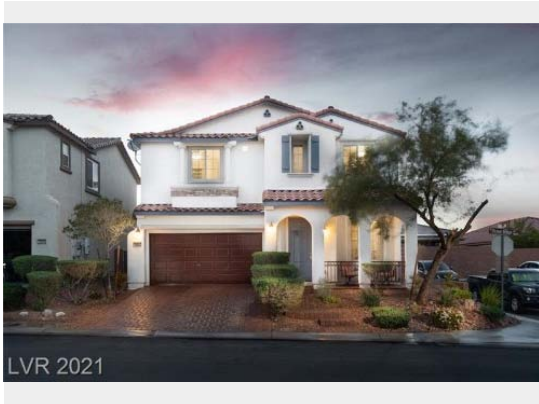
Street



Street

Listing Photos

L1 10822 Drake Ridge AV
Las Vegas, NV 89166



Front

L2 7722 Lone Shepherd DR
Las Vegas, NV 89166



Front

L3 10846 Dobbs AV
Las Vegas, NV 89166



Front

Sales Photos

S1 10533 Hartford Hills
Las Vegas, NV 89166



Front

S2 10811 Mason Hill AV
Las Vegas, NV 89166



Front

S3 10814 Drake ridge AV
Las Vegas, NV 89166



Front

ClearMaps Addendum

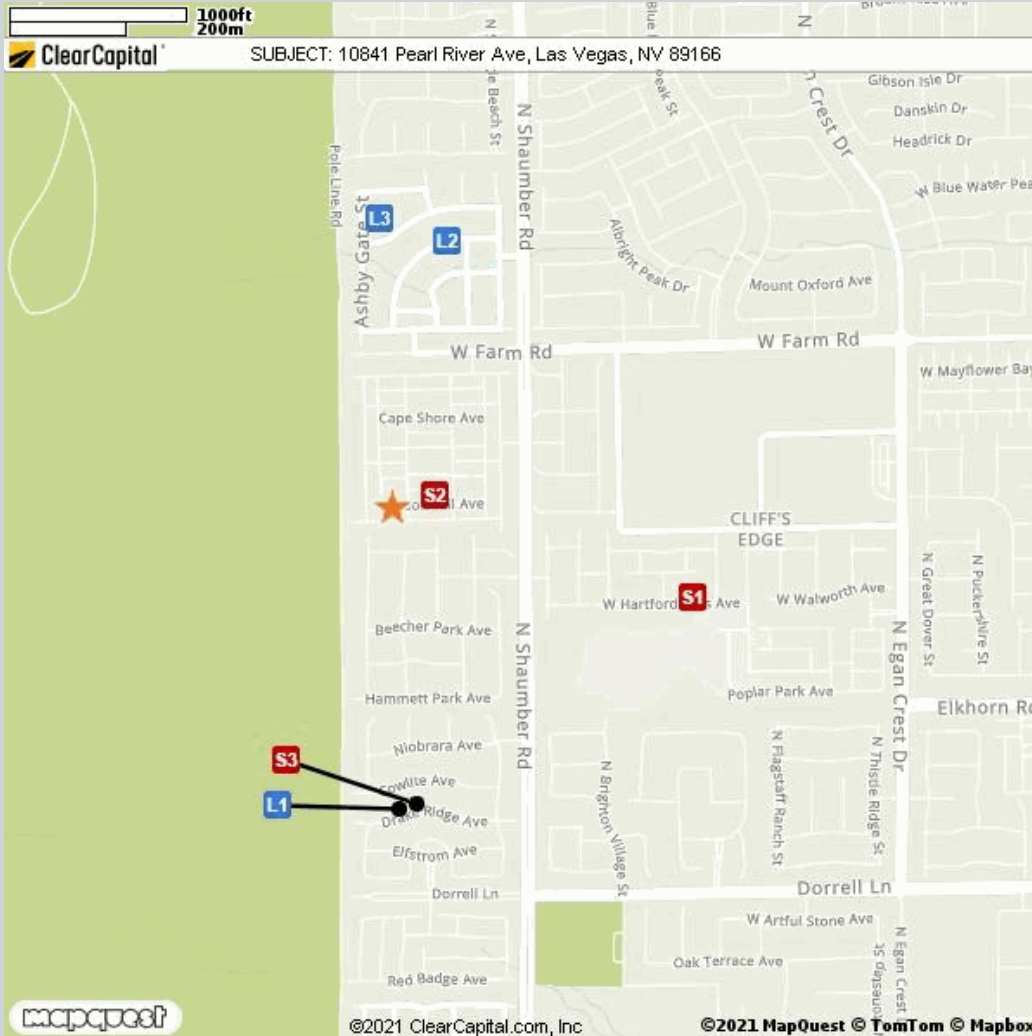
Address ★ 10841 Pearl River Avenue, Las Vegas, NEVADA 89166

Loan Number 44883

Suggested List \$359,900

Suggested Repaired \$359,900

Sale \$359,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	10841 Pearl River Avenue, Las Vegas, Nevada 89166	--	Parcel Match
L1 Listing 1	10822 Drake Ridge Av, Las Vegas, NV 89166	0.39 Miles ¹	Parcel Match
L2 Listing 2	7722 Lone Shepherd Dr, Las Vegas, NV 89166	0.39 Miles ¹	Parcel Match
L3 Listing 3	10846 Dobbs Av, Las Vegas, NV 89166	0.41 Miles ¹	Parcel Match
S1 Sold 1	10533 Hartford Hills, Las Vegas, NV 89166	0.44 Miles ¹	Parcel Match
S2 Sold 2	10811 Mason Hill Av, Las Vegas, NV 89166	0.07 Miles ¹	Parcel Match
S3 Sold 3	10814 Drake Ridge Av, Las Vegas, NV 89166	0.38 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.

*** Please Note: This is a RUSH assignment. Do not accept if you cannot meet the current due date and time. Please reference the set terms and contact Clear Capital at 530.582.5011 if you require any changes. Thanks! ***

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

Report Instructions - cont.

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.

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	Kristina Pearson	Company/Brokerage	Signature Real Estate Group
License No	S.0066424.LLC	Address	10714 Sky Meadows DR Las Vegas NV 89134
License Expiration	07/31/2022	License State	NV
Phone	7025245336	Email	go2lvh@gmail.com
Broker Distance to Subject	6.38 miles	Date Signed	06/01/2021

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

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.