

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>	16374 E Mc Gill Street, Covina, CA 91722	<b>Order ID</b>	7928952	<b>Property ID</b>	32045268
<b>Inspection Date</b>	01/29/2022	<b>Date of Report</b>	01/31/2022		
<b>Loan Number</b>	48023	<b>APN</b>	8435003016		
<b>Borrower Name</b>	Hollyvale Rental Holdings LLC	<b>County</b>	Los Angeles		

<b>Tracking IDs</b>					
<b>Order Tracking ID</b>	01.28.22_BPO	<b>Tracking ID 1</b>	01.28.22_BPO		
<b>Tracking ID 2</b>	--	<b>Tracking ID 3</b>	--		

## General Conditions

<b>Owner</b>	BERNARDO MEZA	<b>Condition Comments</b>	
<b>R. E. Taxes</b>	\$8,511		single family detached home at the end of a cul de sac street ...
<b>Assessed Value</b>	\$202,745		home appears lived in and maintained and no issues noted ...
<b>Zoning Classification</b>	Residential LCA1YY		
<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>	\$0		
<b>Estimated Interior Repair Cost</b>	\$0		
<b>Total Estimated Repair</b>	\$0		
<b>HOA</b>	No		
<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>	Stable		Searched +-20% in size, 1 mile radius, and 12 months in time ...
<b>Sales Prices in this Neighborhood</b>	Low: \$325,000 High: \$795,000		average dom 7 ... closed adom 7 ... active adom 18 ... 1 of the 3
<b>Market for this type of property</b>	Increased 5 % in the past 6 months.		active listings are pending or under contract ... 47 closed sales ...
<b>Normal Marketing Days</b>	<30		

## Current Listings

	Subject	Listing 1	Listing 2 *	Listing 3
Street Address	16374 E Mc Gill Street	4654 N Vincent Ave	16104 E Cypress St	16144 E Kingside Dr
City, State	Covina, CA	Covina, CA	Covina, CA	Covina, CA
Zip Code	91722	91722	91722	91722
Datasource	Public Records	MLS	MLS	MLS
Miles to Subj.	--	0.50 <sup>1</sup>	0.52 <sup>1</sup>	0.39 <sup>1</sup>
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$641,000	\$680,000	\$648,000
List Price \$	--	\$641,000	\$680,000	\$648,000
Original List Date		01/08/2022	01/21/2022	01/07/2022
DOM · Cumulative DOM	-- · --	22 · 23	9 · 10	23 · 24
Age (# of years)	69	68	62	68
Condition	Average	Good	Average	Good
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	1 Story ranch	1 Story ranch	1 Story ranch	1 Story ranch
# Units	1	1	1	1
Living Sq. Feet	953	971	792	953
Bdrm · Bths · ½ Bths	3 · 1	2 · 1	2 · 1	3 · 2
Total Room #	6	5	5	7
Garage (Style/Stalls)	Attached 2 Car(s)	None	None	Attached 2 Car(s)
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	0.15 acres	0.26 acres	0.22 acres	0.15 acres
Other	none	none	none	none

\* Listing 2 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** CLOSE IN GLA WITH ONE LESS BEDROOM

**Listing 2** SMALLER IN GLA WITH ONE LESS BEDROOM

**Listing 3** SAME SIZE WITH ONE LESS BEDROOM AND BATHROOM

## Recent Sales

	Subject	Sold 1	Sold 2	Sold 3 *
Street Address	16374 E Mc Gill Street	4321 N Walnuthaven Dr	16635 E Benwood St	16348 E Mc Gill St
City, State	Covina, CA	Covina, CA	Covina, CA	Covina, CA
Zip Code	91722	91722	91722	91722
Datasource	Public Records	MLS	MLS	MLS
Miles to Subj.	--	0.32 <sup>1</sup>	0.57 <sup>1</sup>	0.05 <sup>1</sup>
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$499,900	\$559,000	\$590,000
List Price \$	--	\$499,900	\$559,000	\$590,000
Sale Price \$	--	\$560,000	\$555,000	\$580,000
Type of Financing	--	Conventional	Conventional	Cash
Date of Sale	--	12/07/2021	12/17/2021	01/14/2022
DOM · Cumulative DOM	-- · --	3 · 32	23 · 65	11 · 22
Age (# of years)	69	68	69	69
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	1 Story ranch	1 Story ranch	1 Story ranch	1 Story ranch
# Units	1	1	1	1
Living Sq. Feet	953	918	956	1,168
Bdrm · Bths · ½ Bths	3 · 1	3 · 1	3 · 1	3 · 2
Total Room #	6	6	6	7
Garage (Style/Stalls)	Attached 2 Car(s)	Detached 1 Car	None	Attached 2 Car(s)
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	Pool - Yes	--
Lot Size	0.15 acres	0.13 acres	0.13 acres	0.15 acres
Other	none	none	none	none
Net Adjustment	--	-\$11,400	-\$10,000	-\$22,000
Adjusted Price	--	\$548,600	\$545,000	\$558,000

