

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	4449 13th Street, Riverside, CA 92501	Order ID	8668965	Property ID	34041035
Inspection Date	03/24/2023	Date of Report	03/31/2023		
Loan Number	52983	APN	215171015		
Borrower Name	Hollyvale Rental Holdings LLC	County	Riverside		

Tracking IDs

Order Tracking ID	03.24.23 BPO Request	Tracking ID 1	03.24.23 BPO Request
Tracking ID 2	--	Tracking ID 3	--

General Conditions

Owner	CRAIG R FORNEY	Condition Comments	
R. E. Taxes	\$2,763	The subject property is a one-story home with a stucco exterior with wood trim, comp shingle roof and wood garage door. The subject is located across the street from a cemetery and appears to be maintained, with the exception of the garage door and a boarded window and conforms to the neighborhood.	
Assessed Value	\$242,572		
Zoning Classification	Residential R1065		
Property Type	Multifamily		
Occupancy	Occupied		
Ownership Type	Fee Simple		
Property Condition	Average		
Estimated Exterior Repair Cost	\$1,800		
Estimated Interior Repair Cost	\$0		
Total Estimated Repair	\$1,800		
HOA	No		
Visible From Street	Visible		
Road Type	Public		

Neighborhood & Market Data

Location Type	Suburban	Neighborhood Comments	
Local Economy	Stable	Fair Market Value sales are predominant in the area with short sale and REO comprising approximately 1% of transactions in the market area. It is common for sellers to pay concessions. Days on market is increasing while values have begun to decrease.	
Sales Prices in this Neighborhood	Low: \$297000 High: \$739000		
Market for this type of property	Decreased 7 % in the past 6 months.		
Normal Marketing Days	<90		

Current Listings

	Subject	Listing 1 *	Listing 2	Listing 3
Street Address	4449 13th Street	4501 Larchwood Pl	3592 Locust St	4171 9th St
City, State	Riverside, CA	Riverside, CA	Riverside, CA	Riverside, CA
Zip Code	92501	92506	92501	92501
Datasource	Public Records	MLS	MLS	MLS
Miles to Subj.	--	0.69 ¹	0.57 ¹	0.37 ¹
Property Type	Multifamily	SFR	SFR	SFR
Original List Price \$	\$	\$518,000	\$594,863	\$400,000
List Price \$	--	\$490,000	\$594,863	\$425,000
Original List Date		02/09/2023	03/20/2023	02/14/2023
DOM · Cumulative DOM	-- · --	43 · 50	4 · 11	38 · 45
Age (# of years)	113	103	97	123
Condition	Average	Good	Good	Good
Sales Type	--	Fair Market Value	Fair Market Value	Fair Market Value
Location	Adverse ; Commercial	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
View	Adverse ; Other	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
Style/Design	1 Story Conventional	1 Story Conventional	1 Story Conventional	1 Story Conventional
# Units	1	1	1	1
Living Sq. Feet	867	750	1,309	764
Bdrm · Bths · ½ Bths	2 · 1	1 · 1	2 · 1	2 · 1
Total Room #	4	4	5	4
Garage (Style/Stalls)	Detached 1 Car	None	Detached 2 Car(s)	None
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	0.20 acres	.15 acres	.13 acres	.04 acres
Other	Guest house	N, A	N, A	N, A

* 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 List comp 1 is inferior to the subject property because it has less interior square footage and does not have a garage or guest house.

Listing 2 List comp 3 is superior to the subject property because it has more interior square footage, one more garage space and a renovated kitchen and bath.

Listing 3 List comp 2 is inferior to the subject property because it has less interior square footage and does not have a garage or guest house.

