

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	1406 Santa Margarita Street Unit H, Las Vegas, NV 89146	Order ID	8233038	Property ID	32805161
Inspection Date	05/26/2022	Date of Report	05/26/2022		
Loan Number	49871	APN	163-02-210-040		
Borrower Name	Hollyvale Rental Holdings LLC	County	Clark		

Tracking IDs					
Order Tracking ID	05.26.22 BPO	Tracking ID 1	05.26.22 BPO		
Tracking ID 2	--	Tracking ID 3	--		

General Conditions		
Owner	Lawrence Donna	Condition Comments
R. E. Taxes	\$644	Based on exterior observation, subject property appears to be in average condition and not in need of immediate repair
Assessed Value	\$34,302	
Zoning Classification	Condominium	
Property Type	Condo	
Occupancy	Vacant	
Secure?	Yes (lockbox)	
Ownership Type	Fee Simple	
Property Condition	Average	
Estimated Exterior Repair Cost	\$0	
Estimated Interior Repair Cost	\$0	
Total Estimated Repair	\$0	
HOA	Sierra Management 7027546313	
Association Fees	\$220 / Month (Pool,Other: BBQ Area, CC&RS)	
Visible From Street	Visible	
Road Type	Private	

Neighborhood & Market Data		
Location Type	Suburban	Neighborhood Comments
Local Economy	Stable	Currently a better market with increasing property values. Supply is in shortage with rising demand. This is a fair market with no REO .Proximity and convenience to employment, schools, parks, shopping and transportation are average.
Sales Prices in this Neighborhood	Low: \$100,000 High: \$275,000	
Market for this type of property	Increased 3 % in the past 6 months.	
Normal Marketing Days	<90	

Current Listings

	Subject	Listing 1 *	Listing 2	Listing 3
Street Address	1406 Santa Margarita Street Unit H	1405 Santa Margarita Street Unit#B	1610 Davilla Street Unit#203	1418 Santa Margarita Street Unit#A
City, State	Las Vegas, NV	Las Vegas, NV	Las Vegas, NV	Las Vegas, NV
Zip Code	89146	89146	89146	89146
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.09 ¹	0.15 ¹	0.06 ¹
Property Type	Condo	Condo	Condo	Condo
Original List Price \$	\$	\$230,000	\$240,000	\$245,000
List Price \$	--	\$230,000	\$240,000	\$245,000
Original List Date		05/06/2022	04/01/2022	05/14/2022
DOM · Cumulative DOM	-- · --	17 · 20	13 · 55	5 · 12
Age (# of years)	38	33	28	36
Condition	Average	Average	Good	Average
Sales Type	--	Fair Market Value	Fair Market Value	Fair Market Value
Condo Floor Number	1	1	1	1
Location	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
View	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
Style/Design	1 Story garden	1 Story garden	2 Stories garden	1 Story garden
# Units	1	1	1	1
Living Sq. Feet	1,106	1,056	1,084	1,106
Bdrm · Bths · ½ Bths	2 · 2	2 · 2	2 · 2	2 · 2
Total Room #	4	4	4	4
Garage (Style/Stalls)	Carport 1 Car	Carport 1 Car	Attached 1 Car	Carport 1 Car
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	0 acres	0 acres	0 acres	0 acres
Other	--	--	--	--

* Listing 1 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** Gorgeous condo located on the 1st floor with two oversized bedroom. Covered patio in front and covered balcony off master bedroom, Walk-in Closet. Living room includes a fireplace. Tile flooring throughout. A must see!
- Listing 2** This 2 bedroom 2 bathroom condo has a 1 car garage, attached to the unit with an entry into the house. New flooring and baseboards throughout, paint only a few years old. Newer fridge, stove, dishwasher, washer and dryer. Solar screens installed on the windows 2 years ago helps with temperature control and keeps power bills lower in the summer. The ceilings in the living room are vaulted for a wide open feeling. Convenient location near Rainbow Blvd only a few miles away from the I-95 freeway access. Community Features a clubhouse and a pool. There are rental restrictions here so Owner Occupied Buyers only!!
- Listing 3** Enchanting and spacious open floor plan condo on 1st floor. Cozy living room with brick fireplace and tile floors. Tile floor den off living room with lots of light, built-in wet bar and ceiling fan light fixture. Kitchen with custom cabinet door and light fixtures. 2ns bedroom with bathroom attached. Primary bedroom has large attached sitting area, walk-in-closet and custom bathroom with shower. Large laundry room in hallway. Charming Condominium Community with tranquil pool, spa, and B-B-Q area. Beautiful landscape pathway throughout the community.

