

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	801 Dana Hills Court Unit 203, Las Vegas, NV 89134	Order ID	7342393	Property ID	30431150
Inspection Date	06/04/2021	Date of Report	06/05/2021		
Loan Number	45190	APN	138-30-618-020		
Borrower Name	Hollyvale Rental Holdings LLC	County	Clark		

Tracking IDs					
Order Tracking ID	0604BPO_BOTW	Tracking ID 1	0604BPO_BOTW		
Tracking ID 2	--	Tracking ID 3	--		

General Conditions		Condition Comments
Owner	Dana Hills Court 203 Trust	Owner of record has not yet been updated on county records. Property is tenant occupied to 2/22/22 at \$1,350/month. Property is in typical condition to the neighborhood which is average. No signs of damage, deferred maintenance or HOA violations visible. HOA maintains landscaped grounds, common areas and exterior of buildings. Complex is gated and maintained adequately. The 1-car garage has direct access to unit via interior private staircase. 1 garage is attached with direct entry to unit and 2nd garage is detached. Unit is a 2nd floor condo flat with exterior stair access to front door.
R. E. Taxes	\$1,513	
Assessed Value	\$83,107	
Zoning Classification	Multi Fam Condo	
Property Type	Condo	
Occupancy	Occupied	
Ownership Type	Fee Simple	
Property Condition	Average	
Estimated Exterior Repair Cost	\$0	
Estimated Interior Repair Cost		
Total Estimated Repair	\$0	
HOA	Summerlin North/Terraces 702-795-3344	
Association Fees	\$425 / Month (Pool,Landscaping,Greenbelt,Other: gated)	
Visible From Street	Visible	
Road Type	Private	

Neighborhood & Market Data		Neighborhood Comments
Location Type	Suburban	Summerlin North one of the 3 sections of Summerlin master planned development. It is the first phase of Summerlin built in the 90's in the northwest sector. It is comprised of many subdivisions within "villages". 150 trails and pathways, parks, playgrounds, community centers, pools and tennis are available. Some subdivisions have an additional HOA and may be gated or community pool. Typical properties have been updated over the years with flooring and countertops. Minor REO and short sale activity. Rentals are about 15%. Commute to town is about 25 minutes on the freeway...
Local Economy	Stable	
Sales Prices in this Neighborhood	Low: \$287,900 High: \$305,000	
Market for this type of property	Remained Stable for the past 6 months.	
Normal Marketing Days	<90	

Neighborhood Comments

Summerlin North one of the 3 sections of Summerlin master planned development. It is the first phase of Summerlin built in the 90's in the northwest sector. It is comprised of many subdivisions within "villages". 150 trails and pathways, parks, playgrounds, community centers, pools and tennis are available. Some subdivisions have an additional HOA and may be gated or community pool. Typical properties have been updated over the years with flooring and countertops. Minor REO and short sale activity. Rentals are about 15%. Commute to town is about 25 minutes on the freeway. Shopping, dining, recreation, public transportation and schools are nearby. Terraces are a gated condo complex with additional HOA fees of \$375/month + \$50/month master fee. Complex borders the TPC golf course with some golf frontage properties and peek-a-boo views. Other properties have greenbelt frontage.

Current Listings

	Subject	Listing 1	Listing 2 *	Listing 3
Street Address	801 Dana Hills Court Unit 203	9430 Laguna Niguel Dr #101	804 Dana Hills Ct #104	717 Peachy Canyon Cir #102
City, State	Las Vegas, NV	Las Vegas, NV	Las Vegas, NV	Las Vegas, NV
Zip Code	89134	89134	89134	89144
Datasource	MLS	MLS	MLS	MLS
Miles to Subj.	--	0.54 ¹	0.04 ¹	0.64 ¹
Property Type	Condo	Condo	Condo	Condo
Original List Price \$	\$	\$329,000	\$305,000	\$319,000
List Price \$	--	\$339,000	\$305,000	\$319,000
Original List Date		04/16/2021	04/22/2021	03/12/2021
DOM · Cumulative DOM	-- · --	50 · 50	14 · 44	38 · 85
Age (# of years)	21	25	23	19
Condition	Average	Average	Average	Average
Sales Type	--	Fair Market Value	Fair Market Value	Fair Market Value
Condo Floor Number	2	2	2	1
Location	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
View	Neutral ; Residential	Beneficial ; Water	Neutral ; Residential	Neutral ; Residential
Style/Design	2 Stories 2nd FL condo flat	2 Stories 2nd FL condo flat	2 Stories 2nd FL condo flat	2 Stories 1st FL condo flat
# Units	1	1	1	1
Living Sq. Feet	1,427	1,607	1,686	1,601
Bdrm · Bths · ½ Bths	2 · 2	2 · 2	2 · 2	3 · 2
Total Room #	4	4	4	5
Garage (Style/Stalls)	Attached 2 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)	Attached 1 Car
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	0.00 acres	0.00 acres	0.00 acres	0.00 acres
Other	--	--	--	--

