

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>	553 Circle Drive S, Fresno, CA 93704	<b>Order ID</b>	7993593	<b>Property ID</b>	32226722
<b>Inspection Date</b>	02/23/2022	<b>Date of Report</b>	02/23/2022		
<b>Loan Number</b>	48465	<b>APN</b>	43507307		
<b>Borrower Name</b>	Hollyvale Rental Holdings LLC	<b>County</b>	Fresno		

### Tracking IDs

<b>Order Tracking ID</b>	02.23.22_BPO	<b>Tracking ID 1</b>	02.23.22_BPO
<b>Tracking ID 2</b>	--	<b>Tracking ID 3</b>	--

### General Conditions

<b>Owner</b>	TAHAJIAN GERALD LEE TR	<b>Condition Comments</b> Home and landscaping seem to have been maintained well as noted from doing an exterior drive by inspection. Subject has good functional utility and conforms well within the neighborhood.
<b>R. E. Taxes</b>	\$995	
<b>Assessed Value</b>	\$78,082	
<b>Zoning Classification</b>	Residential R1	
<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>	Urban	<b>Neighborhood Comments</b> Home is within an area that is centrally located and where homeowners enjoy easy access to local conveniences, shopping, schools, parks and other places of interest.
<b>Local Economy</b>	Stable	
<b>Sales Prices in this Neighborhood</b>	Low: \$166600 High: \$887000	
<b>Market for this type of property</b>	Decreased 4 % in the past 6 months.	
<b>Normal Marketing Days</b>	<30	

## Current Listings

	Subject	Listing 1	Listing 2	Listing 3 *
<b>Street Address</b>	553 Circle Drive S	3003 N Van Ness Blvd	841 E Cortland Ave	224 E Michigan Ave
<b>City, State</b>	Fresno, CA	Fresno, CA	Fresno, CA	Fresno, CA
<b>Zip Code</b>	93704	93704	93704	93704
<b>Datasource</b>	Tax Records	MLS	MLS	MLS
<b>Miles to Subj.</b>	--	0.54 <sup>1</sup>	0.36 <sup>1</sup>	0.68 <sup>1</sup>
<b>Property Type</b>	SFR	SFR	SFR	SFR
<b>Original List Price \$</b>	\$	\$525,000	\$385,000	\$449,900
<b>List Price \$</b>	--	\$525,000	\$385,000	\$449,900
<b>Original List Date</b>		01/10/2022	02/03/2022	02/08/2022
<b>DOM · Cumulative DOM</b>	-- · --	21 · 44	12 · 20	12 · 15
<b>Age (# of years)</b>	81	87	78	72
<b>Condition</b>	Average	Good	Average	Average
<b>Sales Type</b>	--	Fair Market Value	Fair Market Value	Fair Market Value
<b>Location</b>	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
<b>View</b>	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
<b>Style/Design</b>	1 Story bungalow	1 Story Tudor	1 Story bungalow	1 Story bungalow
<b># Units</b>	1	1	1	1
<b>Living Sq. Feet</b>	1,841	1,802	1,740	2,056
<b>Bdrm · Bths · ½ Bths</b>	2 · 2	3 · 2	3 · 2	3 · 2
<b>Total Room #</b>	5	6	6	6
<b>Garage (Style/Stalls)</b>	Attached 2 Car(s)	Attached 2 Car(s)	Attached 1 Car	Attached 2 Car(s)
<b>Basement (Yes/No)</b>	No	No	No	No
<b>Basement (% Fin)</b>	0%	0%	0%	0%
<b>Basement Sq. Ft.</b>	--	--	--	--
<b>Pool/Spa</b>	--	--	--	--
<b>Lot Size</b>	.48 acres	0.17 acres	0.15 acres	0.18 acres
<b>Other</b>	None	None	None	None

\* Listing 3 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.

