

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	10032 Larch Avenue, Bloomington, CALIFORNIA 92316	Order ID	8702693	Property ID	34113719
Inspection Date	04/18/2023	Date of Report	04/19/2023		
Loan Number	53293	APN	0253083250000		
Borrower Name	Hollyvale Rental Holdings LLC	County	San Bernardino		

Tracking IDs					
Order Tracking ID	04.18.23 BPO Request	Tracking ID 1	04.18.23 BPO Request		
Tracking ID 2	--	Tracking ID 3	--		

General Conditions		
Owner	PEDRO AGUIRRE SOTO	Condition Comments The subject is a single story duplex with stucco and wood siding and a composition shingle roof. It is located on a residential lot with a block and iron front fence and block rear fence. There is a concrete driveway and has no observed covered parking. It is unknown if there are separate meters. There is debris in the yard (\$200), the front iron fence is rusted (\$500), and the roof is damaged (\$12k). No other damage observed.
R. E. Taxes	\$4,297	
Assessed Value	\$331,658	
Zoning Classification	Residential	
Property Type	Duplex	
Occupancy	Occupied	
Ownership Type	Fee Simple	
Property Condition	Average	
Estimated Exterior Repair Cost	\$12,700	
Estimated Interior Repair Cost	\$0	
Total Estimated Repair	\$12,700	
HOA	No	
Visible From Street	Partially Visible	
Road Type	Public	

Neighborhood & Market Data		
Location Type	Suburban	Neighborhood Comments The subject is located in an unincorporated area of San Bernardino county. Surrounding properties are detached SFRs, and various 2-4 unit properties, mixed in size and appeal. There are no board-ups or burnouts in the area. It is .3 mi to freeway access and 1 mi to a shopping center. Values have stabilized during the past 6 months. Some concessions are not uncommon. Distressed sale properties are a minor share of the market with no impact on neighborhood values.
Local Economy	Stable	
Sales Prices in this Neighborhood	Low: \$440,000 High: \$1750000	
Market for this type of property	Remained Stable for the past 6 months.	
Normal Marketing Days	<180	

Current Listings

	Subject	Listing 1	Listing 2	Listing 3 *
Street Address	10032 Larch Avenue	211 S. Olive Ave	1705 Kippy Dr	818 E C St
City, State	Bloomington, CALIFORNIA	Rialto, CA	Colton, CA	Colton, CA
Zip Code	92316	92376	92324	92324
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	2.28 ¹	3.54 ¹	4.55 ¹
Property Type	Duplex	Duplex	Duplex	Duplex
Original List Price \$	\$	\$558,000	\$490,000	\$550,000
List Price \$	--	\$558,000	\$490,000	\$550,000
Original List Date		10/24/2022	02/09/2023	04/11/2023
DOM · Cumulative DOM	-- · --	172 · 177	67 · 69	7 · 8
Age (# of years)	73	115	70	63
Condition	Average	Good	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 Duplex	1 Story Duplex	1 Story Duplex	1 Story Duplex
# Units	2	2	2	2
Living Sq. Feet	1,824	884	1,385	1,638
Bdrm · Bths · ½ Bths	4 · 3	4 · 2	4 · 2	4 · 2
Total Room #	9	8	9	8
Garage (Style/Stalls)	None	None	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	0.22 acres	0.14 acres	0.17 acres	0.17 acres
Other	Fence	Fence	Fence	Fence

* 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.

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

Listing 1 Older construction with separate gas and electric meters, smaller lot size, and significantly smaller GLA. This comparable is provided due to a shortage of duplex listings within a 5 mile radius. Has been updated/remodeled per MLS condition remarks.

Listing 2 Has smaller GLA and lot size, similar year built and open parking. There are no separate meters. Has new interior and exterior paint. MLS photos indicate the property needs minor cosmetic repair.

Listing 3 Slightly newer construction with smaller GLA and lot size, superior covered parking. There are no separate meters. Has no interior MLS photos available for viewing. The MLS comments indicate there are some new windows and has tile flooring throughout.

