

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>	533 Cottonwood Street, Woodland, CA 95695	<b>Order ID</b>	8520168	<b>Property ID</b>	33554910
<b>Inspection Date</b>	11/17/2022	<b>Date of Report</b>	11/23/2022		
<b>Loan Number</b>	51179	<b>APN</b>	065-290-006-000		
<b>Borrower Name</b>	Hollyvale Rental Holdings, LLC	<b>County</b>	Yolo		

### Tracking IDs

<b>Order Tracking ID</b>	1116_BPO	<b>Tracking ID 1</b>	51179
<b>Tracking ID 2</b>	--	<b>Tracking ID 3</b>	--

### General Conditions

<b>Owner</b>	Hollyvale Rental Holdings LLC	<b>Condition Comments</b>	
<b>R. E. Taxes</b>	\$3,960	Subject is a multistory duplex with wood board exterior and comp roof. Exterior is maintained without required repairs or concerns. Located on a secondary arterial street.	
<b>Assessed Value</b>	\$389,988		
<b>Zoning Classification</b>	R2		
<b>Property Type</b>	Duplex		
<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>	Slow	Established neighborhood of single family and multi family homes on standard lots. Properties are maintained without required repairs or concerns. Located within 1-2 miles of local commerce, schools, park and commute access.	
<b>Sales Prices in this Neighborhood</b>	Low: \$455,000 High: \$995,000		
<b>Market for this type of property</b>	Decreased 4 % in the past 6 months.		
<b>Normal Marketing Days</b>	<90		

### Current Listings

	Subject	Listing 1	Listing 2 *	Listing 3
Street Address	533 Cottonwood Street	834 4th St	616-618 Acacia Way	1363 Cottonwood St
City, State	Woodland, CA	Woodland, CA	Woodland, CA	Woodland, CA
Zip Code	95695	95695	95695	95695
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	1.29 <sup>1</sup>	0.52 <sup>1</sup>	0.80 <sup>1</sup>
Property Type	Duplex	Duplex	Duplex	Duplex
Original List Price \$	\$	\$525,000	\$508,000	\$949,000
List Price \$	--	\$525,000	\$508,000	\$949,000
Original List Date		06/04/2022	08/17/2022	09/17/2022
DOM · Cumulative DOM	-- · --	5 · 172	27 · 98	59 · 67
Age (# of years)	60	96	84	44
Condition	Average	Average	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	2 Stories traditional	2 Stories traditional	1 Story traditoinal	1 Story traditional
# Units	2	2	2	5
Living Sq. Feet	2,886	2,386	1,934	3,768
Bdrm · Bths · ½ Bths	8 · 5	5 · 3 · 1	4 · 2	6 · 4
Total Room #	16	1	8	14
Garage (Style/Stalls)	Attached 4 Car(s)	Detached 1 Car	Attached 2 Car(s)	Attached 4 Car(s)
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	.44 acres	.13 acres	.16 acres	.20 acres
Other	N, A	N, A	N, A	N, A

\* 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** Maintained interior and exterior with wood floors, w/w carpet. Neutral paint. Maintained kitchens and baths. Detached 1 car garage, Active

**Listing 2** Interior with w/w carpet, vinyl floors. Neutral paint, kitchens and baths in average condition. 2 - 1 car garages. Pending 9/30/2022

**Listing 3** Well maintained interior and exterior with laminate wood floors, neutral paint. Maintained kitchens and baths. Attached 4 car garage. Pending 11/15/2022