\* Sold 3 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.

### Reasons for Adjustments Why the comparable sale is superior or inferior to the subject.

**Sold 1** CLOSE IN GLA WITH THE SAME NUMBER OF BEDROOMS AND BATHROOMS ... ADJUSTED FOR CREDIT TO BUYER -11400

**Sold 2** CLOSE IN GLA WITH THE SAME NUMBER OF BEDROOMS AND BATHROOMS ... ADJUSTED FOR SOME UPDATES THAT ARE OLDER -10000

**Sold 3** LARGER INGLA WITH ONE MOR BATHROOM ... ADJUSTED FOR GAL -20000, BATHROOM -2000

## Subject Sales & Listing History

<b>Current Listing Status</b>	Not Currently Listed			<b>Listing History Comments</b>			
<b>Listing Agency/Firm</b>				home last sold 2/1990 for \$ 161,000			
<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>	\$580,000	\$580,000
<b>Sales Price</b>	\$555,000	\$555,000
<b>30 Day Price</b>	\$530,000	--
<b>Comments Regarding Pricing Strategy</b>		
<p>most weight given to the closed sales considering the shortage of available comps for sale in the area .... Searched +-20% in size, 1 mile radius, and 12 months in time ... Used the best available comps and bracketed as many parameters as possible but not able to bracket all and especially not all at the same time ... home appears to be lived in and maintained and all equipment appear to be in working order as intended and no need for repairs noted ... home is located in a single family neighborhood close to shopping, entertainment and multiple freeways ... The comps used are the best possible currently available comps within 1 miles and the adjustments are sufficient for this area to account for the differences in the subject and comparables. The variances could not be avoided and the comps were chosen for their similarities to the subject. ... shortage of available homes for sale is causing homes to have multiple offers and to sell faster ...</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



