

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	1932 Auseon Avenue, Oakland, CALIFORNIA 94621	Order ID	7979972	Property ID	32166276
Inspection Date	02/17/2022	Date of Report	02/20/2022		
Loan Number	48360	APN	043-4594-018-00		
Borrower Name	Hollyvale Rental Holdings LLC	County	Alameda		

Tracking IDs

Order Tracking ID	02.17.22_BPO	Tracking ID 1	02.17.22_BPO
Tracking ID 2	--	Tracking ID 3	--

General Conditions

Owner	Mae Richard	Condition Comments	
R. E. Taxes	\$2,125	No adverse conditions were noted at the time of inspection based on exterior observations. Located within an area of similar properties, subject conforms. Comes with wheel chair access to the front door.	
Assessed Value	\$38,290		
Zoning Classification	R1		
Property Type	SFR		
Occupancy	Occupied		
Ownership Type	Fee Simple		
Property Condition	Average		
Estimated Exterior Repair Cost	\$0		
Estimated Interior Repair Cost	\$0		
Total Estimated Repair	\$0		
HOA	No		
Visible From Street	Visible		
Road Type	Public		

Neighborhood & Market Data

Location Type	Suburban	Neighborhood Comments	
Local Economy	Stable	Subject is a conforming single family residential Bungalow style property located within the Auseon Moss Track with predominately similar single family properties. Subject conforms to the immediate area and is located below hwy 580 freeway access, MacArthur Blvd and Bancroft Ave, and flanked by 90th Ave and above International Blvd, along with shopping amenities, restaurants and K-12 Schools.	
Sales Prices in this Neighborhood	Low: \$479,000 High: \$550,000		
Market for this type of property	Remained Stable for the past 6 months.		
Normal Marketing Days	<30		

Current Listings

	Subject	Listing 1	Listing 2 *	Listing 3
Street Address	1932 Auseon Avenue	8420 Birch St	1640 86th Ave	1605 88th Ave
City, State	Oakland, CALIFORNIA	Oakland, CA	Oakland, CA	Oakland, CA
Zip Code	94621	94621	94621	94621
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.15 ¹	0.21 ¹	0.24 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$450,000	\$495,000	\$489,900
List Price \$	--	\$450,000	\$495,000	\$489,900
Original List Date		08/11/2021	02/03/2022	01/20/2022
DOM · Cumulative DOM	-- · --	190 · 193	14 · 17	12 · 31
Age (# of years)	99	112	105	96
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 Bungalow	1 Story Bungalow	1 Story Bungalow	1 Story Bungalow
# Units	1	1	1	1
Living Sq. Feet	966	841	925	936
Bdrm · Bths · ½ Bths	2 · 1	2 · 1	2 · 1	2 · 1
Total Room #	5	5	5	5
Garage (Style/Stalls)	Detached 1 Car	None	None	None
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	0.09 acres	0.09 acres	0.09 acres	0.11 acres
Other	Fireplace	Fireplace	Fireplace	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.

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

Listing 1 A1 is similar in room count, in fireplace with 2 beds, 1 bath. A1 is inferior in year built, in garage space, in GLA. A1 is superior in lot size. A1 comes with a large front yard, and close access to both 580 and 880 freeways, parks, shopping and dining.

Listing 2 A2 is similar in room count, in fireplace with 2 beds, 1 baths. A2 is inferior in GLA, in garage space, in year built. A2 is superior in lot size. A2 comes with a stucco exterior, linoleum flooring along with 2 beds, 1 bath.

Listing 3 A3 is similar in room count, in fireplace with 2 beds, 1 bath. A3 is inferior in GLA, in garage space. A3 is superior in year built, in lot size. A3 comes with original hardwood floors, an eat- in dining room and separate laundry room.