* Listing 2 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** Same complex, green belt and pond view. Similar size and interior model layout. 1 garage is attached with direct entry to unit and 2nd garage is detached; same as subject. Typical interior finishes. Typical to subject's unit, view is superior.
- Listing 2** Same complex as subject, 1 garage is attached with direct entry to unit and 2nd garage is detached; same as subject. Front door has interior stair to 2nd floor condo access. Similar size and interior layout. Most similar to the same view as subject. Under contract, conventional offer since 5/13/21
- Listing 3** Complex across the golf course, same complex amenities and similar exterior appearance. Similar size and interior model style. Typical interior finishes. Similar view of as subject. Typical to subject. Under contract, conventional loan offer since 4/19/21

Recent Sales

	Subject	Sold 1 *	Sold 2	Sold 3
Street Address	801 Dana Hills Court Unit 203	9116 Vista Greens Wy #202	701 Peachy Canyon Cir #204	808 Peachy Canyon Cir #204
City, State	Las Vegas, NV	Las Vegas, NV	Las Vegas, NV	Las Vegas, NV
Zip Code	89134	89134	89144	89144
Datasource	MLS	MLS	MLS	MLS
Miles to Subj.	--	0.09 ¹	0.66 ¹	0.65 ¹
Property Type	Condo	Condo	Condo	Condo
Original List Price \$	--	\$252,000	\$289,900	\$295,000
List Price \$	--	\$282,500	\$289,900	\$295,000
Sale Price \$	--	\$290,000	\$289,900	\$305,000
Type of Financing	--	Cash	Conventional	Va
Date of Sale	--	03/03/2021	05/07/2021	06/01/2021
DOM · Cumulative DOM	-- · --	8 · 12	13 · 38	12 · 60
Age (# of years)	21	28	21	20
Condition	Average	Average	Average	Average
Sales Type	--	Fair Market Value	Fair Market Value	Fair Market Value
Condo Floor Number	2	2	2	2
Location	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
View	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
Style/Design	2 Stories 2nd FL condo flat	2 Stories 2nd FL condo flat	2 Stories 2nd FL condo flat	2 Stories 2nd FL condo flat
# Units	1	1	1	1
Living Sq. Feet	1,427	1,427	1,302	1,302
Bdrm · Bths · ½ Bths	2 · 2	2 · 2	2 · 2	2 · 2
Total Room #	4	4	4	4
Garage (Style/Stalls)	Attached 2 Car(s)	Attached 2 Car(s)	Attached 1 Car	Attached 1 Car
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	0.00 acres	0.00 acres	0.00 acres	0.00 acres
Other	--	--	--	--
Net Adjustment	--	\$0	+\$2,000	-\$3,000
Adjusted Price	--	\$290,000	\$291,900	\$302,000

* Sold 1 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 complex as subject, model match, same garage set up. Typical interior finishes. View of the golf course is superior. List date and contract accept date were just before market upward shift, price was increased yet still short of present market; hence lower sold price for a golf course view. Most similar as a model match to subject.
- Sold 2** Complex across the golf course, same master development. Similar size and model style. 1 car attached garage only. Typical interior finishes. Similar greenbelt view and private interior walk up access to the unit. Typical to subject. Adjust +\$2K garage.
- Sold 3** Complex across the golf course, same master development. Similar size and layout. 1 car attached garage with interior walk up stairs to unit. Same interior style. Typical interior finishes; more recently updated. Typical to subject. Adjust +\$2K garage, -\$5K more recent updates.

