

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	235 E 77th Street, Los Angeles, CA 90003	Order ID	8581537	Property ID	33816280
Inspection Date	01/15/2023	Date of Report	01/16/2023		
Loan Number	52255	APN	6022014026		
Borrower Name	Hollyvale Rental Holdings LLC	County	Los Angeles		

Tracking IDs					
Order Tracking ID	01.13.22 BPO	Tracking ID 1	01.13.22 BPO		
Tracking ID 2	--	Tracking ID 3	--		

General Conditions		
Owner	FLOSSIE MEADOWS & FLOSSIE MEADOWS T	Condition Comments BEAUTIFULLY AND TOTALLY REDONE, VACANT AND READY TO MOVE IN. LIVE IN ONE AND RENT THE OTHER. FRONT UNIT 1 BR, 1 BA, REAR UNIT, 2-STORY, 3BR, 2BA. BOTH UNITS NEW KITCHEN WITH GRANITE COUNTER TOPS. NEW CENTRAL HEATING AND WALL UNITS. NEW ELECTRICAL, PLUMBING, FIXTURES AND MUCH MUCH MORE. THIS ONE WILL SELL FAST.
R. E. Taxes	\$4,995	
Assessed Value	\$406,131	
Zoning Classification	Residential LAR1	
Property Type	Duplex	
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 These Units Are Conveniently And Centrally Located Near The New La Rams Sofi Stadium, The Forum Arena, Lafc Banc Of Ca Stadium, The 110 & 105 Freeway, Majors Stores & Shops, And Minutes Away From The Vibrant Dtla.
Local Economy	Stable	
Sales Prices in this Neighborhood	Low: \$625,000 High: \$749,900	
Market for this type of property	Decreased 10 % in the past 6 months.	
Normal Marketing Days	<180	

Current Listings

	Subject	Listing 1	Listing 2	Listing 3 *
Street Address	235 E 77th Street	325 W 83rd Street, Los Angeles	908 E 79th Street	919 E 78th Street
City, State	Los Angeles, CA	Los Angeles, CA	Los Angeles, CA	Los Angeles, CA
Zip Code	90003	90003	90001	90001
Datasource	MLS	MLS	MLS	MLS
Miles to Subj.	--	0.62 ¹	0.73 ¹	0.73 ¹
Property Type	Duplex	Duplex	Duplex	Duplex
Original List Price \$	\$	\$650,000	\$749,000	\$750,000
List Price \$	--	\$650,000	\$681,000	\$750,000
Original List Date		01/11/2023	10/13/2022	09/18/2022
DOM · Cumulative DOM	-- · --	4 · 5	94 · 95	118 · 120
Age (# of years)	36	97	75	36
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	2 Stories Traditional	1 Story Traditional	1 Story Traditional	1 Story Traditional
# Units	2	2	2	2
Living Sq. Feet	1,786	1,851	1,697	1,928
Bdrm · Bths · ½ Bths	4 · 3	4 · 2	4 · 2	5 · 3
Total Room #	8	7	7	9
Garage (Style/Stalls)	Detached 2 Car(s)	Detached 2 Car(s)	Detached 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	0.11 acres	0.12 acres	0.11 acres	0.11 acres
Other	--	--	--	--

* 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.

Current Listings - Cont.

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

- Listing 1** Great location near 10 Freeway and public transportation. Close to downtown LA, USC, Staples Center and LAX. Two houses with three enclosed garages. Long driveway for tandem parking, plus concrete paved parking area in front with sliding metal gate. The three enclosed garages for potential conversion into ADUs.
- Listing 2** Amazing investment opportunity!! These cozy well kept detached duplex features 2bedrooms 1bathroom each, dining room, private patio and a 2 car garage with access to the alley this garage could potentially be an ADU and the property would still have lots of room for entertaining or to expand units even further. Friendly tenants that keep the property clean and are up to date with rents, there is room for the new owner to increase the rents, walking distance to McKinley Avenue Elementary School and transportation. You must see it to appreciate potential!!
- Listing 3** Two units: Front 2 bedrooms 1 bath, back unit is 3 bedrooms 2 bath. Two doble garages. One of the garages was partially converted into a bedroom by the tenant. A relative to the tenant lives there. According with Owner it can be converted back to garage. Please write offer subject to interior inspection. Tenants will stay in the property. Tenant will not vacate property at close of escrow. Two Potential additional income if new owner converts existing garages to ADU.