### Recent Sales

	Subject	Sold 1	Sold 2 *	Sold 3
<b>Street Address</b>	533 Cottonwood Street	5-7 N Cleveland St	624-626 Community Ln	112 Cross Street
<b>City, State</b>	Woodland, CA	Woodland, CA	Woodland, CA	Woodland, CA
<b>Zip Code</b>	95695	95695	95695	95695
<b>Datasource</b>	Tax Records	MLS	MLS	MLS
<b>Miles to Subj.</b>	--	1.06 <sup>1</sup>	0.08 <sup>1</sup>	0.59 <sup>1</sup>
<b>Property Type</b>	Duplex	Duplex	Duplex	Duplex
<b>Original List Price \$</b>	--	\$525,000	\$525,000	\$569,000
<b>List Price \$</b>	--	\$525,000	\$525,000	\$569,000
<b>Sale Price \$</b>	--	\$545,000	\$525,000	\$589,000
<b>Type of Financing</b>	--	Conventional	Conventional	Conventional
<b>Date of Sale</b>	--	07/08/2022	09/28/2022	08/05/2022
<b>DOM · Cumulative DOM</b>	-- · --	5 · 37	7 · 42	6 · 86
<b>Age (# of years)</b>	60	60	29	73
<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>	2 Stories traditional	1 Story traditional	1 Story traditional	1 Story traditional
<b># Units</b>	2	2	2	2
<b>Living Sq. Feet</b>	2,886	1,632	1,700	1,500
<b>Bdrm · Bths · ½ Bths</b>	8 · 5	4 · 4	4 · 3 · 1	4 · 2
<b>Total Room #</b>	16	12	12	10
<b>Garage (Style/Stalls)</b>	Attached 4 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)	None
<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>	.44 acres	.17 acres	.14 acres	.24 acres
<b>Other</b>	N, A	N, A	N, A	N, A
<b>Net Adjustment</b>	--	+\$70,700	+\$78,300	+\$109,800
<b>Adjusted Price</b>	--	\$615,700	\$603,300	\$698,800

\* Sold 2 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** Well maintained interior and exterior with newer windows, flooring. Updates to kitchens and baths. Neutral paint. 2 - 1 car garages. Adjust SF \$62700, lot \$25000, bath count \$3000, condition \$-20000.
- Sold 2** Maintained interior and exterior with w/w carpet, linoleum and neutral paint. Maintained kitchens and baths. 2 - 1 car garages. Adjust SF \$59,300, lot \$25000, garage space \$5000, bath count \$4500. age \$-15500
- Sold 3** Maintained interior and exterior with w/w carpet. linoleum. Neutral two toned paint. Maintained kitchens and baths. Adjust \$69,300, lot \$20000, bath count \$9000, garage space \$5000, age \$6500.

## Subject Sales & Listing History

<b>Current Listing Status</b>	Not Currently Listed			<b>Listing History Comments</b>			
<b>Listing Agency/Firm</b>				A review of tax records and MLS data do not indicate recent marketing or sale transfers.			
<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>	\$607,500	\$607,500
<b>Sales Price</b>	\$605,000	\$605,000
<b>30 Day Price</b>	\$600,000	--
<b>Comments Regarding Pricing Strategy</b>		
For purposes of this report and comparable search, the search was extended to a 2 mile radius of subject restricted to duplex properties closing within the previous 6 months. No restriction for size or age was included. Subject is maintained without required repairs or concerns noted. Market duplex in present. as-is condition with minimal concessions as necessary.		

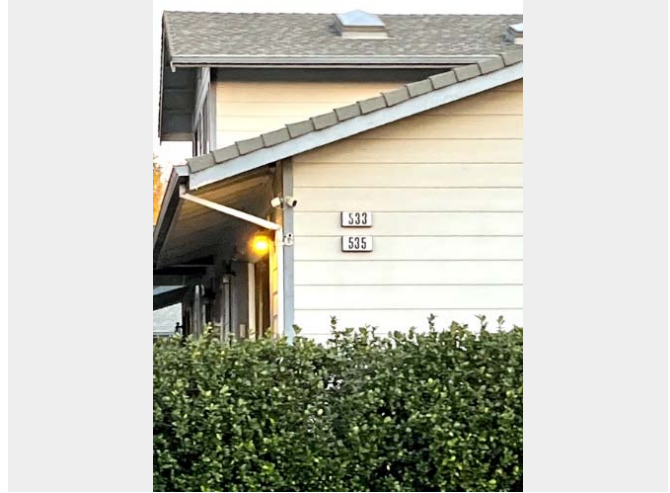
### Clear Capital Quality Assurance Comments Addendum

**Reviewer's Notes** The current as-is conclusion is resulting in a -13% variance from the prior report completed 08/2022. It appears the subject information in the prior report was estimated whereas the current broker obtained the subject information through tax records. The current broker pulled comps based off of this more accurate subject information and thus concluded at a more appropriate as-is conclusion for the subject.