## Current Listings - Cont.

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

- Listing 1** Stunning Tudor Style Home Nestled On a Corner Lot In a Prime Fresno Location. Seller Has Spared No Expense Making This a True Home For Its New Owner. Upon Entry Youre Greeted by a Warming Living Area, Antique Fixtures Keeping The Integrity Of This Old World Beauty. Mahogany Wood Casing Throughout, Hardwood Flooring And Old World Charm With Updates Make This a Wonderful Place To Call Home. The Well Appointed Kitchen Has Undergone Upgrades, Theres a Seating Area Which Can Serve As a Eating Nook Or Sitting Area. 3 Bedrooms, 2 Baths And a Wonderful Basement Which Is Finished And an Additional 330 sq ft Not Included With Tax Records, Would Make For The Perfect Wine Seller, Man Cave Or Additional Living Area. Out Back You Have a Nice Grassy Area, Perfect For Family And Friends To Gather And Theres Also a Detached 2 Car Garage Close To Gazebo Gardens, Fig Garden Village And Plenty Of Restaurants Make Your Appointment Today Before Its Gone
- Listing 2** On an Idyllic Tree-Lined Street In Old Fig Garden, Youll Find This Charming Cottage At 841 E. Cortland. Its 1,740 Square Foot Layout Offers 3 Bedrooms And 2 Bathrooms, With Recessed Lighting, Wood Floors, And Key Upgrades Throughout. The Inviting Front Porch And Large Lawn Welcome You To The Home, And Upon Entry You Are Greeted With a Spacious Front Room And Dining Area. The Adjacent Open-Concept Living Room And Kitchen Space Is Perfect For The Way We Live Today, And Features Modern Updates And Two Doors To The Backyard. The Front Bedroom Provides Ample Space And Could Easily Double As an Office Or Workout Room. Down The Hall Youll Find a Large Laundry Room, Hallway Bathroom With a Bath And Shower Combo, And Additional Bedrooms. The Primary Suite Provides a Roomy Feel, With a Sliding Door To The Backyard And an Ensuite Bathroom With Double Sinks And a Large Walk-In Closet. The Backyard Is a Blank Canvas With Tons Of Potential For Its Next Owners.
- Listing 3** Get Ready To Own Your Own Little Slice Of Paradise And Fresno History In This Custom Built Taylor-Wheeler Home. This Property Has Been Maintained And Upgraded With The Upmost Care: Each Room And Living Area Has Been Lovingly Crafted For a Specific Tailor Made Purpose. Two Of The Bedrooms Have Been Finished To Reflect The Charm Of The Yosemite Valley And The Kitchen Has a Great Retro Diner Feel. The Fully Finished Basement Has Been Set Up As a Fully Functional Theater Room So You Can Enjoy All The Perks Of The Theater With Real Refinished Theater Seats In The Comfort Of Your Own Home. All Of The Windows Have Been Upgraded To Dual Pane And The Home Also Boasts a New Roof And Owned Solar Panels Installed January 2021. In Addition To All Of These Great And Amazing Features The Home Is Just Walking Distance To Many Of Fresnos Most Unique Entertaining Areas Like Gazebo Gardens, The Tower District And Fresnos Own Famed Ampersand Ice Cream. This Home Is One Of a Kind And Will Not Last, So Call Your Agent To Schedule an Appointment Today.

