

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	9246 Weeping Hollow Avenue, Las Vegas, NEVADA 89178	Order ID	7386999	Property ID	30540694
Inspection Date	06/24/2021	Date of Report	06/24/2021		
Loan Number	45274	APN	176-20-411-045		
Borrower Name	Hollyvale Rental Holdings LLC	County	Clark		

Tracking IDs					
Order Tracking ID	0623BPO_BOTW	Tracking ID 1	0623BPO_BOTW		
Tracking ID 2	--	Tracking ID 3	--		

General Conditions		Condition Comments
Owner	MART W H L L C	No damage or repair issues noted from exterior visual inspection. Doors, windows, roof, paint, landscaping appear average for age and neighborhood. Clark County Tax Assessor data shows Cost Class for this property as Average. Subject property is a 2 story, single family detached home with 3 car attached garage with entry into house. Roof is pitched concrete tile, typical for age and neighborhood. It has no fireplace, pool or spa. Last sold as new home sale, 06/22/2006 for \$420,792 and currently listed for sale. Tax records show that this property is not owner occupied. Subject property is located in the South Mountains subdivision in the far southwestern area of Las Vegas. This tract is comprised of 1,248 single family detached homes which vary in square footage from 1,170-4,584 square feet. Access to schools, shopping is within 1 mile and freeway entry is within 3-4 miles. Most likely buyer in this area is owner occupant home buyer with conventional financing. NOTE tax records show property has 2 bedrooms, 2 1/2 baths, MLS data clearly shows 3 bedrooms, 2 1/2 baths. MLS data is considered to be correct for this report.
R. E. Taxes	\$1,464	
Assessed Value	\$85,149	
Zoning Classification	Residential	
Property Type	SFR	
Occupancy	Occupied	
Ownership Type	Fee Simple	
Property Condition	Average	
Estimated Exterior Repair Cost		
Estimated Interior Repair Cost		
Total Estimated Repair		
HOA	Talasera HOA 702-515-2042	
Association Fees	\$15 / Month (Other: Management)	
Visible From Street	Visible	
Road Type	Public	

Neighborhood & Market Data		Neighborhood Comments
Location Type	Suburban	There is a balanced supply of competing listings within South Mountain. Currently there are 21 homes listed for sale in this area. All listings are fair market transactions. In the past 12 months, there have been 88 closed MLS transaction in this area. This would indicate a nearly balanced supply of listings, assuming 90 days on market. Average days on market time was 23 with range 0-155 days and average sales price was 99% of final list price.
Local Economy	Improving	
Sales Prices in this Neighborhood	Low: \$228,000 High: \$735,000	
Market for this type of property	Increased 3 % in the past 6 months.	
Normal Marketing Days	<30	

Current Listings

	Subject	Listing 1	Listing 2 *	Listing 3
Street Address	9246 Weeping Hollow Avenue	9056 Fathers Pride Ave	9793 Plane Tree Ct	9070 Barren Vista Ct
City, State	Las Vegas, NEVADA	Las Vegas, NV	Las Vegas, NV	Las Vegas, NV
Zip Code	89178	89178	89178	89178
Datasource	Public Records	MLS	MLS	MLS
Miles to Subj.	--	0.25 ¹	0.27 ¹	0.25 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$330,000	\$330,000	\$348,000
List Price \$	--	\$330,000	\$330,000	\$348,000
Original List Date		05/24/2021	06/15/2021	05/21/2021
DOM · Cumulative DOM	-- · --	4 · 31	9 · 9	14 · 34
Age (# of years)	15	15	14	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	2 Stories Bi-level	2 Stories Bi-level	2 Stories Bi-level	2 Stories Bi-level
# Units	1	1	1	1
Living Sq. Feet	1,614	1,423	1,594	1,784
Bdrm · Bths · ½ Bths	3 · 2 · 1	3 · 2 · 1	2 · 2 · 1	3 · 2 · 1
Total Room #	5	5	5	6
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	0.08 acres	0.04 acres	0.07 acres	0.06 acres
Other	No Fireplace	No Fireplace	No Fireplace	No Fireplace

* 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** Under contract, will be conventional financing. Owner occupied property when listed. Identical in bedrooms, baths, condition, garage capacity, no fireplace and age. It is inferior in square footage, lot size. This property is inferior to subject property.
- Listing 2** Not under contract. Owner occupied property when listed. Identical in baths, condition, garage capacity, no fireplace and nearly identical in age and square footage. It is slightly inferior in lot size. This property is nearly equal to subject property.
- Listing 3** Under contract, will be cash sale. Owner occupied property when listed. Identical in bedrooms, baths, condition, garage capacity, no fireplace and age. It is slightly inferior in lot size, but superior in square footage. This property is slightly superior to subject property.