Subject Sales & Listing History

Current Listing Status	Not Currently Listed		Listing History Comments				
Listing Agency/Firm			Last recorded MLS #2125841 cash sale 6/3/21 \$287,900				
Listing Agent Name			Current Lease MLS #2236783 leased 2/17/21 - 2/22/2122				
Listing Agent Phone			\$1,250				
# of Removed Listings in Previous 12 Months	0						
# of Sales in Previous 12 Months	1						
Original List Date	Original List Price	Final List Date	Final List Price	Result	Result Date	Result Price	Source
08/15/2019	\$259,900	03/29/2021	\$287,900	Sold	06/03/2021	\$287,900	MLS

Marketing Strategy

	As Is Price	Repaired Price
Suggested List Price	\$305,000	\$305,000
Sales Price	\$290,000	\$290,000
30 Day Price	\$287,900	--
Comments Regarding Pricing Strategy		
<p>Comp properties outside the complex are located in a similar complex in the same master development (Dakota) on the other side of the same TPC golf course with similar size/age and amenities and the same builder. Median DOM is now under 30 from 49 a few months ago. Mix of loans and cash deals and no seller concessions. I have no existing or contemplated interest in the property.</p>		

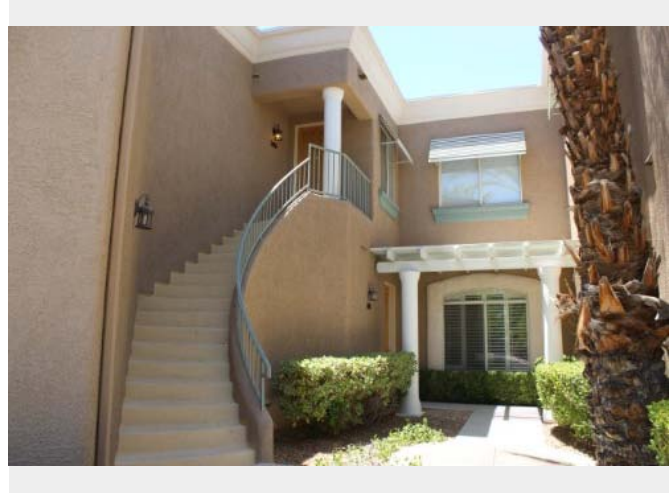
Clear Capital Quality Assurance Comments Addendum