### Recent Sales

	Subject	Sold 1	Sold 2	Sold 3 *
<b>Street Address</b>	553 Circle Drive S	1306 E Richert Ave	623 W Cortland Ave	802 E Cortland Ave
<b>City, State</b>	Fresno, CA	Fresno, CA	Fresno, CA	Fresno, CA
<b>Zip Code</b>	93704	93704	93705	93704
<b>Datasource</b>	Tax Records	MLS	MLS	MLS
<b>Miles to Subj.</b>	--	0.94 <sup>1</sup>	0.82 <sup>1</sup>	0.34 <sup>1</sup>
<b>Property Type</b>	SFR	SFR	SFR	SFR
<b>Original List Price \$</b>	--	\$425,000	\$359,950	\$400,000
<b>List Price \$</b>	--	\$425,000	\$354,995	\$400,000
<b>Sale Price \$</b>	--	\$415,000	\$355,000	\$435,000
<b>Type of Financing</b>	--	Conventional	Fha	Conventional
<b>Date of Sale</b>	--	08/31/2021	12/23/2021	12/07/2021
<b>DOM · Cumulative DOM</b>	-- · --	11 · 64	32 · 85	5 · 26
<b>Age (# of years)</b>	81	67	72	77
<b>Condition</b>	Average	Average	Average	Average
<b>Sales Type</b>	--	Fair Market Value	Fair Market Value	Fair Market Value
<b>Location</b>	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
<b>View</b>	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
<b>Style/Design</b>	1 Story bungalow	1 Story bungalow	1 Story bungalow	1 Story bungalow
<b># Units</b>	1	1	1	1
<b>Living Sq. Feet</b>	1,841	2,069	1,959	1,864
<b>Bdrm · Bths · ½ Bths</b>	2 · 2	4 · 2 · 1	3 · 2	3 · 2
<b>Total Room #</b>	5	7	6	6
<b>Garage (Style/Stalls)</b>	Attached 2 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)
<b>Basement (Yes/No)</b>	No	No	No	No
<b>Basement (% Fin)</b>	0%	0%	0%	0%
<b>Basement Sq. Ft.</b>	--	--	--	--
<b>Pool/Spa</b>	--	--	--	--
<b>Lot Size</b>	.48 acres	0.31 acres	0.19 acres	0.23 acres
<b>Other</b>	None	None	None	None
<b>Net Adjustment</b>	--	-\$2,460	+\$1,490	-\$2,230
<b>Adjusted Price</b>	--	\$412,540	\$356,490	\$432,770

\* 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.

## Recent Sales - Cont.

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

- Sold 1** Adjustments made for pool (\$ 0 ), sq footage (\$-10260 ), age (\$2800 ) and lot size (\$ 5000), if needed. Located Just a Short Distance From Fig Garden And All The Benefits And Perks Of The Surrounding Fig Garden Village Area This Fantastic Home Has an Extensive Amount Of Features That Can Be Used And Utilized by Anyone Lucky Enough Buy This Home. The House Itself Is an Expansive 2,069 Square Feet Due To a Great Addition Built With Permits In The 1970S. The Original Section Of The Home Has Real Hardwood Located Under All Of The Carpeted Areas That Can Easily Be Sanded And Stained For a Unique And Beautiful Finish. Each Of The Bedrooms Are Spacious And There Is a Large Dining Area, Family Area And an Even Larger Entertainment / Game Area That Can Be Used To The New Buyers Discretion. On Top Of All That The Lot Is a Massive 13,400 Square Foot Corner Lot. This Home Has an Amazing Amount Of Potential At a Great Price, So Do Not Hesitate To Make an Appointment Today