Recent Sales

	Subject	Sold 1	Sold 2	Sold 3 *
Street Address	9246 Weeping Hollow Avenue	9435 Liquid Loco St	9419 Bachelors Fortune St	9209 Sunny Oven Ct
City, State	Las Vegas, NEVADA	Las Vegas, NV	Las Vegas, NV	Las Vegas, NV
Zip Code	89178	89178	89178	89178
Datasource	Public Records	MLS	MLS	MLS
Miles to Subj.	--	0.29 ¹	0.18 ¹	0.13 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$279,900	\$348,900	\$360,000
List Price \$	--	\$279,900	\$348,900	\$360,000
Sale Price \$	--	\$315,000	\$350,000	\$355,000
Type of Financing	--	Conventional	Cash	Va
Date of Sale	--	05/18/2021	04/23/2021	06/01/2021
DOM · Cumulative DOM	-- · --	6 · 43	6 · 21	5 · 34
Age (# of years)	15	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	2 Stories Bi-level	2 Stories Bi-level	2 Stories Bi-level	2 Stories Bi-level
# Units	1	1	1	1
Living Sq. Feet	1,614	1,400	1,839	1,614
Bdrm · Bths · ½ Bths	3 · 2 · 1	3 · 2 · 1	3 · 3 · 1	3 · 2 · 1
Total Room #	5	5	8	5
Garage (Style/Stalls)	Attached 2 Car(s)	Attached 1 Car	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	0.08 acres	0.05 acres	0.09 acres	0.07 acres
Other	No Fireplace	No Fireplace	No Fireplace	No Fireplace, Other
Net Adjustment	--	+\$23,300	-\$18,200	-\$22,200
Adjusted Price	--	\$338,300	\$331,800	\$332,800

* 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** Sold with conventional financing, no concessions. Owner occupied property when listed. Sold over list price. Identical in bedrooms, baths, condition, and nearly identical in age. It is inferior in square footage adjusted @ \$60/square foot \$12,800, garage capacity \$4,000, and lot size adjusted @ \$5/square foot \$6,500.
- Sold 2** Cash sale, no concessions. Vacant property when listed. Identical in bedrooms, condition, garage capacity, no fireplace and nearly identical in age. It is superior in square footage adjusted @ \$60/square foot (\$13,500), baths (\$5,000), lot size adjusted @ \$5/square foot (\$2,200).
- Sold 3** Sold with VA financing, no concessions. Owner occupied property when listed. Identical in square footage, bedrooms, baths, condition, garage capacity, no fireplace and age. It is inferior in lot size adjusted 2 \$5/square foot \$2,200 but superior in owned solar panels (\$20,000). Most recently closed competing sale.

Subject Sales & Listing History

Current Listing Status	Not Currently Listed			Listing History Comments			
Listing Agency/Firm				Listed for sale as fair market transaction, under contract the same day listed. Tenant occupied property, leased for \$1,315/month when listed.			
Listing Agent Name							
Listing Agent Phone							
# 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
06/07/2021	\$318,800	--	--	Sold	06/23/2021	\$325,000	MLS

Marketing Strategy

	As Is Price	Repaired Price
Suggested List Price	\$342,000	\$342,000
Sales Price	\$336,000	\$336,000
30 Day Price	\$332,000	--
Comments Regarding Pricing Strategy		
Subject property should be priced near mid high range of competing listings due to balanced supply of directly competing listings and low days on market time. This property would be expected to sell near high range of adjusted recently closed sales with 90 days on market. This property sold 06/23/2021 for \$325,000, under contract the same day listed. Valuation for subject property assumes 90 days on market.		

Clear Capital Quality Assurance Comments Addendum

Reviewer's Notes The price is based on the subject being in average condition. Comps are similar in characteristics, located within 0.29 miles and the sold comps closed within the last 2 months. The market is reported as having increased 3% in the last 6 months. The price conclusion is deemed supported.