Recent Sales

	Subject	Sold 1	Sold 2 *	Sold 3
Street Address	10032 Larch Avenue	156 N 2nd St	1316 N. Holly Ave	253 E E St
City, State	Bloomington, CALIFORNIA	Colton, CA	Colton, CA	Colton, CA
Zip Code	92316	92324	92324	92324
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	3.39 ¹	4.63 ¹	4.10 ¹
Property Type	Duplex	Duplex	Duplex	Duplex
Original List Price \$	--	\$519,000	\$500,000	\$450,000
List Price \$	--	\$509,000	\$500,000	\$450,000
Sale Price \$	--	\$509,000	\$500,000	\$440,000
Type of Financing	--	Fha	Conv	Fha
Date of Sale	--	01/19/2023	05/20/2022	11/23/2022
DOM · Cumulative DOM	-- · --	30 · 79	74 · 133	13 · 40
Age (# of years)	73	103	62	99
Condition	Average	Good	Average	Good
Sales Type	--	Fair Market Value	Fair Market Value	Fair Market Value
Location	Neutral ; Residential	Adverse ; Busy Road	Neutral ; Residential	Neutral ; Residential
View	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
Style/Design	1 Story Duplex	1 Story Duplex	1 Story Duplex	1 Story Duplex
# Units	2	2	2	2
Living Sq. Feet	1,824	1,903	1,632	1,062
Bdrm · Bths · ½ Bths	4 · 3	4 · 3	4 · 2	2 · 2
Total Room #	9	9	9	6
Garage (Style/Stalls)	None	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	0.22 acres	0.11 acres	0.13 acres	0.17 acres
Other	Fence	10,200 concessions	Fence	Fence, 5k concessions
Net Adjustment	--	-\$15,000	+\$5,600	+\$22,300
Adjusted Price	--	\$494,000	\$505,600	\$462,300

* 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** Older construction with similar GLA and open parking, smaller lot size. There is new paint, laminate flooring and AC. The kitchens and baths have been upgraded. Has no separate meters. Located in close proximity to a freeway. Adj: lot size +9k, year built +6k, condition -40k, location +10k.
- Sold 2** Has slightly newer construction, smaller GLA and lot size, superior covered parking. There are separate gas, electric, and water meters. New paint and windows were installed 4 years ago. No other upgrades disclosed. Adj: GLA +9600, garage -10k, lot size +8200, year built -2200.
- Sold 3** Has smaller GLA and lot size, similar open parking, and is older construction. There are some kitchen and bath updates, no flooring, window, or lighting upgrades. Has separate gas and electric meters. Adj: GLA +38,100, baths +5k, lot size +4k, year built +5200, condition -30k.

Subject Sales & Listing History

Current Listing Status		Not Currently Listed		Listing History Comments			
Listing Agency/Firm				The subject is offered as a fair market sale, but has a Notice of Default recorded against it.			
Listing Agent Name							
Listing Agent Phone							
# of Removed Listings in Previous 12 Months		1					
# 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
04/07/2023	\$449,000	04/10/2023	\$500,000	Cancelled	04/17/2023	\$500,000	MLS

Marketing Strategy

	As Is Price	Repaired Price
Suggested List Price	\$495,000	\$515,000
Sales Price	\$490,000	\$510,000
30 Day Price	\$475,000	--
Comments Regarding Pricing Strategy		
<p>The search parameters for comparables were: all 2 family properties, back 12 months, and throughout the city of Bloomington and adjacent cities of Fontana, Rialto, and Colton. The search was greatly expanded, GLA and lot size guidelines exceeded, and the 3 month sale date guideline was exceeded due to a lack of more proximate, similar, duplex listings and recent solds. There are no duplex/2 family listings and there have been zero duplex/2 on a lot properties sold in the city of Bloomington in the past 12 months. Greatest weight for value is S2 due to the similar condition, and reasonably similar year built. It has a smaller lot size, but superior parking. Information regarding the subject is from tax records, MLS entry (attached), and broker observation.</p>		

