

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	2037 Mill Road, Novato, CA 94947	Order ID	8746437	Property ID	34196970
Inspection Date	05/19/2023	Date of Report	05/22/2023		
Loan Number	53662	APN	146-150-45		
Borrower Name	Hollyvale Rental Holdings LLC	County	Marin		

Tracking IDs

Order Tracking ID	05.18.23 BPO Request	Tracking ID 1	05.18.23 BPO Request
Tracking ID 2	--	Tracking ID 3	--

General Conditions

Owner	Arnaud Terry A	Condition Comments	
R. E. Taxes	\$7,589		Larger than average lot for a home of this age. Very private.
Assessed Value	\$602,742		
Zoning Classification	SFR		
Property Type	SFR		
Occupancy	Occupied		
Ownership Type	Fee Simple		
Property Condition	Average		
Estimated Exterior Repair Cost	\$0		
Estimated Interior Repair Cost			
Total Estimated Repair	\$0		
HOA	No		
Visible From Street	Partially Visible		
Road Type	Public		

Neighborhood & Market Data

Location Type	Suburban	Neighborhood Comments	
Local Economy	Stable		Mid-priced neighborhood of mid-century homes.
Sales Prices in this Neighborhood	Low: \$868,400 High: \$2,100,000		
Market for this type of property	Remained Stable for the past 6 months.		
Normal Marketing Days	<30		

Current Listings

	Subject	Listing 1	Listing 2 *	Listing 3
Street Address	2037 Mill Road	4 Stonehaven Ct	2034 Hatch Rd	14 Fleetwood Ct
City, State	Novato, CA	Novato, CA	Novato, CA	Novato, CA
Zip Code	94947	94947	94947	94947
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.83 ¹	0.13 ¹	0.32 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$1,549,000	\$1,975,000	\$1,495,000
List Price \$	--	\$1,549,000	\$1,975,000	\$1,495,000
Original List Date		04/27/2023	05/09/2023	05/01/2023
DOM · Cumulative DOM	-- · --	23 · 25	4 · 13	19 · 21
Age (# of years)	44	38	47	62
Condition	Average	Good	Good	Good
Sales Type	--	Fair Market Value	Fair Market Value	Fair Market Value
Location	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
View	Beneficial ; Mountain	Beneficial ; Woods	Beneficial ; Woods	Beneficial ; Woods
Style/Design	1 Story Ranch	1 Story Ranch	1 Story Ranch	1 Story Ranch
# Units	1	1	1	1
Living Sq. Feet	2,178	2,256	2,960	2,415
Bdrm · Bths · ½ Bths	3 · 2 · 1	4 · 2	4 · 3	3 · 2 · 1
Total Room #	6	8	8	7
Garage (Style/Stalls)	Attached 2 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	--	Pool - Yes Spa - Yes	--	Pool - Yes
Lot Size	0.96 acres	0.31 acres	1.4 acres	0.25 acres
Other	--	--	--	--

* 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.

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

Listing 1 Superior landscaping, remodeled kitchen. Adjustments for condition, GLA, bath, lot size and pool.

Listing 2 Remodeled kitchen and baths. Ajustments for condition, GLA, baths, lot size and pool.

Listing 3 Remodeled kitchen. Adjustments for condition, GLA, lot size and pool.

