

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	528 Forest Edge Street, Burleson, TX 76028	Order ID	8518987	Property ID	33552409
Inspection Date	11/16/2022	Date of Report	11/16/2022		
Loan Number	51667	APN	126-2638-00360		
Borrower Name	Hollyvale Rental Holdings LLC	County	Johnson		

Tracking IDs					
Order Tracking ID	11.15.22 BPO	Tracking ID 1	11.15.22 BPO		
Tracking ID 2	--	Tracking ID 3	--		

General Conditions

Owner	Mueller Daniel R	Condition Comments	
R. E. Taxes	\$5,160	The subject is a 1 Story Ranch style SFD with 3/2 floor plan built in 1995, 1631 sqft in average condition.	
Assessed Value	\$301,278		
Zoning Classification	Residential		
Property Type	SFR		
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	Visible		
Road Type	Public		

Neighborhood & Market Data

Location Type	Suburban	Neighborhood Comments	
Local Economy	Improving	The subject is located in a Suburban area. With a general similarity of design, utility, and overall appeal, with variations in size.	
Sales Prices in this Neighborhood	Low: \$179,500 High: \$1,235,000		
Market for this type of property	Increased 2 % in the past 6 months.		
Normal Marketing Days	<90		

Current Listings

	Subject	Listing 1	Listing 2 *	Listing 3
Street Address	528 Forest Edge Street	1902 Whispering Oaks Street	215 Tracy Lee Court	110 Wood Dale Drive
City, State	Burleson, TX	Burleson, TX	Burleson, TX	Burleson, TX
Zip Code	76028	76028	76028	76028
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	2.40 ¹	2.72 ¹	1.36 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$360,000	\$400,000	\$440,000
List Price \$	--	\$349,999	\$400,000	\$440,000
Original List Date		09/22/2022	10/20/2022	10/12/2022
DOM · Cumulative DOM	-- · --	2 · 55	2 · 27	8 · 35
Age (# of years)	27	17	39	40
Condition	Average	Excellent	Excellent	Excellent
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	1 Story Traditional	1 Story TraditionalTradition	1 Story Traditional	1 Story Traditional
# Units	1	1	1	1
Living Sq. Feet	1,631	1,638	1,774	1,826
Bdrm · Bths · ½ Bths	3 · 2	3 · 2	3 · 2	3 · 2
Total Room #	7	7	7	7
Garage (Style/Stalls)	Attached 3 Car(s)	Attached 1 Car	Attached 2 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	0.5 acres	0.59 acres	0.57 acres	2.11 acres
Other	None	None	None	None

* Listing 2 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** GLA within 100 sq.ft., Age within 10 years, Lot within 20% variance, Similar Full Baths, Quality, Half Baths, Condition, Bedrooms. MLS Remarks: Motivated Seller.- Wow! This Gorgeous 3 bedroom 2 luxurious full baths is nestled in the Oak Grove Community of Burleson. This home is located just outside of city limits sitting on a little over half an acre; the newly cedar fence offers privacy and tranquility to its new owner. The home includes a new roof, updated foundation, new HVAC system, new plumbing, new windows, new cedar porch posts, new siding, new garage door, new appliances, new custom cabinets in both kitchen and bathrooms, new granite in kitchen, new waterproof butcher block in bathrooms, new luxury fixtures through out, new high end wood flooring, new carpet in bedrooms and best of all a new wooden deck to enjoy the morning sun. Do not miss out on this perfect property.
- Listing 2** Lot within 20% variance, Similar Half Baths, Quality, Bedrooms, Full Baths, Condition, Larger GLA, Older Age. MLS Remarks: Wow! Rare opportunity to be out of the city and within Mansfield ISD on a half acre! The home is set on a culdesac location. The home has a large backyard that features a pull through driveway and side load garage with a 12x24 workshop complete with power! The wonderfully updated home features a large living room with wood burning fireplace that's open to the eat-in space in the kitchen. The split bedroom floorplan offers privacy with the bedrooms each boasting great closet space! Septic replaced 2021, new fence, fire pit, stainless appliances that feature a built in air fryer & so much more!
- Listing 3** Similar Quality, Half Baths, Condition, Bedrooms, Full Baths, Larger Acreage, GLA, Older Age. MLS Remarks: Want to get away this home sits on 2 acres with a huge shop. The 3-bedroom 2 bath home has just been repainted. Large living room has a vaulted ceiling with French doors going outside to the cover patio where you can enjoy your morning coffee. If it is cold outside cozy up to the wood burning fireplace. There is a pad to park your RV with electrical hook ups and water.