Recent Sales

	Subject	Sold 1	Sold 2 *	Sold 3
Street Address	1932 Auseon Avenue	2239 87th Ave	2038 86th Ave	2228 87th Ave
City, State	Oakland, CALIFORNIA	Oakland, CA	Oakland, CA	Oakland, CA
Zip Code	94621	94605	94621	94605
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.24 ¹	0.12 ¹	0.23 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$479,000	\$495,000	\$525,000
List Price \$	--	\$479,000	\$495,000	\$479,000
Sale Price \$	--	\$550,000	\$510,000	\$479,000
Type of Financing	--	Conventional	Conventional	Conventional
Date of Sale	--	06/21/2021	08/18/2021	10/26/2021
DOM · Cumulative DOM	-- · --	12 · 39	20 · 72	57 · 81
Age (# of years)	99	100	97	105
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 Bungalow	1 Story Bungalow	1 Story Bungalow	1 Story Bungalow
# Units	1	1	1	1
Living Sq. Feet	966	984	960	924
Bdrm · Bths · ½ Bths	2 · 1	3 · 1	2 · 1	2 · 1
Total Room #	5	6	5	5
Garage (Style/Stalls)	Detached 1 Car	None	None	None
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	0.09 acres	0.09 acres
Other	Fireplace	Fireplace	Fireplace	Fireplace
Net Adjustment	--	+\$1,140	+\$5,406	+\$8,640
Adjusted Price	--	\$551,140	\$515,406	\$487,640

* Sold 2 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** S1 is similar in room count, in fireplace with 3 beds, 1 bath. S1 is superior in beds -(\$3,500), in GLA - (\$1,260). S1 is inferior in garage space + (\$5,000), lot size + (\$700.00), in year built + (\$200.00). S1 is located above Bancroft Ave in the Castle Mount neighborhood and comes with a paved backyard and covered patio, and an attic with a pushed air heater installed. S1 is being sold in as-is condition.
- Sold 2** S2 is similar in room count, in fireplace with 2 beds, 1 bath. S2 is inferior in garage space with a side yard driveway with room for 2 vehicles + (\$5,000), in GLA + (\$420.00), in + (\$86.00). S2 is superior in year built - (\$100.00). S2 comes with hardwood floors, freshly painted rooms and a good starter prospect.
- Sold 3** S3 is similar in room count, in fireplace with 2 beds, 1 bath. S3 is inferior in garage space + (\$5,000), in GLA + (\$2,940), in lot size + (\$300.00), in year built + (\$400.00). S3 comes with a wood burning fireplace, some updated appliances including a washer/dryer, and is sewer lateral and sidewalk ordinances.

Subject Sales & Listing History

Current Listing Status	Not Currently Listed	Listing History Comments					
Listing Agency/Firm		Subject has not been listed for sale or transferred ownership within the last 5 years.					
Listing Agent Name							
Listing Agent Phone							
# of Removed Listings in Previous 12 Months	0						
# 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

Marketing Strategy

	As Is Price	Repaired Price
Suggested List Price	\$500,000	\$500,000
Sales Price	\$505,000	\$505,000
30 Day Price	\$505,000	--
Comments Regarding Pricing Strategy		
<p>Subject value based on the most similar Single Family Residential Bungalow style properties compared to subject, located through searches utilizing current market data on MLS. All comps are within a 20% square foot variance, 6 months and .15 miles. Search criteria extended 12 months and .25 mile due to low inventories, and the lack of similar recent comparable properties within subject's immediate neighborhood. Within parameters of search median list price is \$484,450 and median sold price \$510,000 with a DOM of 30 days. Subject located in an area of REO, Short Sales, Flipped properties and Fair Market value, supply meets demand according to Contra Costa Association of Realtors. According to the CCAR MLS, the average marketing time in subject's immediate area is 30 Day on the market. Trends for this zip code indicate that within the current inventory .5% are in foreclosure, Auction, and Bank Owned stages.</p>		

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.