Recent Sales

	Subject	Sold 1 *	Sold 2	Sold 3
Street Address	2037 Mill Road	7 Vineyard Ct	121 Santa Maria Dr	1752 Center Rd
City, State	Novato, CA	Novato, CA	Novato, CA	Novato, CA
Zip Code	94947	94947	94947	94947
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.41 ¹	0.58 ¹	0.99 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$1,395,000	\$1,495,000	\$1,799,000
List Price \$	--	\$1,395,000	\$1,495,000	\$1,799,000
Sale Price \$	--	\$1,704,000	\$1,928,000	\$2,100,000
Type of Financing	--	Conventional	Conventional	1031 Exchange
Date of Sale	--	05/31/2022	05/24/2022	06/15/2022
DOM · Cumulative DOM	-- · --	6 · 33	8 · 28	3 · 33
Age (# of years)	44	40	53	48
Condition	Average	Good	Good	Good
Sales Type	--	Fair Market Value	Fair Market Value	Fair Market Value
Location	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
View	Beneficial ; Mountain	Beneficial ; Woods	Beneficial ; Park	Beneficial ; Woods
Style/Design	1 Story Ranch	1 Story Ranch	2 Stories Ranch	1 Story Ranch
# Units	1	1	1	1
Living Sq. Feet	2,178	2,382	2,285	2,522
Bdrm · Bths · ½ Bths	3 · 2 · 1	3 · 2	4 · 2 · 1	3 · 2
Total Room #	6	8	9	7
Garage (Style/Stalls)	Attached 2 Car(s)	Attached 3 Car(s)	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	--	Pool - Yes	Pool - Yes	Pool - Yes Spa - Yes
Lot Size	0.96 acres	0.33 acres	0.31 acres	0.71 acres
Other	--	--	--	ADU
Net Adjustment	--	-\$56,200	-\$47,100	-\$125,500
Adjusted Price	--	\$1,647,800	\$1,880,900	\$1,974,500

* 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.

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

Sold 1 Remodeled kitchen. Adjustments for condition, GLA, bath, lot size, garage and pool.

Sold 2 Remodeled kitchen and baths, similar location. Adjustments for condition, GLA, lot size and pool.

Sold 3 Similar condition, stainless steel appliances, some cosmetics. Adjustments for condition, GLA, bath, lot size, ADU and pool.

Subject Sales & Listing History

Current Listing Status	Not Currently Listed	Listing History Comments					
Listing Agency/Firm		Sold 06/04/1984 for \$247,500					
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	\$1,695,000	\$1,695,000
Sales Price	\$1,679,000	\$1,679,000
30 Day Price	\$1,595,000	--
Comments Regarding Pricing Strategy		
<p>Sold comp 1 is most similar to the subject; it is in the same neighborhood. While the subject has an exceptionally large lot, most of it is unused. This appears to be a rental property, which may affect condition. The subject is located in an area that is more "sub-rural". It has complete privacy from the road with substantial distance between homes. Ideally, it cannot be compared to typical subdivision homes. None of the suggested comps were more similar to the subject than those selected, nor do they support the value. 9 Piper Ct, Novato, CA 94947 inappropriate lot size; does not support value. Subdivision neighborhood. 19 Los Cedros Dr, Novato, CA 94947 does not support value 18 Irene Dr, Novato, CA 94947 does not support value 158 Maestro Rd, Novato, CA 94947 does not support value 112 Santa Maria Dr, Novato, CA 94947 does not support value. Subdivision neighborhood. 34 Blanca Dr, Novato, CA 94947 does not support value. Subdivision neighborhood.</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



