

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	9303 Gilcrease Avenue Unit 1237, Las Vegas, NEVADA 89149	Order ID	8478766	Property ID	33469966
Inspection Date	10/20/2022	Date of Report	10/20/2022		
Loan Number	51587	APN	125-18-616-075		
Borrower Name	Hollyvale Rental Holdings LLC	County	Clark		

Tracking IDs					
Order Tracking ID	10.19.22 BPO	Tracking ID 1	10.19.22 BPO		
Tracking ID 2	--	Tracking ID 3	--		

General Conditions		
Owner	Kim Kil Sang	Condition Comments Undetermined if occupied or not. No activity, blinds all drawn, no evidence either way. No lock boxes, appears to be locked and secured. Property is typical to the complex. The HOA maintains the exterior of the buildings and the landscape. Subject's patio and front porch are clear and no signs of HOA violations are visible. Neutral position in the complex, neutral/typical view. Subject is in building 73. Without a building number, units are very difficult to locate.
R. E. Taxes	\$836	
Assessed Value	\$49,157	
Zoning Classification	Multi Family Condo	
Property Type	Condo	
Occupancy	Occupied	
Ownership Type	Fee Simple	
Property Condition	Average	
Estimated Exterior Repair Cost	\$0	
Estimated Interior Repair Cost		
Total Estimated Repair	\$0	
HOA	Aventine/Tramonti 702-737-8580	
Association Fees	\$171 / Month (Pool,Landscaping,Greenbelt,Other: gated)	
Visible From Street	Visible	
Road Type	Private	

Neighborhood & Market Data		
Location Type	Suburban	Neighborhood Comments Aventine Tramonti is a gated condo complex (non-conversion) on the northwest side. It is surrounded by residential and commercial on the facing side. Buildings are a 2-story exterior walk up with balconies/decks or patios. Some units have a detached garage, some have an attached garage. Amenities are gated complex, pool/clubhouse/fitness. Good continuity in size, style, and age. Owner occupied interiors have been updated/upgraded over the years with flooring and some counter tops. Rental turn to sale condos have been cleaned up, painted, some carpet replacement. Near shopping, dining, outdoor ...
Local Economy	Stable	
Sales Prices in this Neighborhood	Low: \$250,000 High: \$275,000	
Market for this type of property	Remained Stable for the past 6 months.	
Normal Marketing Days	<90	

Neighborhood Comments

Aventine Tramonti is a gated condo complex (non-conversion) on the northwest side. It is surrounded by residential and commercial on the facing side. Buildings are a 2-story exterior walk up with balconies/decks or patios. Some units have a detached garage, some have an attached garage. Amenities are gated complex, pool/clubhouse/fitness. Good continuity in size, style, and age. Owner occupied interiors have been updated/upgraded over the years with flooring and some counter tops. Rental turn to sale condos have been cleaned up, painted, some carpet replacement. Near shopping, dining, outdoor recreation, and public transportation. Kids bus or walk to school. Commute is about 20 minutes on surface streets and freeway. Typical inventory and turnover time. Rentals are about 50%

Current Listings

	Subject	Listing 1 *	Listing 2	Listing 3
Street Address	9303 Gilcrease Avenue Unit 1237	9303 Gilcrease Ave #1245	9303 Gilcrease Ave #1013	9303 Gilcrease Ave #1121
City, State	Las Vegas, NEVADA	Las Vegas, NV	Las Vegas, NV	Las Vegas, NV
Zip Code	89149	89149	89149	89149
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.04 ¹	0.08 ¹	0.07 ¹
Property Type	Condo	Condo	Condo	Condo
Original List Price \$	\$	\$275,000	\$275,000	\$280,000
List Price \$	--	\$270,000	\$275,000	\$265,000
Original List Date		07/07/2022	09/06/2022	06/21/2022
DOM · Cumulative DOM	-- · --	105 · 105	44 · 44	80 · 121
Age (# of years)	17	18	17	17
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 Condo Flat	1 Story Condo Flat	1 Story Condo Flat	1 Story Condo Flat
# Units	1	1	1	1
Living Sq. Feet	1,121	1,121	1,120	1,120
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	Attached 1 Car
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	0.00 acres	0.00 acres	0.06 acres	0.06 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.

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

Listing 1 Same complex, model match, ground unit. Typical interior finishes. Typical to the complex and subject. Most similar all around to the subject.

Listing 2 Same complex, same model layout, ground unit. Attached 1 car garage and a lot size. Typical to the complex. Under contract, conventional loan offer since 10/7/22.

Listing 3 Same complex, ground unit with a lot size, attached 1 car garage and same model layout. Typical to the complex.