Subject Photos



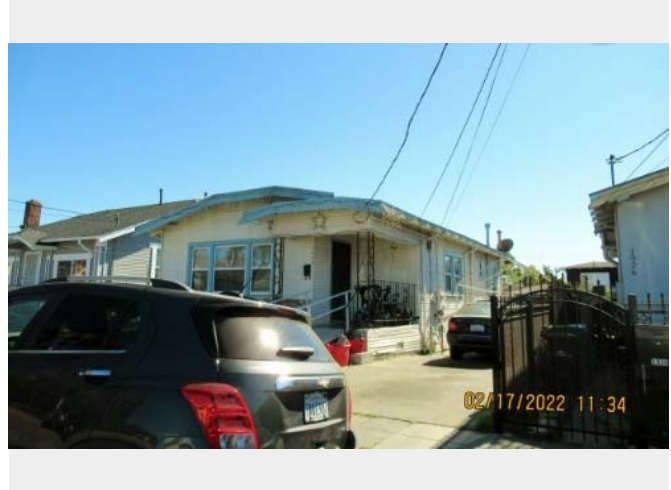
Front



Front



Front



Front



Front



Front

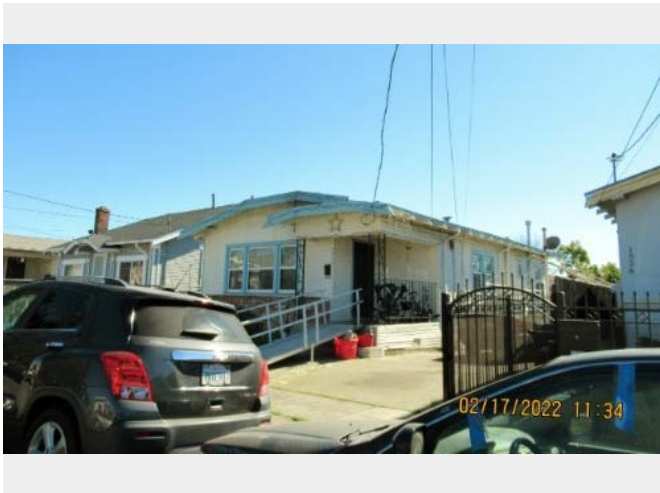
Subject Photos



Front



Address Verification



Side



Side

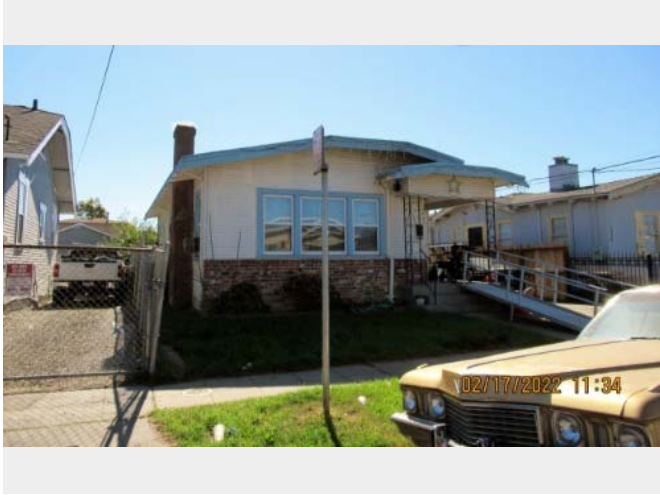