Front



Address Verification



Side



Side



Street

Subject Photos



Street

Listing Photos

L1 4 Stonehaven Ct
Novato, CA 94947



Front

L2 2034 Hatch Rd
Novato, CA 94947



Front

L3 14 Fleetwood Ct
Novato, CA 94947



Front

Sales Photos

S1 7 Vineyard Ct
Novato, CA 94947



Front

S2 121 Santa Maria Dr
Novato, CA 94947



Front

S3 1752 Center Rd
Novato, CA 94947



Front

ClearMaps Addendum

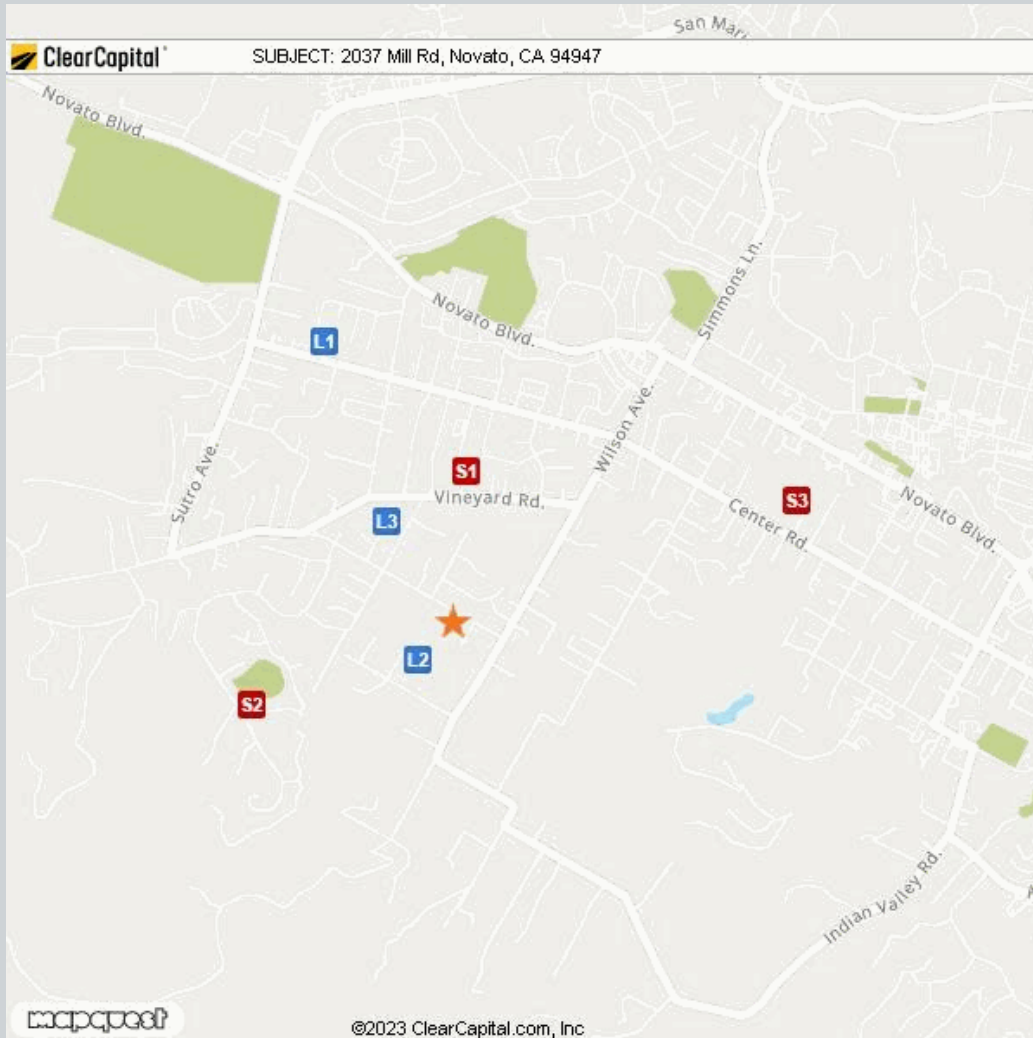
Address ★ 2037 Mill Road, Novato, CA 94947

Loan Number 53662

Suggested List \$1,695,000

Suggested Repaired \$1,695,000

Sale \$1,679,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	2037 Mill Road, Novato, CA 94947	--	Parcel Match
L1 Listing 1	4 Stonehaven Ct, Novato, CA 94947	0.83 Miles ¹	Parcel Match
L2 Listing 2	2034 Hatch Rd, Novato, CA 94947	0.13 Miles ¹	Parcel Match
L3 Listing 3	14 Fleetwood Ct, Novato, CA 94947	0.32 Miles ¹	Parcel Match
S1 Sold 1	7 Vineyard Ct, Novato, CA 94947	0.41 Miles ¹	Parcel Match
S2 Sold 2	121 Santa Maria Dr, Novato, CA 94947	0.58 Miles ¹	Parcel Match
S3 Sold 3	1752 Center Rd, Novato, CA 94947	0.99 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	Allison Boswell	Company/Brokerage	BHHS/Drysdale Properties
License No	01392377	Address	851 Irwin St San Rafael CA 94901
License Expiration	03/27/2027	License State	CA
Phone	4159873377	Email	boswellconsulting@comcast.net
Broker Distance to Subject	10.00 miles	Date Signed	05/21/2023

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.