Recent Sales

	Subject	Sold 1	Sold 2 *	Sold 3
Street Address	528 Forest Edge Street	609 Parkridge Boulevard	7790 Swale Court	517 Shady Oaks Trail
City, State	Burleson, TX	Burleson, TX	Burleson, TX	Burleson, TX
Zip Code	76028	76028	76028	76028
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	1.91 ¹	1.51 ¹	0.06 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$325,000	\$425,000	\$425,000
List Price \$	--	\$325,000	\$425,000	\$425,000
Sale Price \$	--	\$360,000	\$425,000	\$435,000
Type of Financing	--	Conventional	Conventional	Conventional
Date of Sale	--	09/30/2022	09/30/2022	09/30/2022
DOM · Cumulative DOM	-- · --	33 · 22	12 · 22	19 · 22
Age (# of years)	27	32	30	37
Condition	Average	Average	Average	Average
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	1 Story Traditional	1 Story Traditional	1 Story Traditional	1 Story Traditional
# Units	1	1	1	1
Living Sq. Feet	1,631	1,739	1,676	1,892
Bdrm · Bths · ½ Bths	3 · 2	3 · 2	3 · 2	3 · 2
Total Room #	7	7	7	7
Garage (Style/Stalls)	Attached 3 Car(s)	Attached 2 Car(s)	Attached 3 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	0.5 acres	0.23 acres	0.56 acres	0.5 acres
Other	None	None	None	None
Net Adjustment	--	-\$4,000	\$0	-\$4,000
Adjusted Price	--	\$356,000	\$425,000	\$431,000

* 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** Age within 10 years, Lot within 20% variance, Similar Full Baths, Condition, Bedrooms, Quality, Half Baths, Larger GLA. +4k GAR,-1k GLA,\$3000 MLS REmarks: Beautiful home on large corner lot in Oak Valley Estates, surrounded by mature oak trees and just down the street from the community park. Very close to Bransom Elementary and Centennial High School. Split bedroom floor plan with formal dining and breakfast area. The master suite is a nice size and has a separate shower and garden tub. Quartz countertops in kitchen. The backyard has a screened in outdoor space or building that is perfect for relaxing and enjoying the large backyard. Covered back patio with extended deck and side entry garage. Refrigerator is negotiable. MULTIPLE OFFERS! All offers due by Monday, May 2, 2022 at 5:00 PM.
- Sold 2** Age within 10 years, Lot within 20% variance, Similar Full Baths, Condition, Bedrooms, Quality, Half Baths, Larger GLA. MLS remarks: Multiple Offers Received, Deadline will be 5pm on Aug 24th. This open plan one story on a quiet four-home cul-de-sac has been recently updated (2017) and well cared for by its second generation owners is a must see! Home is out of city limits. The attached garage has room for two vehicles, the detached exterior garage only fits one car and a golf cart - for a total of three vehicles. As you walk into this home sweet home, it is as though you are on a luxury vacation. Home has an excellent layout with amazing touches and updates through out. Exterior of home provides a detached 2 car garage, total of 4 garage spaces, large, private, shaded backyard with many heritage oaks, fire pit area and a nice decked patio with built in seating. Home backs up to land for privacy. Country living out of city limits is close to shopping, dining and amenities! New Roof placed on home in July 2022.
- Sold 3** Age within 10 years, Lot within 20% variance, Similar Full Baths, Condition, Bedrooms, Quality, Half Baths, Larger GLA. +2k GAR,-2k GLA,-4k POOL,\$-4000 MLS remarks: Welcome to this 3 bedroom 2 bath country home! Home offers split bedrooms and eat-in kitchen with silestone quartz countertops. Primary bathroom boasts a large shower area and splits closets. Amazing backyard with diving pool, hot tub, pergola, shop and more. You won't want to miss this one!

Subject Sales & Listing History

Current Listing Status	Not Currently Listed			Listing History Comments			
Listing Agency/Firm				None			
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	\$383,250	\$383,250
Sales Price	\$365,000	\$365,000
30 Day Price	\$335,800	--
Comments Regarding Pricing Strategy		
<p>The value as of today is \$365000, with typical marketing time at 18 days. The subject is located in a neighborhood with easy access to the highway. Most yards and home exteriors appear to be in good order with only minor maintenance neglect. The home conforms in respect to style, utility, and overall curb appeal. The view from the subject property is other Homes in the neighborhood. This type of view is typical for most other homes in the neighborhood. The neighborhood has a shortage of homes on the market as there are more homes which have sold than listed in the past 6 months. Naturally, this shortage has enabled prices to rise and this trend is expected to continue over the next 6 months. The subject was strategically priced mid-market because all homes were from the same/similar subdivisions, and were of similar GLA, age, style, and lot utility. No extraordinary characteristics were noted to price low or high.</p>		

Clear Capital Quality Assurance Comments Addendum

Reviewer's The broker's as-is conclusion reflects the market for the subject. Comps are within a reasonable distance, relatively current, and accurately reflect
Notes the subject's defining characteristics. Thus, the as-is conclusion appears to be adequately supported.