Subject Photos



Front



Address Verification



Side



Side



Street

Listing Photos

L1 9056 Fathers Pride Ave
Las Vegas, NV 89178



Front

L2 9793 Plane Tree Ct
Las Vegas, NV 89178



Front

L3 9070 Barren Vista Ct
Las Vegas, NV 89178



Front

Sales Photos

S1 9435 Liquid Loco St
Las Vegas, NV 89178



Front

S2 9419 Bachelors Fortune St
Las Vegas, NV 89178



Front

S3 9209 Sunny Oven Ct
Las Vegas, NV 89178



Front

ClearMaps Addendum

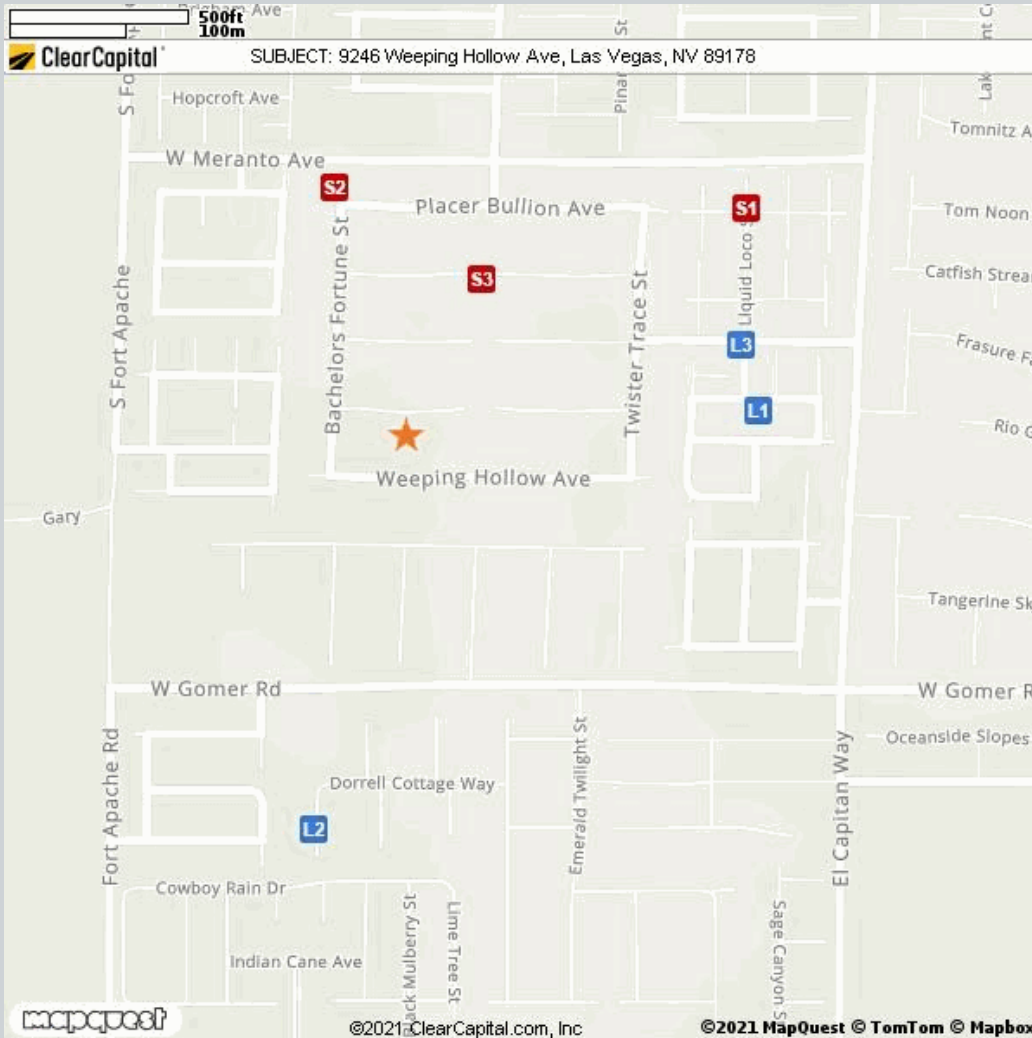
Address ★ 9246 Weeping Hollow Avenue, Las Vegas, NEVADA 89178

Loan Number 45274

Suggested List \$342,000

Suggested Repaired \$342,000

Sale \$336,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	9246 Weeping Hollow Avenue, Las Vegas, Nevada 89178	--	Parcel Match
L1 Listing 1	9056 Fathers Pride Ave, Las Vegas, NV 89178	0.25 Miles ¹	Parcel Match
L2 Listing 2	9793 Plane Tree Ct, Las Vegas, NV 89178	0.27 Miles ¹	Parcel Match
L3 Listing 3	9070 Barren Vista Ct, Las Vegas, NV 89178	0.25 Miles ¹	Parcel Match
S1 Sold 1	9435 Liquid Loco St, Las Vegas, NV 89178	0.29 Miles ¹	Parcel Match
S2 Sold 2	9419 Bachelors Fortune St, Las Vegas, NV 89178	0.18 Miles ¹	Parcel Match
S3 Sold 3	9209 Sunny Oven Ct, Las Vegas, NV 89178	0.13 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	Linda Bothof	Company/Brokerage	Linda Bothof
License No	B.0056344.INDV	Address	8565 S Eastern Ave Las Vegas NV 89123
License Expiration	05/31/2022	License State	NV
Phone	7025248161	Email	lbothof7@gmail.com
Broker Distance to Subject	9.86 miles	Date Signed	06/24/2021

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.