Address Verification



Side



Side



Side



Street



## Subject Photos



Street



Other



Other

## Listing Photos

**L1** 4654 N Vincent Ave  
Covina, CA 91722



Front

**L2** 16104 E Cypress St  
Covina, CA 91722



Front

**L3** 16144 E Kingside Dr  
Covina, CA 91722



Front



## Sales Photos

**S1** 4321 N Walnuthaven Dr  
Covina, CA 91722



Front

**S2** 16635 E Benwood St  
Covina, CA 91722



Front

**S3** 16348 E Mc Gill St  
Covina, CA 91722



Front

## ClearMaps Addendum

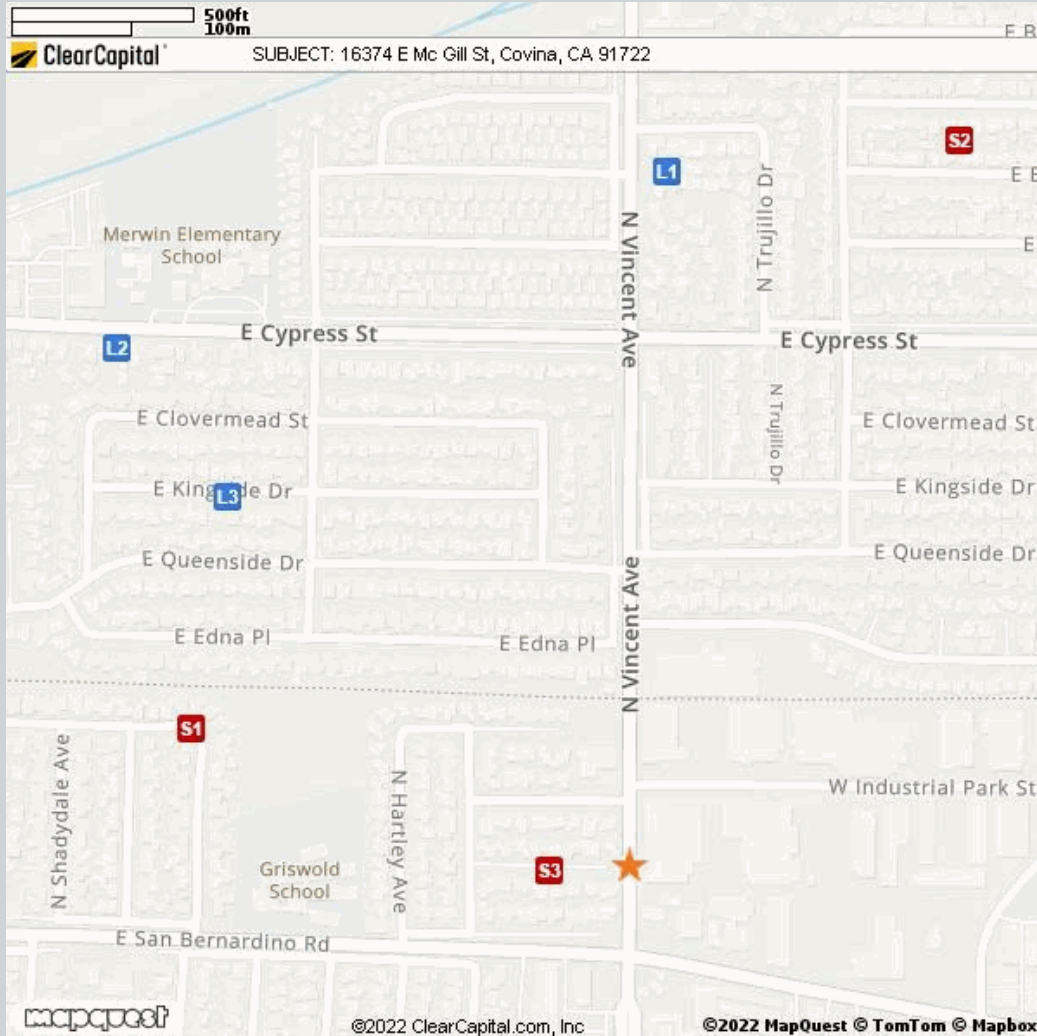
**Address** ★ 16374 E Mc Gill Street, Covina, CA 91722

**Loan Number** 48023

**Suggested List** \$580,000

**Suggested Repaired** \$580,000

**Sale** \$555,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	16374 E Mc Gill Street, Covina, CA 91722	--	Parcel Match
L1 Listing 1	4654 N Vincent Ave, Covina, CA 91722	0.50 Miles <sup>1</sup>	Parcel Match
L2 Listing 2	16104 E Cypress St, Covina, CA 91722	0.52 Miles <sup>1</sup>	Parcel Match
L3 Listing 3	16144 E Kingside Dr, Covina, CA 91722	0.39 Miles <sup>1</sup>	Parcel Match
S1 Sold 1	4321 N Walnuthaven Dr, Covina, CA 91722	0.32 Miles <sup>1</sup>	Parcel Match
S2 Sold 2	16635 E Benwood St, Covina, CA 91722	0.57 Miles <sup>1</sup>	Parcel Match
S3 Sold 3	16348 E Mc Gill St, Covina, CA 91722	0.05 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>	Lehel Szucs	<b>Company/Brokerage</b>	All Seasons Real Estate, Inc.
<b>License No</b>	01336187	<b>Address</b>	964 E. Badillo Street, #240 Covina CA 91724
<b>License Expiration</b>	05/04/2023	<b>License State</b>	CA
<b>Phone</b>	6263390697	<b>Email</b>	Lehelsz@gmail.com
<b>Broker Distance to Subject</b>	3.14 miles	<b>Date Signed</b>	01/30/2022

*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 document is not an appraisal as defined by USPAP (Uniform Standards of Professional Appraisal Practice). It is not to be construed as an appraisal and may not be used as such for any purpose.**

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

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