Recent Sales

	Subject	Sold 1 *	Sold 2	Sold 3
Street Address	9303 Gilcrease Avenue Unit 1237	9303 Gilcrease Ave #2213	9303 Gilcrease Ave #2238	9303 Gilcrease Ave #1005
City, State	Las Vegas, NEVADA	Las Vegas, NV	Las Vegas, NV	Las Vegas, NV
Zip Code	89149	89149	89149	89149
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.08 ¹	0.00 ¹	0.07 ¹
Property Type	Condo	Condo	Condo	Condo
Original List Price \$	--	\$250,000	\$250,000	\$260,000
List Price \$	--	\$250,000	\$250,000	\$260,000
Sale Price \$	--	\$250,000	\$250,000	\$260,000
Type of Financing	--	Cash	Cash	Cash
Date of Sale	--	08/15/2022	10/19/2022	07/19/2022
DOM · Cumulative DOM	-- · --	7 · 17	10 · 36	5 · 26
Age (# of years)	17	17	17	18
Condition	Average	Average	Average	Average
Sales Type	--	Fair Market Value	Fair Market Value	Fair Market Value
Condo Floor Number	1	2	2	1
Location	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
View	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
Style/Design	1 Story Condo Flat	1 Story condo flat	1 Story condo flat	1 Story condo flat
# Units	1	1	1	1
Living Sq. Feet	1,121	1,121	1,121	1,120
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	Detached 1 Car	Attached 1 Car
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	0.00 acres	0.00 acres	0.00 acres	0.06 acres
Other	--	--	--	--
Net Adjustment	--	\$0	-\$3,000	-\$7,000
Adjusted Price	--	\$250,000	\$247,000	\$253,000

* Sold 1 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** Same complex, same model. Upper unit with balcony rather than patio. Typical interior finishes and typical to the complex. Most similar to subject.
- Sold 2** Same complex, model match, 2nd floor unit with a detached 1 car garage. Typical finishes to complex. Adjust -\$3K detached garage.
- Sold 3** Same complex, same model layout, ground floor unit with a covered patio, 1 car attached garage. Typical finishes to the complex. Adjust -\$7K attached garage.

Subject Sales & Listing History

Current Listing Status	Not Currently Listed			Listing History Comments			
Listing Agency/Firm				Last recorded sale 6/8/2015 MLS 151866 (MLS history only) Recorded Notice of Trustee's sale 9/14/22 HOA lien \$15,288 Document Clark County filed 12/17/17 #171221001709 No on-line listings found			
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	\$260,000	\$260,000
Sales Price	\$250,000	\$250,000
30 Day Price	\$249,900	--
Comments Regarding Pricing Strategy		
All comps and units in the complex are very similar in interior finishes. Owner occupied units may have some interior updates. About 50% are rental units with original finishes. Garages are attached or detached or no garages, covered assigned canopy parking only such as subject. All have typical views and locations in the complex. Median DOM is about the same for listings as sold comps at 33. Some longer DOM is due mostly to escrow fall outs. I have no existing or contemplated interest in the property.		