Recent Sales

	Subject	Sold 1	Sold 2 *	Sold 3
Street Address	1406 Santa Margarita Street Unit H	1404 Santa Margarita Street Unit#F	1402 Santa Margarita Street Unit#F	6737 West Charleston Boulevard Unit#2
City, State	Las Vegas, NV	Las Vegas, NV	Las Vegas, NV	Las Vegas, NV
Zip Code	89146	89146	89146	89146
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.02 ¹	0.02 ¹	0.20 ¹
Property Type	Condo	Condo	Condo	Condo
Original List Price \$	--	\$182,500	\$205,000	\$220,000
List Price \$	--	\$182,500	\$205,000	\$220,000
Sale Price \$	--	\$182,500	\$205,000	\$220,000
Type of Financing	--	Cash	Fha	Conv
Date of Sale	--	12/14/2021	03/03/2022	05/10/2022
DOM · Cumulative DOM	-- · --	4 · 76	20 · 69	5 · 40
Age (# of years)	38	38	38	37
Condition	Average	Average	Average	Average
Sales Type	--	Fair Market Value	Fair Market Value	Fair Market Value
Condo Floor Number	1	1	1	1
Location	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
View	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
Style/Design	1 Story garden	1 Story garden	1 Story garden	1 Story garden
# Units	1	1	1	1
Living Sq. Feet	1,106	1,106	1,106	996
Bdrm · Bths · ½ Bths	2 · 2	2 · 2	2 · 2	2 · 2
Total Room #	4	4	4	4
Garage (Style/Stalls)	Carport 1 Car	Carport 1 Car	Carport 1 Car	Carport 1 Car
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	0 acres	0 acres	0 acres	0 acres
Other	--	--	--	--
Net Adjustment	--	\$0	\$0	\$0
Adjusted Price	--	\$182,500	\$205,000	\$220,000

* 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** Two bedrooms and two bathrooms. Tile and carpet for flooring. Open floor plan, large leaving room with a gas fireplace. Master bedroom with a walk-in closet, Doors that leads to a private balcony that overlooks the neighborhood. AC replaced in March of 2018.. Beautiful community pool. A convenient location.
- Sold 2** With in 15 min from the Strip , in the heart of the west part of Las Vegas. Community with pool and spa. The unit is on the second floor , with laminate flooring and tiles in the kitchen and bathrooms. With 2 big rooms and 2 baths and 2 big balkonies it feels like patio home with beautiful sunsets and views of the mountains of the west part of the town.
- Sold 3** Investment Property Alert! Close to Community College, Charleston Campus, this 2 bedroom condo is great for roommates, both bedrooms have private bathrooms and walk-in closets. Covered carport and storage unit. The community has great amenities such as a pool, jacuzzi, and pet park. Quiet neighborhood!

Subject Sales & Listing History

Current Listing Status	Not Currently Listed			Listing History Comments			
Listing Agency/Firm				Recently sold			
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
05/09/2022	\$220,000	--	--	Sold	05/24/2022	\$201,000	MLS

Marketing Strategy

	As Is Price	Repaired Price
Suggested List Price	\$210,000	\$210,000
Sales Price	\$205,000	\$205,000
30 Day Price	\$195,000	--
Comments Regarding Pricing Strategy		
All comps selected are condo homes within the subject community. These comps are within 20% GLA of the subject and are in similar condition as the subject and sold in the past 180 days.		

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.