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



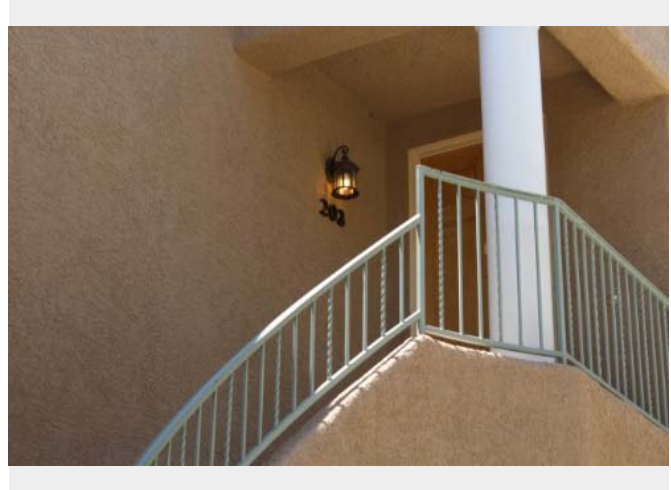
Front



Front



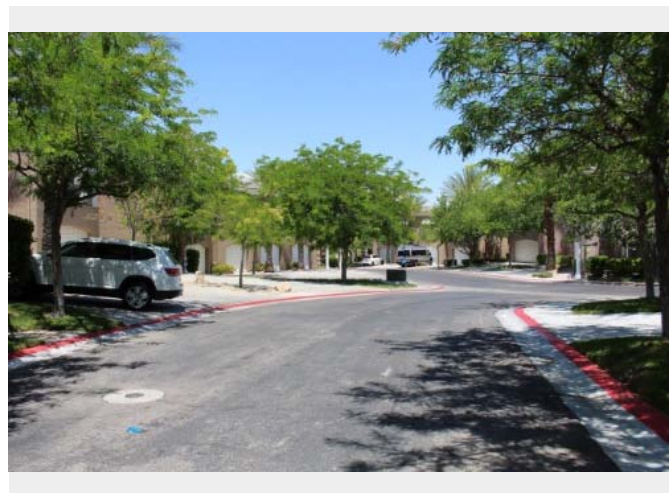
Front



Address Verification

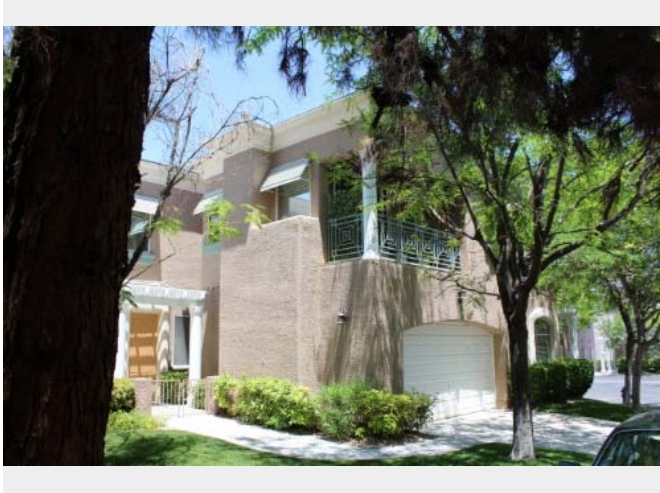


Address Verification



Side

Subject Photos



Back



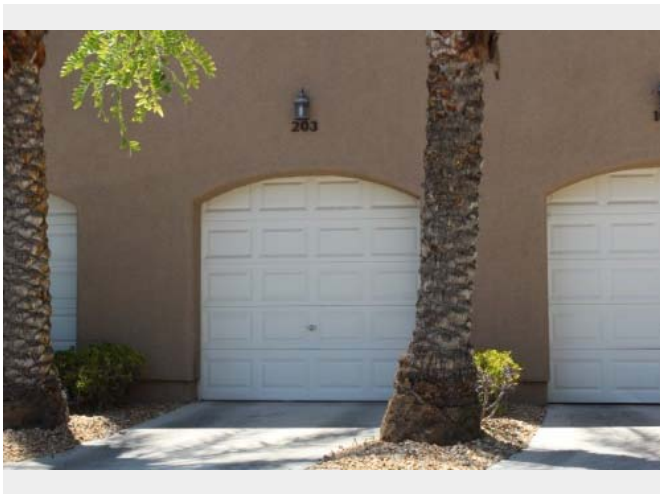
Back



Street



Garage



Garage

Listing Photos

L1 9430 Laguna Niguel DR #101
Las Vegas, NV 89134



Front

L2 804 Dana Hills CT #104
Las Vegas, NV 89134



Front

L3 717 Peachy Canyon CIR #102
Las Vegas, NV 89144



Front

Sales Photos

S1 9116 Vista Greens WY #202
Las Vegas, NV 89134



Front

S2 701 Peachy Canyon CIR #204
Las Vegas, NV 89144



Front

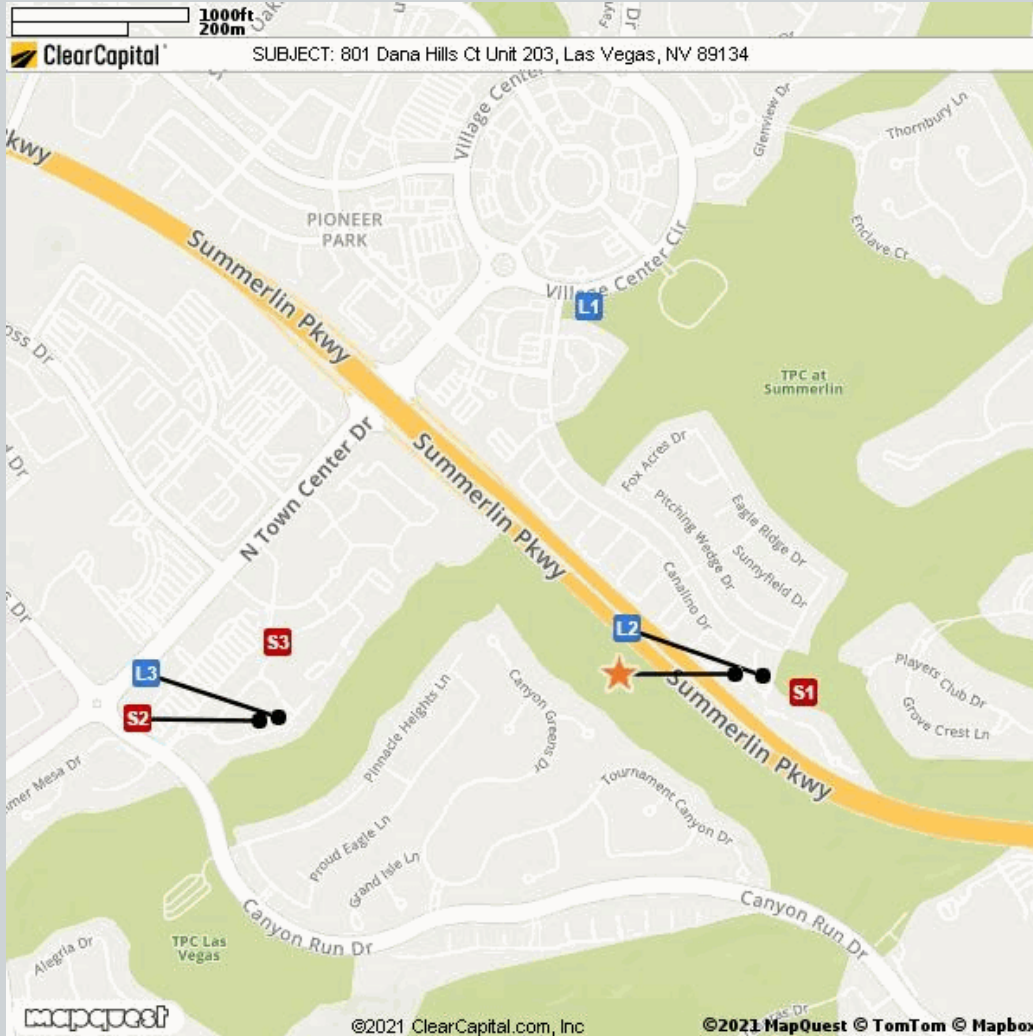
S3 808 Peachy Canyon CIR #204
Las Vegas, NV 89144



Front

ClearMaps Addendum

Address ★ 801 Dana Hills Court Unit 203, Las Vegas, NV 89134
Loan Number 45190 **Suggested List** \$305,000 **Suggested Repaired** \$305,000 **Sale** \$290,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	801 Dana Hills Court Unit 203, Las Vegas, NV 89134	--	Parcel Match
L1 Listing 1	9430 Laguna Niguel Dr #101, Las Vegas, NV 89134	0.54 Miles ¹	Parcel Match
L2 Listing 2	804 Dana Hills Ct #104, Las Vegas, NV 89134	0.04 Miles ¹	Parcel Match
L3 Listing 3	717 Peachy Canyon Cir #102, Las Vegas, NV 89144	0.64 Miles ¹	Parcel Match
S1 Sold 1	9116 Vista Greens Wy #202, Las Vegas, NV 89134	0.09 Miles ¹	Parcel Match
S2 Sold 2	701 Peachy Canyon Cir #204, Las Vegas, NV 89134	0.66 Miles ¹	Parcel Match
S3 Sold 3	808 Peachy Canyon Cir #204, Las Vegas, NV 89134	0.65 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	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	2.39 miles	Date Signed	06/05/2021

/Kristina Pearson/

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: **Kristina Pearson** ("Licensee"), **S.0066424.LLC** (License #) who is an active licensee in good standing.

Licensee is affiliated with **Signature Real Estate Group** (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: **801 Dana Hills Court Unit 203, Las Vegas, NV 89134**
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: **June 5, 2021**

Licensee signature: ***/Kristina Pearson/***

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.