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



Front



Front



Front



Address Verification



Back

Subject Photos



Back



Back



Street



Street



Street

Listing Photos

L1 9303 Gilcrease AVE #1245
Las Vegas, NV 89149



LVR 2022

Front

L2 9303 Gilcrease AVE #1013
Las Vegas, NV 89149



Front

L3 9303 Gilcrease AVE #1121
Las Vegas, NV 89149



Front

Sales Photos

S1 9303 Gilcrease AVE #2213
Las Vegas, NV 89149



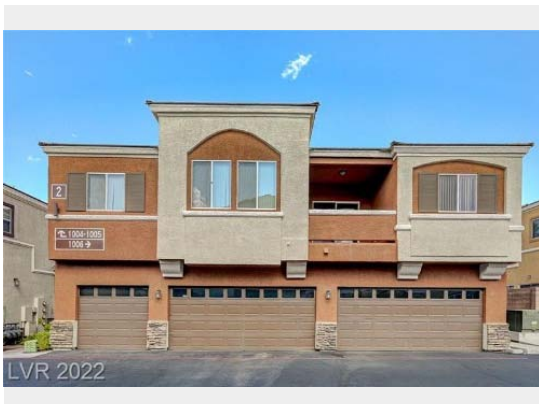
Front

S2 9303 Gilcrease AVE #2238
Las Vegas, NV 89149



Front

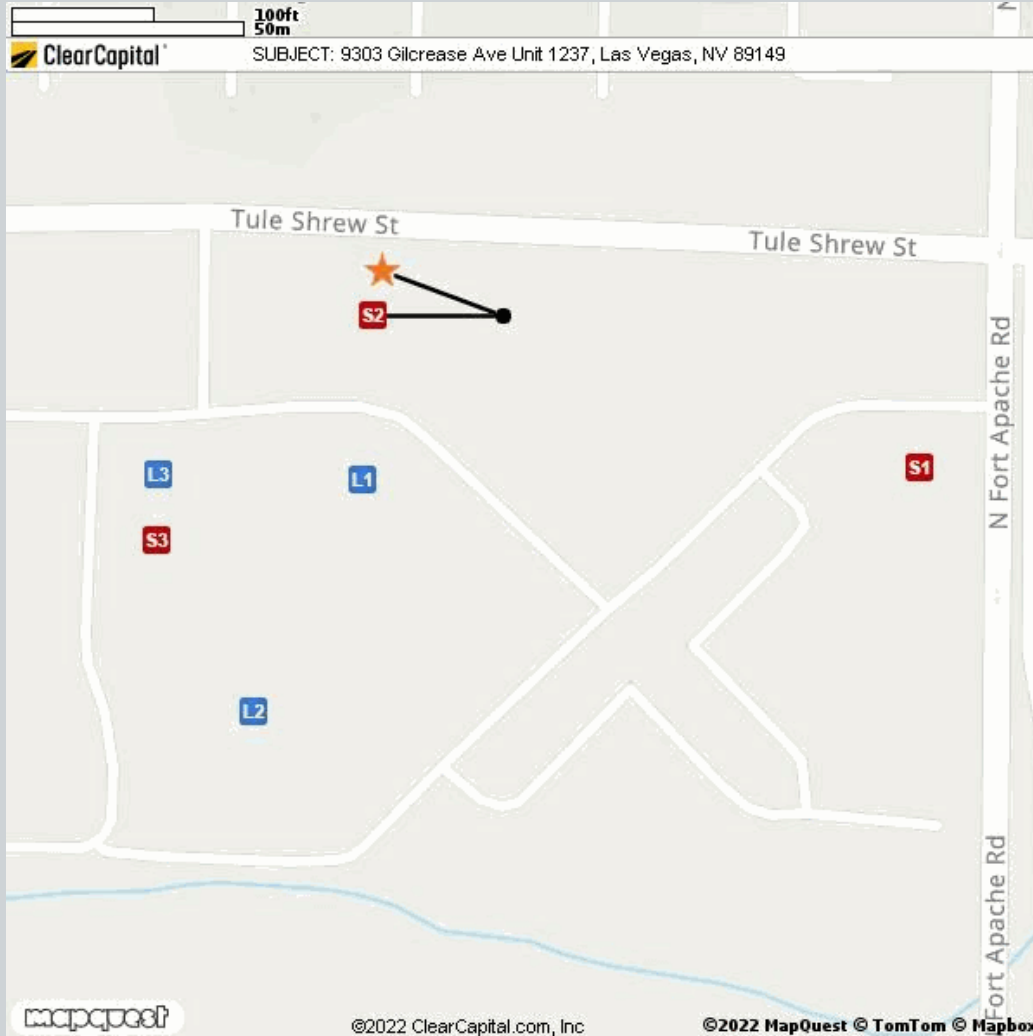
S3 9303 Gilcrease AVE #1005
Las Vegas, NV 89149



Front

ClearMaps Addendum

Address ★ 9303 Gilcrease Avenue Unit 1237, Las Vegas, NEVADA 89149
Loan Number 51587 **Suggested List** \$260,000 **Suggested Repaired** \$260,000 **Sale** \$250,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	9303 Gilcrease Avenue Unit 1237, Las Vegas, Nevada 89149	--	Parcel Match
L1 Listing 1	9303 Gilcrease Ave #1245, Las Vegas, NV 89149	0.04 Miles ¹	Parcel Match
L2 Listing 2	9303 Gilcrease Ave #1013, Las Vegas, NV 89149	0.08 Miles ¹	Parcel Match
L3 Listing 3	9303 Gilcrease Ave #1121, Las Vegas, NV 89149	0.07 Miles ¹	Parcel Match
S1 Sold 1	9303 Gilcrease Ave #2213, Las Vegas, NV 89149	0.08 Miles ¹	Parcel Match
S2 Sold 2	9303 Gilcrease Ave #2238, Las Vegas, NV 89149	0.00 Miles ¹	Parcel Match
S3 Sold 3	9303 Gilcrease Ave #1005, Las Vegas, NV 89149	0.07 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	Kristina Pearson	Company/Brokerage	Signature Real Estate Group
License No	S.0066424.LLC	Address	10714 Sky Meadows DR Las Vegas NV 89134
License Expiration	07/31/2024	License State	NV
Phone	7025245336	Email	go2lvh@gmail.com
Broker Distance to Subject	7.10 miles	Date Signed	10/20/2022

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

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.