

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	11158 Amethyst Road, Victorville, CA 92392	Order ID	7993593	Property ID	32226721
Inspection Date	02/23/2022	Date of Report	03/08/2022		
Loan Number	48470	APN	0405-451-44-0000		
Borrower Name	Hollyvale Rental Holdings LLC	County	San Bernardino		

Tracking IDs					
Order Tracking ID	02.23.22_BPO	Tracking ID 1	02.23.22_BPO		
Tracking ID 2	--	Tracking ID 3	--		

General Conditions

Owner	CAROLYN OLSEN	Condition Comments	
R. E. Taxes	\$204	Aside from some trash and debris on the lot the property appeared to be in average condition. No major repairs appeared to be needed. Wear and tear consistent with the age of the home. Property appeared to be occupied.	
Assessed Value	\$20,000		
Zoning Classification	Residential		
Property Type	Manuf. Home		
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	Partially Visible		
Road Type	Public		

Neighborhood & Market Data

Location Type	Suburban	Neighborhood Comments	
Local Economy	Stable	Currently there is limited inventory of manufactured homes in this market. Due to limited manufactured homes and lot sizes up to 5 acres in the area some comps had to be found up to 5 miles from the subject. The subject is located in an area of town where there are dirt roads and septic tanks.	
Sales Prices in this Neighborhood	Low: \$337500 High: \$482650		
Market for this type of property	Increased 7 % in the past 6 months.		
Normal Marketing Days	<30		

Current Listings

	Subject	Listing 1	Listing 2	Listing 3 *
Street Address	11158 Amethyst Road	13375 Larch St	10376 Lilac Rd	13676 Verano St
City, State	Victorville, CA	Hesperia, CA	Oak Hills, CA	Victorville, CA
Zip Code	92392	92344	92344	92392
Datasource	Public Records	MLS	MLS	MLS
Miles to Subj.	--	4.50 ¹	3.40 ¹	0.03 ¹
Property Type	Manuf. Home	Manufactured	Manufactured	Manufactured
Original List Price \$	\$	\$315,000	\$479,777	\$210,000
List Price \$	--	\$315,000	\$479,777	\$210,000
Original List Date		09/20/2021	02/21/2022	01/24/2022
DOM · Cumulative DOM	-- · --	156 · 169	2 · 15	30 · 43
Age (# of years)	35	40	37	37
Condition	Average	Good	Good	Average
Sales Type	--	Fair Market Value	Fair Market Value	Fair Market Value
Location	Neutral ; Residential	Beneficial ; Residential	Beneficial ; Residential	Neutral ; Residential
View	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
Style/Design	1 Story Mobile Home	1 Story Mobile Home	1 Story Mobile Home	1 Story Mobile Home
# Units	1	1	1	1
Living Sq. Feet	1,782	960	2,435	1,620
Bdrm · Bths · ½ Bths	4 · 2	2 · 2	4 · 2	3 · 2
Total Room #	8	5	8	6
Garage (Style/Stalls)	Detached 5+ Car(s)	Detached 2 Car(s)	Detached 4 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	0.67 acres	2.15 acres	2.29 acres	0.49 acres
Other	NoltemsToMention	NoltemsToMention	NoltemsToMention	NoltemsToMention

* Listing 3 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 Better condition than the subject. Smaller in terms of GLA. Larger lot size. Located in more desirable area.

Listing 2 Better condition. Much larger in terms of GLA. Larger lot size. Located in more desirable condition.

Listing 3 Good match in terms of GLA, lot size, and age. Located very close to subject. Most comparable property available in the MLS. This comp should hold the most weight when valuing the subject.