Recent Sales

	Subject	Sold 1 *	Sold 2	Sold 3
Street Address	235 E 77th Street	128 W Gage Avenue	146 W 84th St	325 W 65th Street
City, State	Los Angeles, CA	Los Angeles, CA	Los Angeles, CA	Los Angeles, CA
Zip Code	90003	90003	90003	90003
Datasource	MLS	MLS	MLS	MLS
Miles to Subj.	--	0.89 ¹	0.56 ¹	0.91 ¹
Property Type	Duplex	Duplex	Duplex	Duplex
Original List Price \$	--	\$625,000	\$695,000	\$749,900
List Price \$	--	\$625,000	\$695,000	\$749,900
Sale Price \$	--	\$635,000	\$700,000	\$740,000
Type of Financing	--	Fha	Conventional	Fha
Date of Sale	--	09/16/2022	09/02/2022	01/12/2023
DOM · Cumulative DOM	-- · --	10 · 77	12 · 79	28 · 78
Age (# of years)	36	71	92	99
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	2 Stories Traditional	1 Story Traditional	1 Story Traditional	1 Story Traditional
# Units	2	2	2	2
Living Sq. Feet	1,786	1,648	1,614	1,792
Bdrm · Bths · ½ Bths	4 · 3	4 · 3 · 9	6 · 2	4 · 4
Total Room #	8	8	7	9
Garage (Style/Stalls)	Detached 2 Car(s)	None	Carport 4 Car(s)	Detached 2 Car(s)
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	0.11 acres	0.11 acres	0.12 acres	0.10 acres
Other	--	--	--	--
Net Adjustment	--	+\$5,000	-\$6,000	-\$2,500
Adjusted Price	--	\$640,000	\$694,000	\$737,500

* 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** ATTENTION PORTFOLIO BUILDERS: Live in one and rent the other! Or rent them both for optimal cash flow! 128 W Gage Ave is a DUPLEX with huge potential. The tenant occupied unit is a very spacious 1BED/1BATH unit with laundry hookups. The owner occupied unit is a spacious 3BED/2BATH with mini-split A/C unit and a laundry room and will be delivered VACANT for new owner to occupy. Property features an upgraded electric panel, tankless water heaters, copper plumbing and plenty of parking for everyone. This DUPLEX is located moments away from schools, local businesses, the 110 freeway, USC and DTLA. This gem is waiting to be added to your portfolio! PLEASE DO NOT DISTURB THE OCCUPANTS, CLICK ON VIDEO. Adjustment for garage 5K
- Sold 2** Excellent Income Property. This property consist of a duplex with 3 Bedrooms and 1 Bathroom each. Both units have been updated within the last 2-3 years. Updates include new windows in both units, bathrooms and kitchens. Both units are well kept and maintain. Very low maintenance with very little landscape. This lot is LAR3 Zone with the potential to add in the future, buyer must check with city or county. Located near the 110 and 105 fwys and short drive to Downtown LA, Sofi Stadium and LAX. Adjustment for room count 6K
- Sold 3** Recently Remodeled Duplex... Features include: 2 Bedrooms / 2 Bathrooms each Unit. Beautiful kitchen with granite counter tops, updated bathrooms, Tile flooring in Living room, Kitchen, and Baths, New Carpet in Bedrooms. One car detached garage & One car covered carport parking. Alarm on property, Freshly painted interior and exterior. On Title subject is 4 Bed/2 Bath. This is a must see! Adjustment for bathroom 2.5K

Subject Sales & Listing History

Current Listing Status	Not Currently Listed			Listing History Comments			
Listing Agency/Firm				Subject has not sold in the last 12 months .			
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

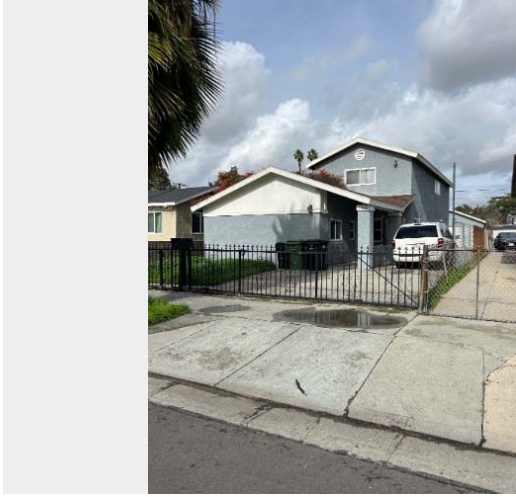
Marketing Strategy

	As Is Price	Repaired Price
Suggested List Price	\$660,000	\$660,000
Sales Price	\$660,000	\$660,000
30 Day Price	\$660,000	--
Comments Regarding Pricing Strategy		
Based upon an exterior inspection of the subject and comparable they appear to have some similarity in effective ages, appeal, marketability, design and characteristics some adjustments were made to sold comps. I was unable to bracket the sold comps by age because there is no other comps close to the subjects age .		