Recent Sales

	Subject	Sold 1	Sold 2 *	Sold 3
Street Address	4449 13th Street	374 Highland Pl	4466 11th St	4154 Pine St
City, State	Riverside, CA	Riverside, CA	Riverside, CA	Riverside, CA
Zip Code	92501	92506	92501	92501
Datasource	Public Records	MLS	MLS	MLS
Miles to Subj.	--	3.72 ¹	0.11 ¹	0.11 ¹
Property Type	Multifamily	SFR	SFR	SFR
Original List Price \$	--	\$499,000	\$475,000	\$510,000
List Price \$	--	\$499,000	\$475,000	\$510,000
Sale Price \$	--	\$490,000	\$475,000	\$510,000
Type of Financing	--	Conventional	Fha	Conventional
Date of Sale	--	09/30/2022	10/25/2022	01/27/2023
DOM · Cumulative DOM	-- · --	12 · 0	46 · 46	49 · 50
Age (# of years)	113	97	100	97
Condition	Average	Good	Average	Good
Sales Type	--	Fair Market Value	Fair Market Value	Fair Market Value
Location	Adverse ; Commercial	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
View	Adverse ; Other	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
Style/Design	1 Story Conventional	1 Story Conventional	1 Story Conventional	1 Story Conventional
# Units	1	1	1	1
Living Sq. Feet	867	915	938	1,005
Bdrm · Bths · ½ Bths	2 · 1	2 · 1	2 · 1	2 · 1
Total Room #	4	4	4	5
Garage (Style/Stalls)	Detached 1 Car	Detached 2 Car(s)	None	Detached 2 Car(s)
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	0.20 acres	.15 acres	.18 acres	.20 acres
Other	Guest house	N, A	Guest house	N, A
Net Adjustment	--	-\$2,400	+\$1,450	-\$16,900
Adjusted Price	--	\$487,600	\$476,450	\$493,100

* 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.

Reasons for Adjustments Why the comparable sale is superior or inferior to the subject.

Sold 1 Sold comp 1 is superior to the subject property because it has more interior square footage, one more garage space and kitchen and bath upgrades.

Sold 2 Sold comp 2 is inferior to the subject property because it does not have a garage.

Sold 3 Sold comp 3 is superior to the subject property because it has more interior square footage, one more garage space and kitchen and bath upgrades.

Subject Sales & Listing History

Current Listing Status	Not Currently Listed			Listing History Comments			
Listing Agency/Firm				Per MLS and tax records, there have been no listings/sales of the subject property 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	\$476,500	\$480,100
Sales Price	\$476,500	\$480,100
30 Day Price	\$449,900	--
Comments Regarding Pricing Strategy		
<p>The recommended value of the subject property is based on the adjusted values of the sold comps, with the most weight given to sold comp 2 because it is the most similar to the subject. Per the country tax record, the subject property is SFD w/a secondary unit. Per a prior MLS listing, the subject is a single-family home with a studio apartment. For this report, the subject is a SFD property with a detached guest house.</p>		

Clear Capital Quality Assurance Comments Addendum

Reviewer's Notes **Dispute Resolution (03/31/2023)** The report has been corrected/additional commentary provided to address the dispute requested.