Recent Sales

	Subject	Sold 1	Sold 2 *	Sold 3
Street Address	11158 Amethyst Road	10888 Aster Rd	10434 Yucca Terrace Dr	10930 Birchwood Ave
City, State	Victorville, CA	Oak Hills, CA	Oak Hills, CA	Victorville, CA
Zip Code	92392	92344	92344	92392
Datasource	Public Records	MLS	MLS	MLS
Miles to Subj.	--	4.02 ¹	4.26 ¹	0.45 ¹
Property Type	Manuf. Home	Manufactured	Manufactured	Manufactured
Original List Price \$	--	\$199,000	\$270,000	\$274,990
List Price \$	--	\$199,000	\$247,500	\$260,000
Sale Price \$	--	\$204,000	\$247,500	\$260,000
Type of Financing	--	Conv	Conv	Conv
Date of Sale	--	01/03/2022	12/29/2021	10/05/2021
DOM · Cumulative DOM	-- · --	80 · 80	19 · 19	62 · 62
Age (# of years)	35	38	35	51
Condition	Average	Average	Average	Good
Sales Type	--	Fair Market Value	Fair Market Value	Fair Market Value
Location	Neutral ; Residential	Beneficial ; Residential	Beneficial ; Residential	Neutral ; Residential
View	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
Style/Design	1 Story Mobile Home	1 Story Mobile Home	1 Story Mobile Home	1 Story Mobile Home
# Units	1	1	1	1
Living Sq. Feet	1,782	924	1,736	1,200
Bdrm · Bths · ½ Bths	4 · 2	2 · 2	4 · 2	2 · 2
Total Room #	8	5	8	5
Garage (Style/Stalls)	Detached 5+ Car(s)	Detached 5+ Car(s)	Detached 4 Car(s)	Detached 4 Car(s)
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	0.67 acres	1.95 acres	2.02 acres	0.90 acres
Other	NoItemsToMention	NoItemsToMention	NoItemsToMention	NoItemsToMention
Net Adjustment	--	-\$7,100	-\$50,000	+\$7,100
Adjusted Price	--	\$196,900	\$197,500	\$267,100

* 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.

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

Sold 1 Adjustment made for difference in GLA at +\$50 per sf. Adjustment made for difference in area of -\$50,000.

Sold 2 Adjustment made for difference in area of -\$50,000.

Sold 3 Adjustment made for difference in age of -\$500 per year. Adjustment made for difference in condition of -\$30,000. Adjustment made for difference in GLA of +\$50 per sf.

Subject Sales & Listing History

Current Listing Status	Not Currently Listed		Listing History Comments				
Listing Agency/Firm			No recent sales or listings found in the local MLS.				
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	\$220,000	\$220,000
Sales Price	\$220,000	\$220,000
30 Day Price	\$201,000	--
Comments Regarding Pricing Strategy		
Due to limited inventory the subject should be priced at the average of the adjusted sale comps. In order to sell as quickly as possible the subject should be priced in line with sale comps 1, 2, and list comp 3.		

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.
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Subject Photos