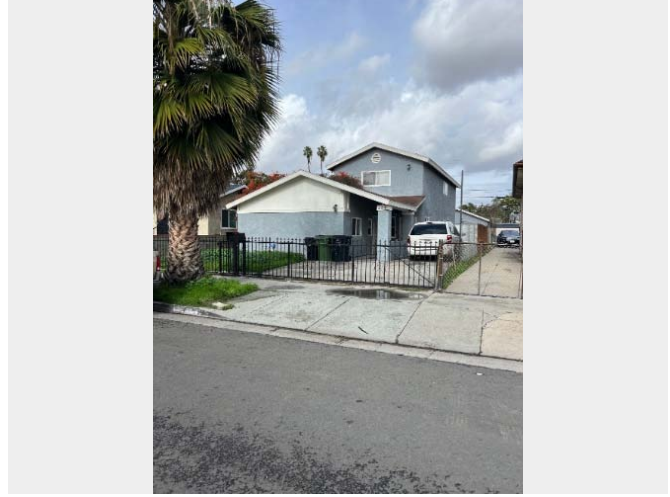
Clear Capital Quality Assurance Comments Addendum

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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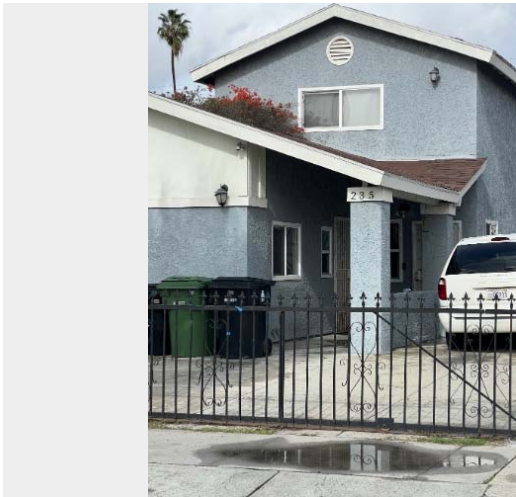
Subject Photos