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



Address Verification



Side



Street



Street



Other

Subject Photos



Other



Other

Listing Photos

L1 211 S. Olive Ave
Rialto, CA 92376



Front

L2 1705 Kippy Dr
Colton, CA 92324



Front

L3 818 E C St
Colton, CA 92324



Front

Sales Photos

S1 156 N 2nd St
Colton, CA 92324



Front

S2 1316 N. Holly Ave
Colton, CA 92324



Front

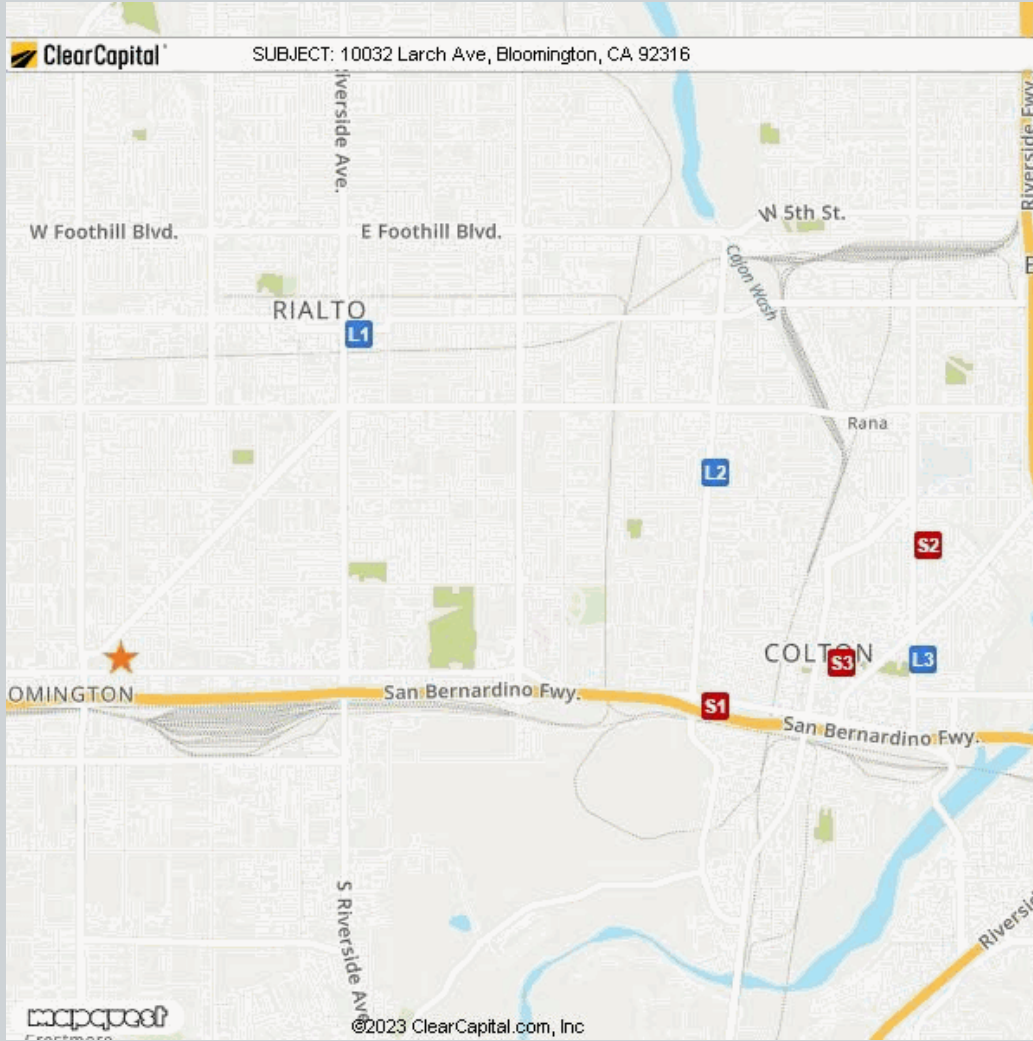
S3 253 E E St
Colton, CA 92324



Front

ClearMaps Addendum

Address ★ 10032 Larch Avenue, Bloomington, CALIFORNIA 92316
Loan Number 53293 **Suggested List** \$495,000 **Suggested Repaired** \$515,000 **Sale** \$490,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	10032 Larch Avenue, Bloomington, California 92316	--	Parcel Match
L1 Listing 1	211 S. Olive Ave, Rialto, CA 92376	2.28 Miles ¹	Parcel Match
L2 Listing 2	1705 Kippy Dr, Colton, CA 92324	3.54 Miles ¹	Parcel Match
L3 Listing 3	818 E C St, Colton, CA 92324	4.55 Miles ¹	Parcel Match
S1 Sold 1	156 N 2nd St, Colton, CA 92324	3.39 Miles ¹	Parcel Match
S2 Sold 2	1316 N. Holly Ave, Colton, CA 92324	4.63 Miles ¹	Parcel Match
S3 Sold 3	253 E E St, Colton, CA 92324	4.10 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.

*** Please Note: This is a RUSH assignment. Do not accept if you cannot meet the current due date and time. Please reference the set terms and contact Clear Capital at 530.582.5011 if you require any changes. Thanks! ***

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

Report Instructions - cont.

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.

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	Phyllis Staton	Company/Brokerage	Phyllis Staton
License No	01005501	Address	9160 La Ronda St Rancho Cucamonga CA 91701
License Expiration	07/29/2023	License State	CA
Phone	9097174169	Email	NationwideAVM@gmail.com
Broker Distance to Subject	12.76 miles	Date Signed	04/19/2023

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.