Broker has revised the report accordingly

Subject Photos



Front



Address Verification



Street



Other



Other

Listing Photos

L1 4501 Larchwood Pl
Riverside, CA 92506



Front

L2 3592 Locust St
Riverside, CA 92501



Front

L3 4171 9th St
Riverside, CA 92501



Front

Sales Photos

S1 374 Highland Pl
Riverside, CA 92506



Front

S2 4466 11th St
Riverside, CA 92501



Front

S3 4154 Pine St
Riverside, CA 92501



Front

ClearMaps Addendum

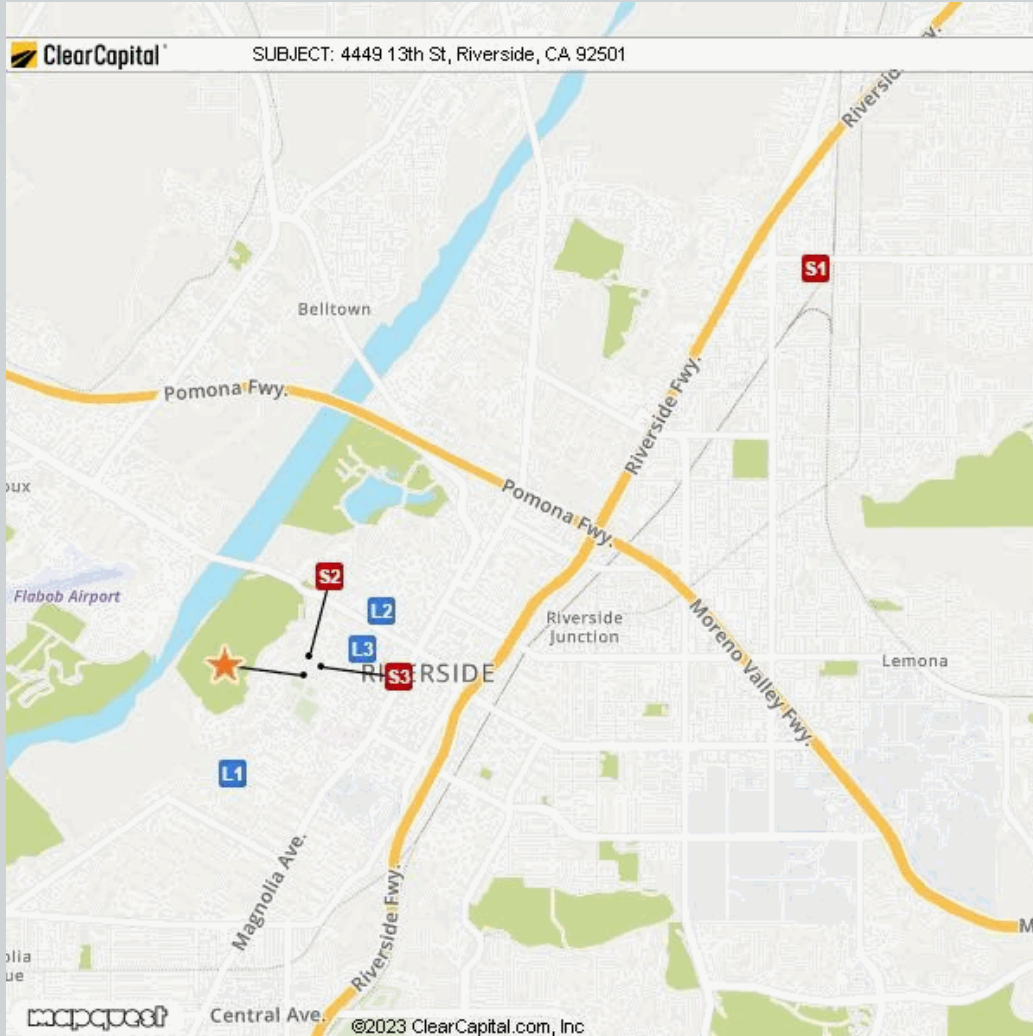
Address ★ 4449 13th Street, Riverside, CA 92501

Loan Number 52983

Suggested List \$476,500

Suggested Repaired \$480,100

Sale \$476,500



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	4449 13th Street, Riverside, CA 92501	--	Parcel Match
L1	4501 Larchwood Pl, Riverside, CA 92501	0.69 Miles ¹	Parcel Match
L2	3592 Locust St, Riverside, CA 92501	0.57 Miles ¹	Parcel Match
L3	4171 9th St, Riverside, CA 92501	0.37 Miles ¹	Parcel Match
S1	374 Highland Pl, Riverside, CA 92506	3.72 Miles ¹	Street Centerline Match
S2	4466 11th St, Riverside, CA 92501	0.11 Miles ¹	Parcel Match
S3	4154 Pine St, Riverside, CA 92501	0.11 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	Julie Prigmore	Company/Brokerage	Northpoint Asset Management
License No	01278020	Address	13710 CLEMSON CT MORENO VALLEY CA 92555-8250
License Expiration	01/03/2027	License State	CA
Phone	9517416588	Email	realtorJuliePrigmore@gmail.com
Broker Distance to Subject	13.51 miles	Date Signed	03/31/2023

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.