Front



Front



Address Verification



Street

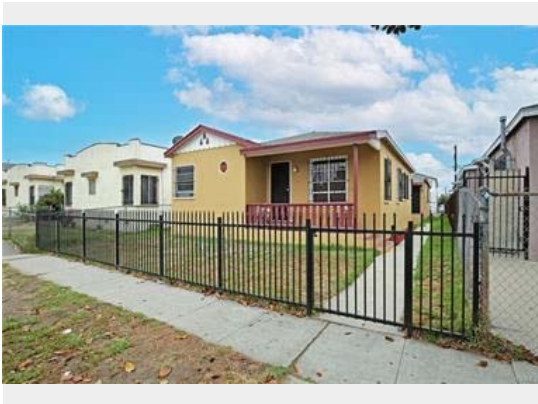
Listing Photos

L1 325 W 83rd Street, Los Angeles
Los Angeles, CA 90003



Other

L2 908 E 79th Street
Los Angeles, CA 90001



Other

L3 919 E 78th Street
Los Angeles, CA 90001



Other

Sales Photos

S1 128 W Gage Avenue
Los Angeles, CA 90003



Other

S2 146 W 84th St
Los Angeles, CA 90003



Other

S3 325 W 65th Street
Los Angeles, CA 90003



Other

ClearMaps Addendum

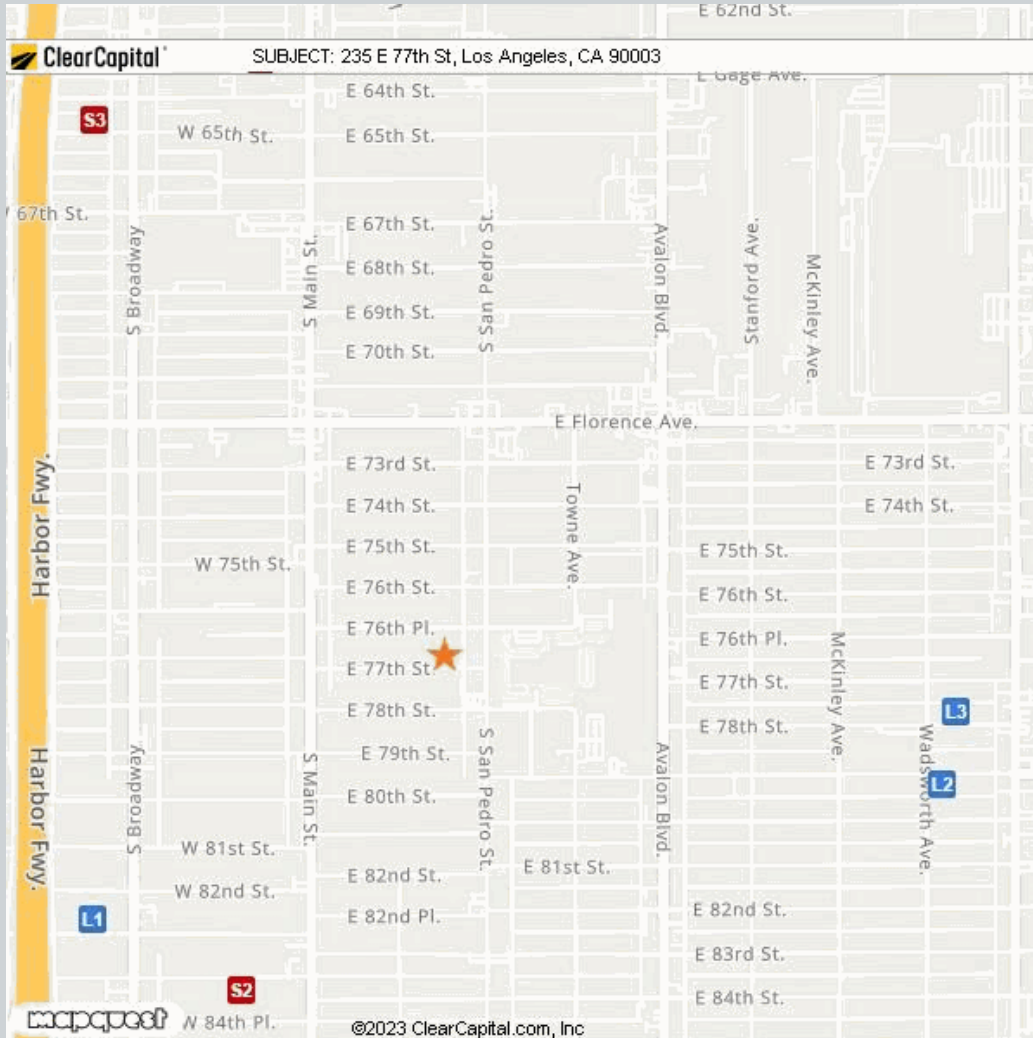
Address ★ 235 E 77th Street, Los Angeles, CA 90003

Loan Number 52255

Suggested List \$660,000

Suggested Repaired \$660,000

Sale \$660,000



Comparable

Address

Miles to Subject

Mapping Accuracy

Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	235 E 77th Street, Los Angeles, CA 90003	--	Parcel Match
L1	325 W 83rd Street, Los Angeles, Los Angeles, CA 90003	0.62 Miles ¹	Parcel Match
L2	908 E 79th Street, Los Angeles, CA 90001	0.73 Miles ¹	Parcel Match
L3	919 E 78th Street, Los Angeles, CA 90001	0.73 Miles ¹	Parcel Match
S1	128 W Gage Avenue, Los Angeles, CA 90003	0.89 Miles ¹	Parcel Match
S2	146 W 84th St, Los Angeles, CA 90003	0.56 Miles ¹	Parcel Match
S3	325 W 65th Street, Los Angeles, CA 90003	0.91 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	Gloria Martinez	Company/Brokerage	eXp Realty
License No	01974623	Address	4903 Lorelei Ave Lakewood CA 90712
License Expiration	04/15/2023	License State	CA
Phone	5623015141	Email	gmartinez.rea@gmail.com
Broker Distance to Subject	11.72 miles	Date Signed	01/16/2023

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.