- Sold 2** Adjustments made for pool (\$ 0 ), sq footage (\$-5310 ), age (\$1800) and lot size (\$5000 ), if needed. First Time Listed In Nearly 20 Years Truly a Unique Property That Needs To Be Seen In Person To Really Appreciate Everything This Home Has To Offer. This 3 Bed 2 Bath Beautiful Home Has Been Well Taken Care Of And Has Many Additions And Upgrades. The Home Is Completely Gated And Has 2 Large Car Parking Areas Out Front, As Well As a Large Detached 2 Car Garage/Workshop That Can Be Accessed Through The Back Alley. It Has Hardwood And Ceramic Tile Flooring Throughout The Entire House. Dual Pane Windows In Every Room. The Master Bedroom Features a Large Walk-In Closet With a Large Bathroom And a Jacuzzi Tub. It Also Has a Large Separate Shower With a His And Her Sink. The Home Has a Newer AC And Water Heater That Was Put In Less Than 5 Years Ago. A New Water Softener And Water Dispenser System Was Also Put In About 3 Years Ago And Has Been Serviced Yearly. The Home Has Two Large Living Areas And Has Ceiling Fans In Just About Every Room; Perfect To Keep The House Cool During The Summer. There Is a Large Indoor Laundry Area With Plenty Of Storage. The Homes Huge Backyard Has Plenty Of Car/Rv/Boat Parking Space. It Also Features a Large Covered Patio With Ceiling Fans And Direct Access To The Master Bathroom, Making It The Perfect Place For Hosting Parties. There Are Numerous Fruit Trees On The Property, With Plenty Of Space To Plant More. There Are Also 2 Additional Storage Sheds In The Back. There Are Gated Entrances On Both Sides Of The House That Lead To The Front.
- Sold 3** Adjustments made for pool (\$-7000), sq footage (\$-1035), age (\$800 ) and lot size (\$5000), if needed. This Old Fig Garden Home Offers The Best Of Both Worlds, Combining Vintage Charm With Modern Upgrades. Located In One Of Frenos Most Sought-After Neighborhoods, This Listing Features 3 Bedrooms, 2 Bathrooms And a Large Lot. The Spacious Dining And Living Rooms Are Perfect For Everyday Living And Entertaining Alike, While The Kitchen And Breakfast Nook Offer Stone Flooring, Newer Appliances And Ample Storage. The Third Bedroom Features Original Built-Ins And a View Of The Backyard, Along With Close Access To One Of The Bathrooms And Its Vintage Black And White Tile. The Large Primary And Second Bedrooms Share a Generous Hallway Bath With Even More Original Tile. The Backyard And Large Covered Patio Provide Seamless Indoor/Outdoor Living, With a Brick Fireplace And Plenty Of Room For Gatherings. A Sparkling Pool Is The Perfect Respite For Hot Fresno Summers, And The Shop Area, Playhouse, And Finished Basement Offer Something For Everyone In The Family. Come Tour This Vintage Gem Today.