Subject Photos



Front



Address Verification



Side



Side



Street



Street

Listing Photos

L1 1902 Whispering Oaks Street
Burleson, TX 76028



Front

L2 215 Tracy Lee Court
Burleson, TX 76028



Front

L3 110 Wood Dale Drive
Burleson, TX 76028



Front

Sales Photos

S1 609 Parkridge Boulevard
Burleson, TX 76028



Front

S2 7790 Swale Court
Burleson, TX 76028



Front

S3 517 Shady Oaks Trail
Burleson, TX 76028



Front

ClearMaps Addendum

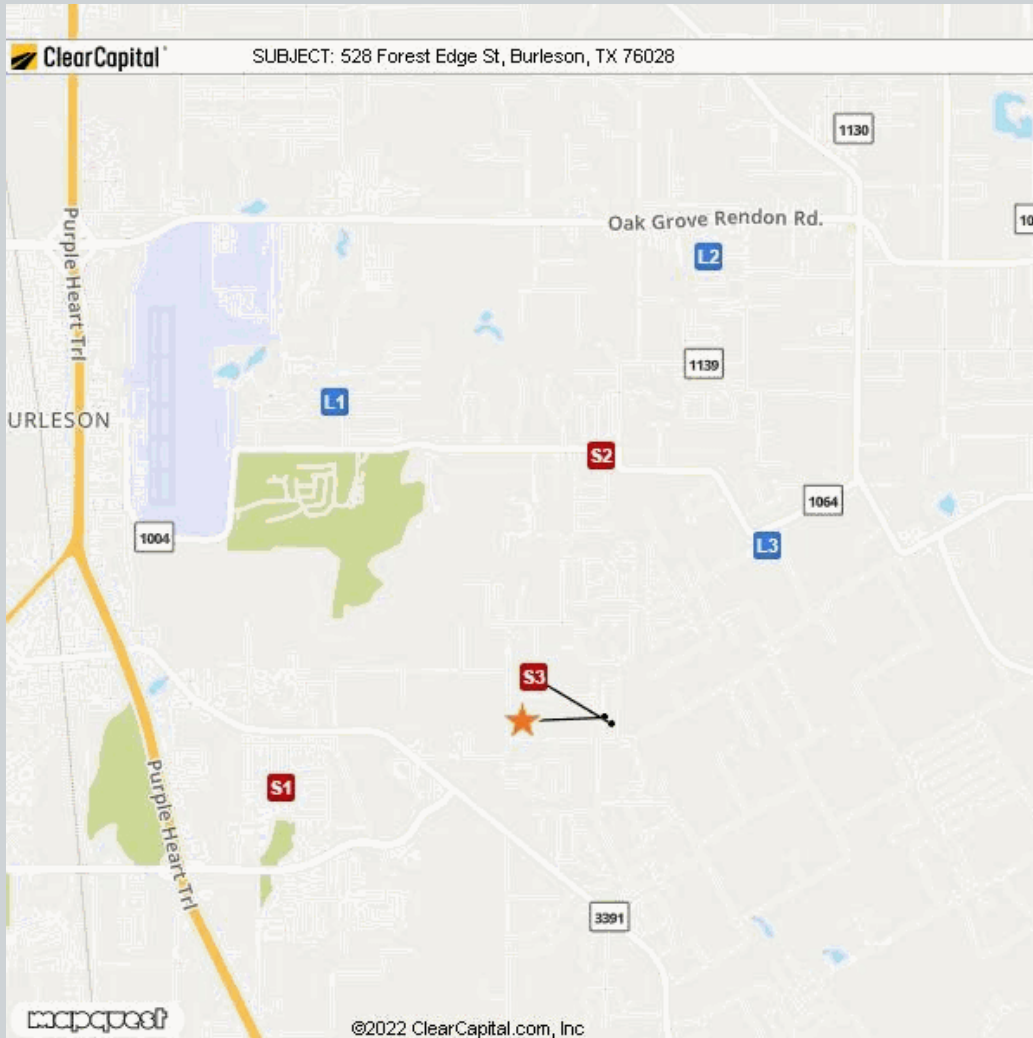
Address ★ 528 Forest Edge Street, Burleson, TX 76028

Loan Number 51667

Suggested List \$383,250

Suggested Repaired \$383,250

Sale \$365,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	528 Forest Edge Street, Burleson, TX 76028	--	Parcel Match
L1 Listing 1	1902 Whispering Oaks Street, Burleson, TX 76028	2.40 Miles ¹	Parcel Match
L2 Listing 2	215 Tracy Lee Court, Burleson, TX 76028	2.72 Miles ¹	Parcel Match
L3 Listing 3	110 Wood Dale Drive, Burleson, TX 76028	1.36 Miles ¹	Parcel Match
S1 Sold 1	609 Parkridge Boulevard, Burleson, TX 76028	1.91 Miles ¹	Parcel Match
S2 Sold 2	7790 Swale Court, Burleson, TX 76028	1.51 Miles ¹	Parcel Match
S3 Sold 3	517 Shady Oaks Trail, Burleson, TX 76028	0.06 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	Blake Scroggins	Company/Brokerage	Trophy Homes Realty,LLC
License No	0542659	Address	6300 Oakmont Blvd, Fort Worth Fort worth TX 76132
License Expiration	03/31/2023	License State	TX
Phone	2144183972	Email	blakescrogginsBPO@gmail.com
Broker Distance to Subject	12.13 miles	Date Signed	11/16/2022

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 REPORT SHOULD NOT BE CONSIDERED AN APPRAISAL. In making any decision that relies upon my work, you should know that I have not followed the guidelines for development of an appraisal or analysis contained in the Uniform Standards of Professional Appraisal Practice of the Appraisal Foundation.

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.