Front



Address Verification



Side



Side



Street



Street

Listing Photos

L1 13375 Larch St
Hesperia, CA 92344



Front

L2 10376 Lilac Rd
Oak Hills, CA 92344



Front

L3 13676 Verano St
Victorville, CA 92392



Front

Sales Photos

S1 10888 Aster Rd
Oak Hills, CA 92344



Front

S2 10434 Yucca Terrace Dr
Oak Hills, CA 92344



Front

S3 10930 Birchwood Ave
Victorville, CA 92392



Front

ClearMaps Addendum

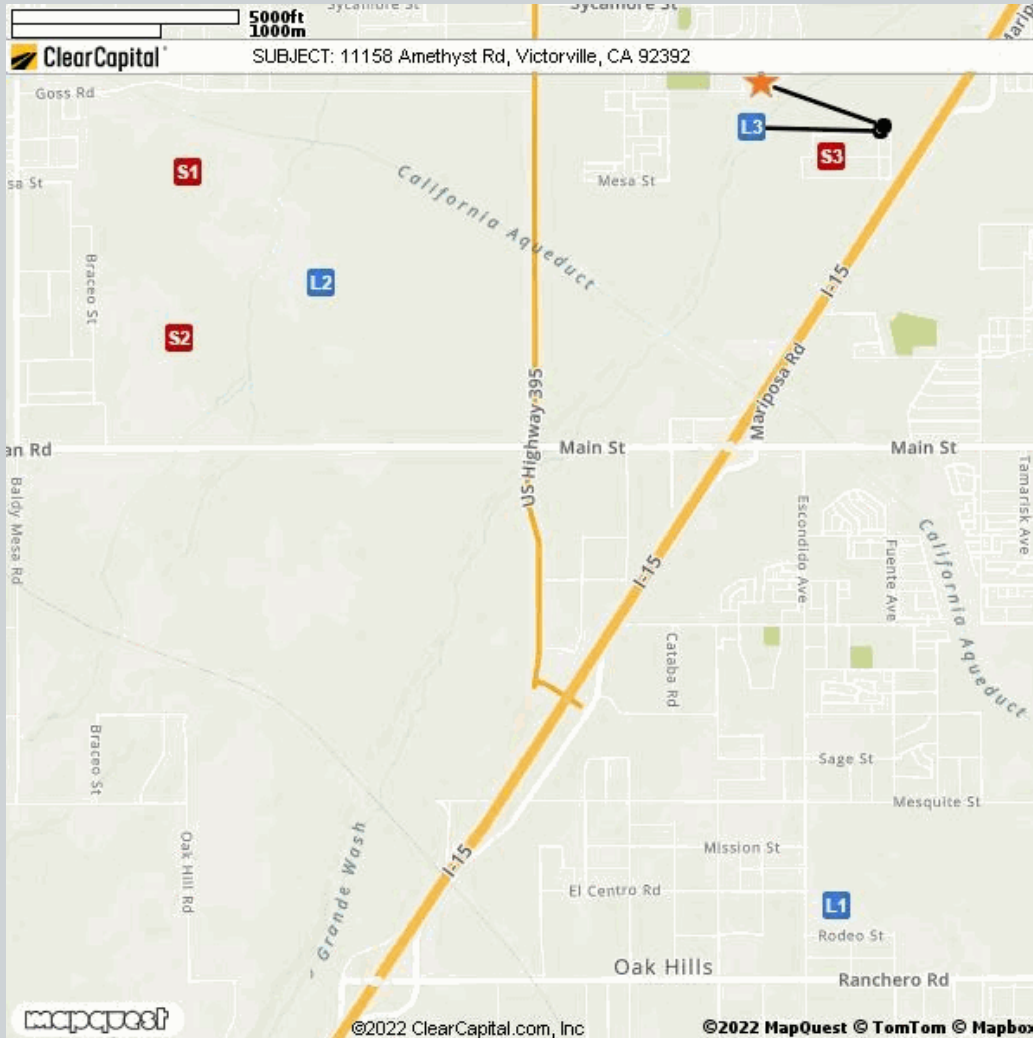
Address ★ 11158 Amethyst Road, Victorville, CA 92392

Loan Number 48470

Suggested List \$220,000

Suggested Repaired \$220,000

Sale \$220,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	11158 Amethyst Road, Victorville, CA 92392	--	Parcel Match
L1 Listing 1	13375 Larch St, Hesperia, CA 92344	4.50 Miles ¹	Parcel Match
L2 Listing 2	10376 Lilac Rd, Hesperia, CA 92344	3.40 Miles ¹	Parcel Match
L3 Listing 3	13676 Verano St, Victorville, CA 92392	0.03 Miles ¹	Parcel Match
S1 Sold 1	10888 Aster Rd, Hesperia, CA 92344	4.02 Miles ¹	Parcel Match
S2 Sold 2	10434 Yucca Terrace Dr, Hesperia, CA 92344	4.26 Miles ¹	Parcel Match
S3 Sold 3	10930 Birchwood Ave, Victorville, CA 92392	0.45 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.

*** 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

Broker Name	Jeffrey Nyal	Company/Brokerage	Coldwell Banker Home Source
License No	01373556	Address	18484 Hwy 18 Ste 150 Apple Valley CA 92307
License Expiration	03/17/2023	License State	CA
Phone	7608877779	Email	jeffnyal@gmail.com
Broker Distance to Subject	8.42 miles	Date Signed	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.