## Subject Sales & Listing History

<b>Current Listing Status</b>	Not Currently Listed		<b>Listing History Comments</b>				
<b>Listing Agency/Firm</b>			none noted				
<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>	\$432,000	\$432,000
<b>Sales Price</b>	\$427,000	\$427,000
<b>30 Day Price</b>	\$420,000	--
<b>Comments Regarding Pricing Strategy</b>		
I looked at the Sold comps as well as the assessed value of the subject property to help determine the Suggested List Price.		

## Clear Capital Quality Assurance Comments Addendum

<b>Reviewer's Notes</b>	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.
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### Subject Photos



Front



Address Verification



Side



Side



Street



Street

## Listing Photos

**L1** 3003 N Van Ness Blvd  
Fresno, CA 93704



Front

**L2** 841 E Cortland Ave  
Fresno, CA 93704



Front

**L3** 224 E Michigan Ave  
Fresno, CA 93704



Front



## Sales Photos

**S1** 1306 E Richert Ave  
Fresno, CA 93704



Front

**S2** 623 W Cortland Ave  
Fresno, CA 93705



Front

**S3** 802 E Cortland Ave  
Fresno, CA 93704



Front

### ClearMaps Addendum

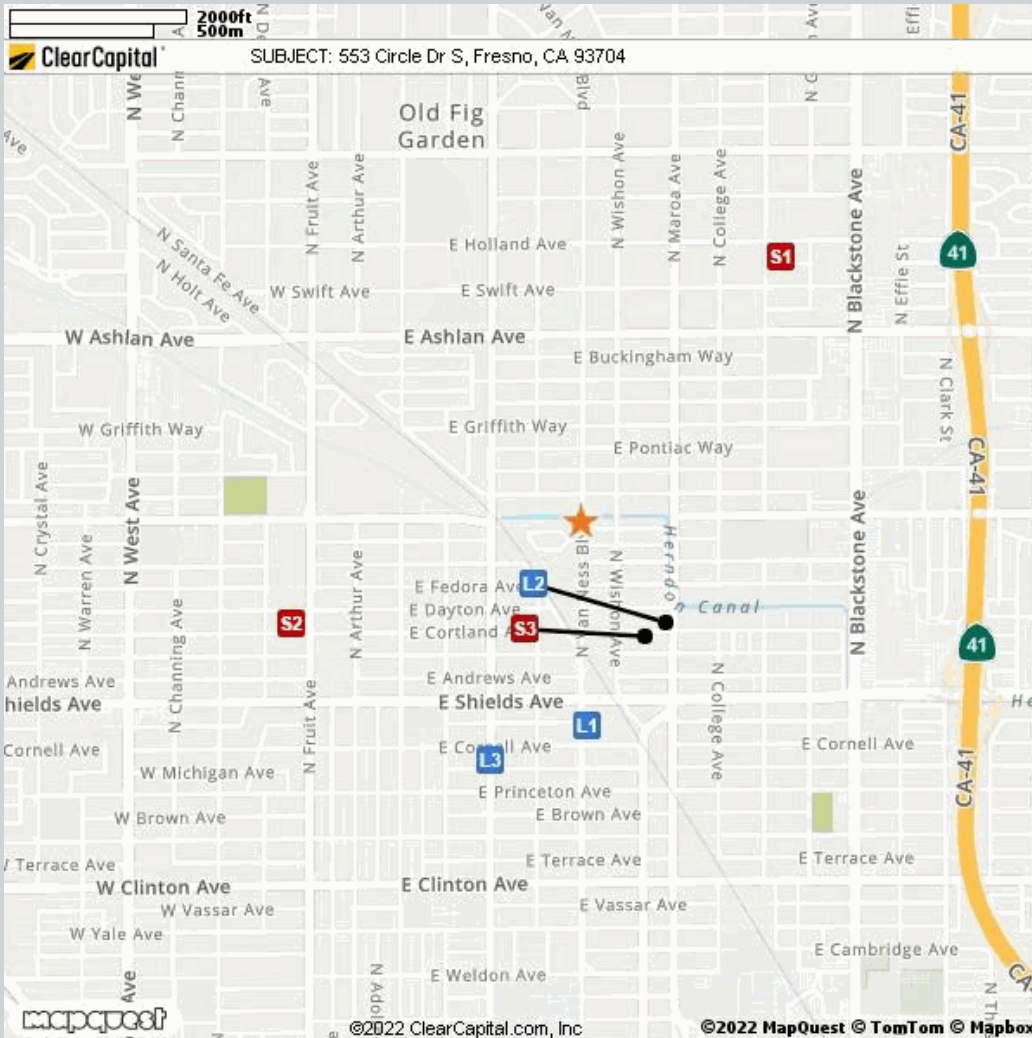
**Address** ★ 553 Circle Drive S, Fresno, CA 93704

**Loan Number** 48465

**Suggested List** \$432,000

**Suggested Repaired** \$432,000

**Sale** \$427,000



#### Comparable

#### Address

#### Miles to Subject

#### Mapping Accuracy

Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	553 Circle Drive S, Fresno, CA 93704	--	Parcel Match
L1	3003 N Van Ness Blvd, Fresno, CA 93704	0.54 Miles <sup>1</sup>	Parcel Match
L2	841 E Cortland Ave, Fresno, CA 93704	0.36 Miles <sup>1</sup>	Parcel Match
L3	224 E Michigan Ave, Fresno, CA 93704	0.68 Miles <sup>1</sup>	Parcel Match
S1	1306 E Richert Ave, Fresno, CA 93704	0.94 Miles <sup>1</sup>	Parcel Match
S2	623 W Cortland Ave, Fresno, CA 93705	0.82 Miles <sup>1</sup>	Parcel Match
S3	802 E Cortland Ave, Fresno, CA 93704	0.34 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.

\*\*\* 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.

### Report Instructions - cont.

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.

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>	Susan Tonai	<b>Company/Brokerage</b>	London Properties
<b>License No</b>	01207349	<b>Address</b>	6442 N Maroa Fresno CA 93612
<b>License Expiration</b>	03/18/2024	<b>License State</b>	CA
<b>Phone</b>	5592892895	<b>Email</b>	reoagent4u@gmail.com
<b>Broker Distance to Subject</b>	3.14 miles	<b>Date Signed</b>	02/23/2022

*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.**