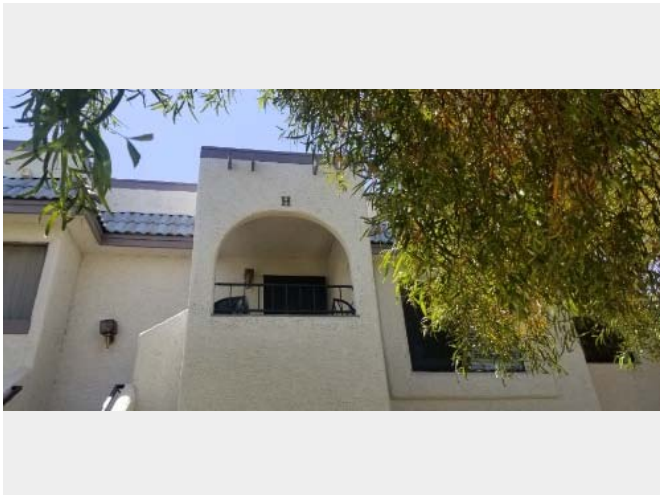
Subject Photos



Front



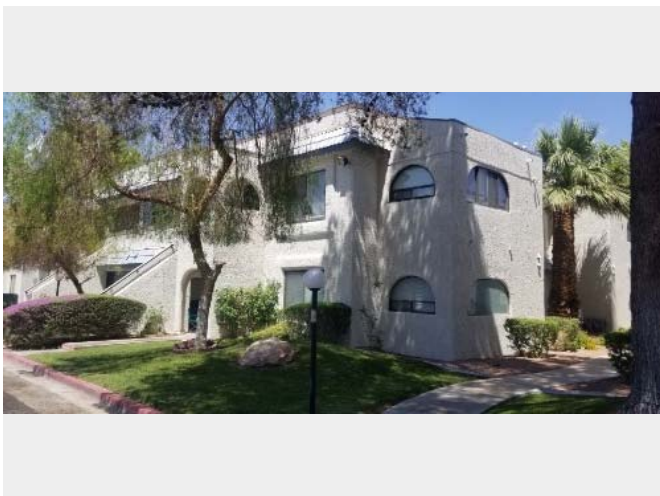
Address Verification



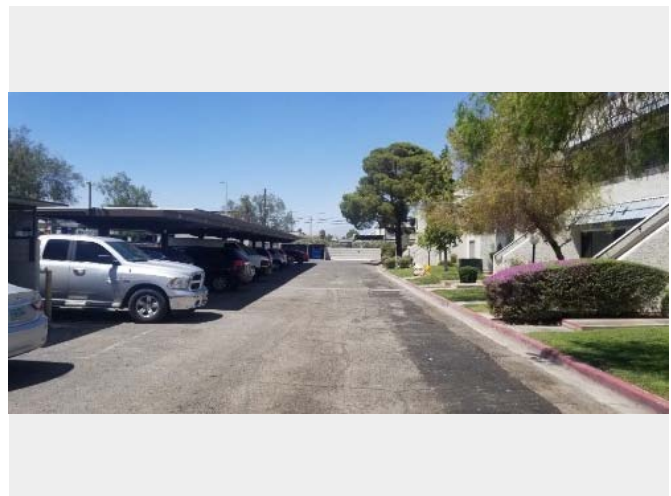
Address Verification



Side



Side



Street

Subject Photos



Street

Listing Photos

L1 1405 Santa Margarita Street Unit#B
Las Vegas, NV 89146



Front

L2 1610 Davilla Street Unit#203
Las Vegas, NV 89146



Front

L3 1418 Santa Margarita Street Unit#A
Las Vegas, NV 89146



Front

Sales Photos

S1 1404 Santa Margarita Street Unit#F
Las Vegas, NV 89146



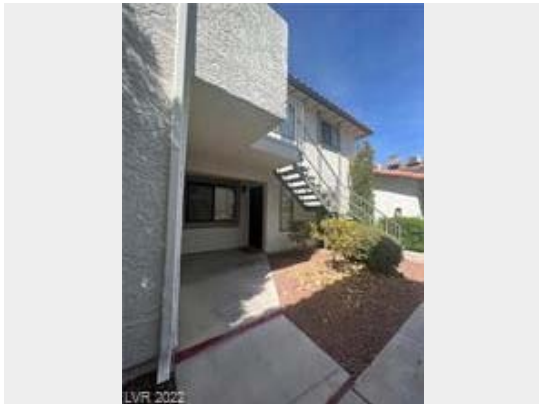
Front

S2 1402 Santa Margarita Street Unit#F
Las Vegas, NV 89146



Front

S3 6737 West Charleston Boulevard Unit#2
Las Vegas, NV 89146



Front

ClearMaps Addendum

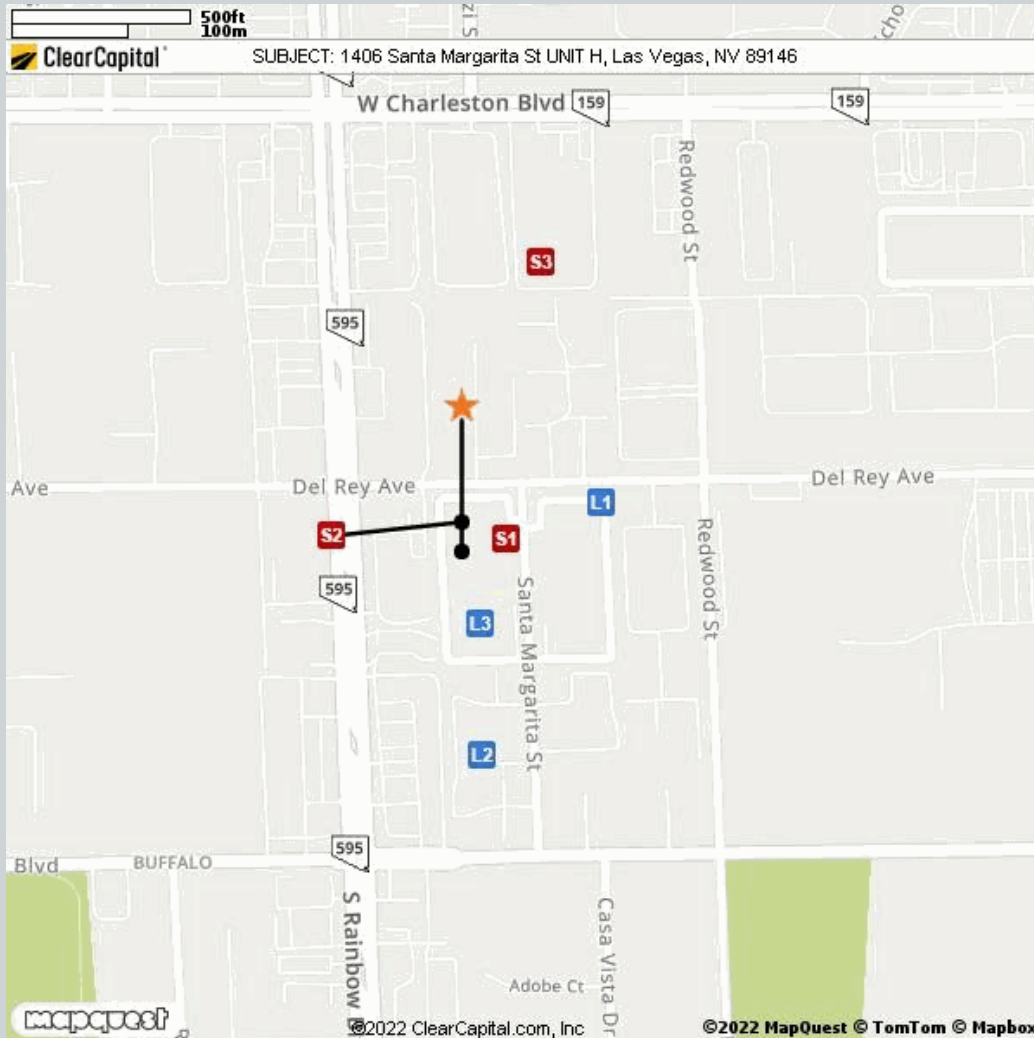
Address ★ 1406 Santa Margarita Street Unit H, Las Vegas, NV 89146

Loan Number 49871

Suggested List \$210,000

Suggested Repaired \$210,000

Sale \$205,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	1406 Santa Margarita Street Unit H, Las Vegas, NV 89146	--	Parcel Match
L1 Listing 1	1405 Santa Margarita Street Unit#B, Las Vegas, NV 89146	0.09 Miles ¹	Parcel Match
L2 Listing 2	1610 Davilla Street Unit#203, Las Vegas, NV 89146	0.15 Miles ¹	Parcel Match
L3 Listing 3	1418 Santa Margarita Street Unit#A, Las Vegas, NV 89146	0.06 Miles ¹	Parcel Match
S1 Sold 1	1404 Santa Margarita Street Unit#F, Las Vegas, NV 89146	0.02 Miles ¹	Parcel Match
S2 Sold 2	1402 Santa Margarita Street Unit#F, Las Vegas, NV 89146	0.02 Miles ¹	Parcel Match
S3 Sold 3	6737 West Charleston Boulevard Unit#2, Las Vegas, NV 89146	0.20 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	Clint Whiting	Company/Brokerage	Innovation Realty