Side

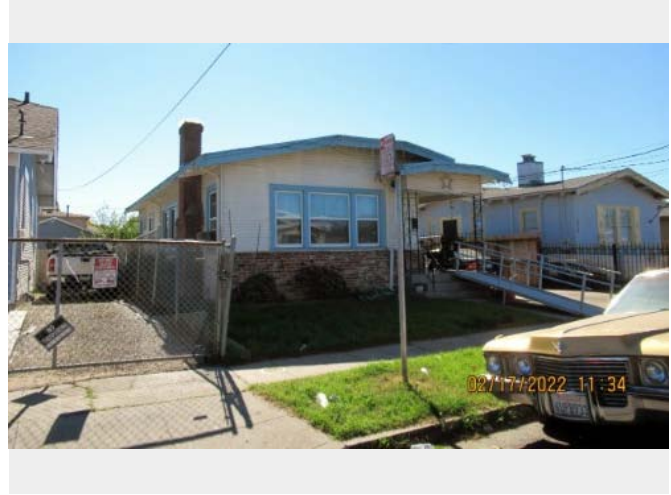


Side

Subject Photos



Side



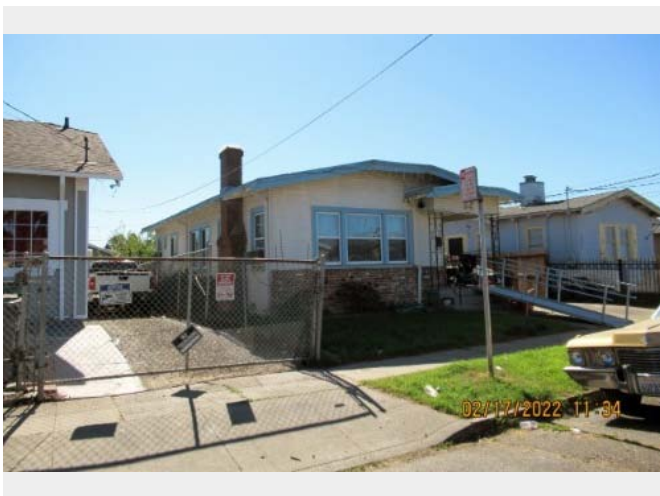
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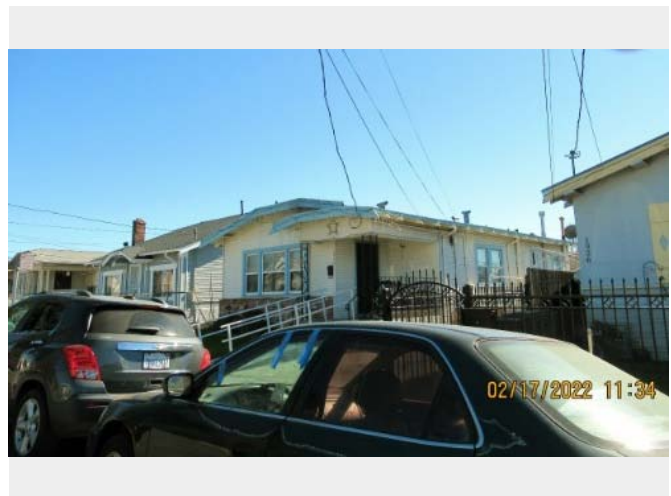
Side