### Subject Photos



Front



Address Verification



Address Verification



Side



Side

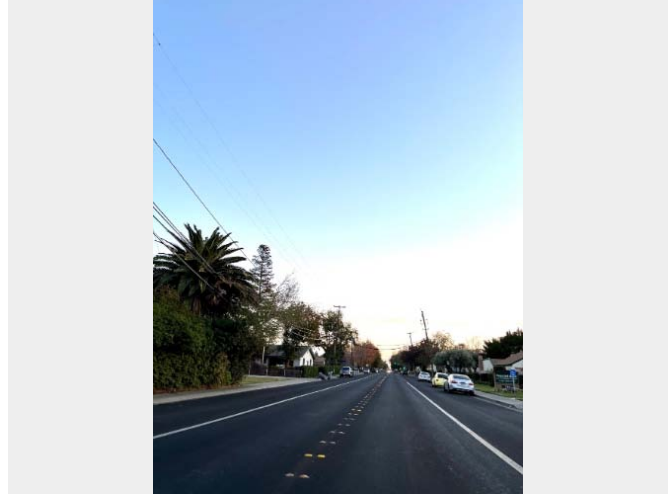


Side

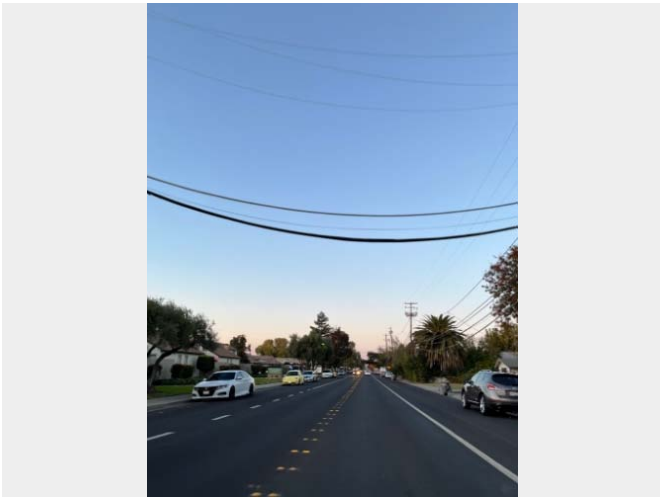
### Subject Photos



Back



Street



Street



Other



## Listing Photos

**L1** 834 4th St  
Woodland, CA 95695



Front

**L2** 616-618 Acacia Way  
Woodland, CA 95695



Front

**L3** 1363 Cottonwood St  
Woodland, CA 95695



Front

## Sales Photos

**S1** 5-7 N Cleveland St  
Woodland, CA 95695



Front

**S2** 624-626 Community Ln  
Woodland, CA 95695



Front

**S3** 112 Cross Street  
Woodland, CA 95695



Front

### ClearMaps Addendum

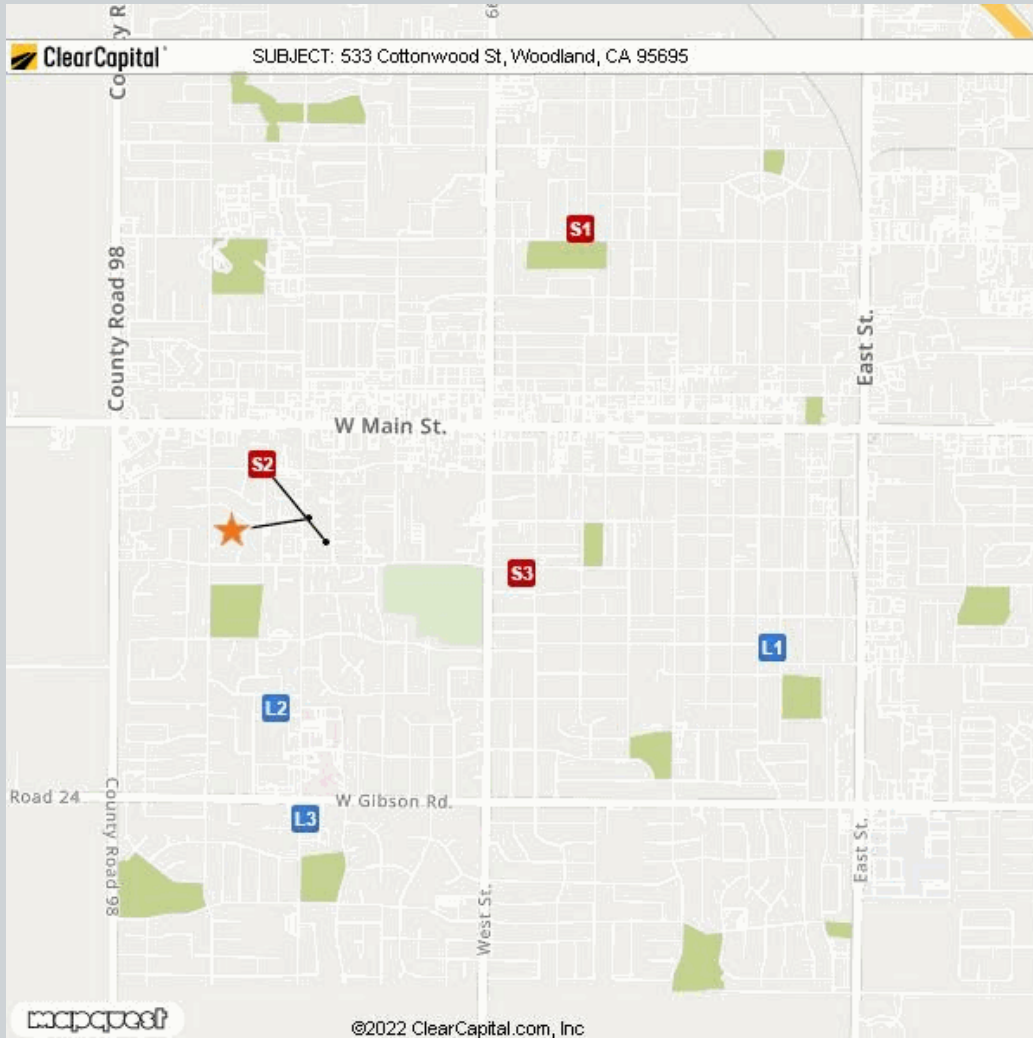
**Address** ★ 533 Cottonwood Street, Woodland, CA 95695

**Loan Number** 51179

**Suggested List** \$607,500

**Suggested Repaired** \$607,500

**Sale** \$605,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	533 Cottonwood Street, Woodland, CA 95695	--	Parcel Match
L1 Listing 1	834 4th St, Woodland, CA 95695	1.29 Miles <sup>1</sup>	Parcel Match
L2 Listing 2	616-618 Acacia Way, Woodland, CA 95695	0.52 Miles <sup>1</sup>	Parcel Match
L3 Listing 3	1363 Cottonwood St, Woodland, CA 95695	0.80 Miles <sup>1</sup>	Parcel Match
S1 Sold 1	5-7 N Cleveland St, Woodland, CA 95695	1.06 Miles <sup>1</sup>	Street Centerline Match
S2 Sold 2	624-626 Community Ln, Woodland, CA 95695	0.08 Miles <sup>1</sup>	Parcel Match
S3 Sold 3	112 Cross Street, Woodland, CA 95695	0.59 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>	Jeannette Rotz	<b>Company/Brokerage</b>	VISION REAL ESTATE
<b>License No</b>	01393764	<b>Address</b>	1515 Blossom Way Dixon CA 95620
<b>License Expiration</b>	12/20/2025	<b>License State</b>	CA
<b>Phone</b>	5303060766	<b>Email</b>	RotzSellsHomes@gmail.com
<b>Broker Distance to Subject</b>	16.65 miles	<b>Date Signed</b>	11/18/2022

*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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