License No	b.1002077	Address	8215 S. Eastern Ave #285 Las Vegas NV 89123
License Expiration	12/31/2022	License State	NV
Phone	7023792512	Email	CLINT@INNOVATIONVEGAS.COM
Broker Distance to Subject	10.51 miles	Date Signed	05/26/2022

/Clint Whiting/

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.

Addendum: NV Broker's Price Opinion Qualification

The attached Broker's Price Opinion ("BPO") has been prepared by: **Clint Whiting** ("Licensee"), **b.1002077** (License #) who is an active licensee in good standing.

Licensee is affiliated with **Innovation Realty** (Company).

This Addendum is an integral part of the BPO prepared by Licensee and the BPO is considered incomplete without it.

1. This BPO has been prepared for **Wedgewood Inc** (Beneficiary or agent of Beneficiary hereinafter "Beneficiary") regarding the real property commonly known and described as: **1406 Santa Margarita Street Unit H, Las Vegas, NV 89146**
2. Licensee is informed that the Beneficiary's interest in the real property is that of a third party making decisions or performing due diligence for an existing or potential lien holder.
3. The intended purpose of this BPO is to assist the Beneficiary in making decisions within the scope of applicable statutory and regulatory requirements and performing required due diligence.
4. Licensee certifies that Licensee has no existing or contemplated interest in the property, including without limitation the possibility of Licensee representing the seller or any purchaser.

Issue date: **May 26, 2022**

Licensee signature: **/Clint Whiting/**

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.

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.