Side



Side



Side

Subject Photos



Side



Street



Street



Street



Street



Other

Subject Photos



Other

Listing Photos

L1 8420 Birch St
Oakland, CA 94621



Front

L2 1640 86th Ave
Oakland, CA 94621



Front

L3 1605 88th Ave
Oakland, CA 94621



Front

Sales Photos

S1 2239 87th Ave
Oakland, CA 94605



Front

S2 2038 86th Ave
Oakland, CA 94621



Front

S3 2228 87th Ave
Oakland, CA 94605



Front

ClearMaps Addendum

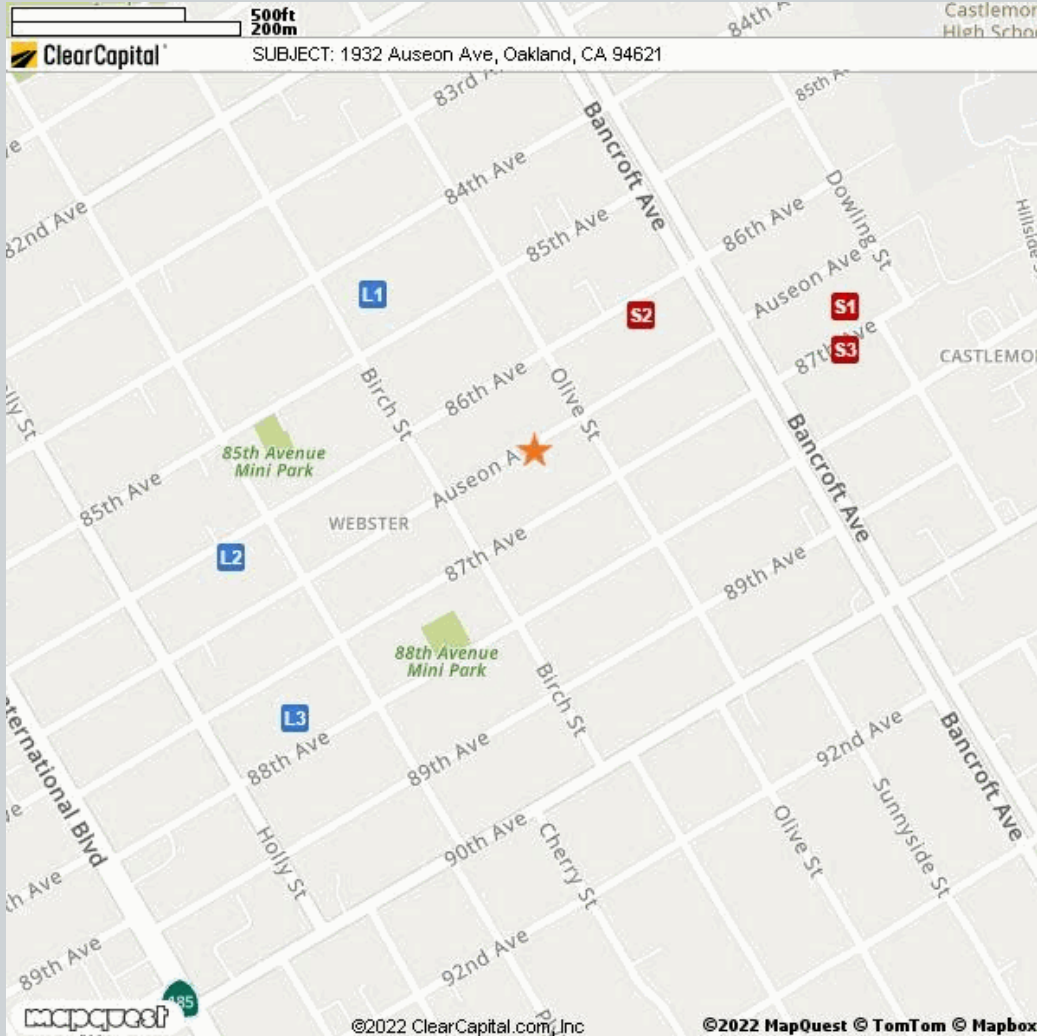
Address ★ 1932 Auseon Avenue, Oakland, CALIFORNIA 94621

Loan Number 48360

Suggested List \$500,000

Suggested Repaired \$500,000

Sale \$505,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	1932 Auseon Avenue, Oakland, California 94621	--	Parcel Match
L1	8420 Birch St, Oakland, CA 94621	0.15 Miles ¹	Parcel Match
L2	1640 86th Ave, Oakland, CA 94621	0.21 Miles ¹	Parcel Match
L3	1605 88th Ave, Oakland, CA 94621	0.24 Miles ¹	Parcel Match
S1	2239 87th Ave, Oakland, CA 94605	0.24 Miles ¹	Parcel Match
S2	2038 86th Ave, Oakland, CA 94621	0.12 Miles ¹	Parcel Match
S3	2228 87th Ave, Oakland, CA 94605	0.23 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	Debbye Deister	Company/Brokerage	Stonehurst Real Estate Services
License No	01426142	Address	Stonehurst Real Estate Services Lafayette CA 94549
License Expiration	04/15/2024	License State	CA
Phone	9254513368	Email	stonehurstres00@gmail.com
Broker Distance to Subject	10.11 miles	Date Signed	02/17/2022

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:

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.