

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	552 Wilson Avenue, Vallejo, CA 94590	Order ID	8959899	Property ID	34662109
Inspection Date	10/09/2023	Date of Report	10/09/2023		
Loan Number	54028	APN	0051-132-240		
Borrower Name	Hollyvale Rental Holdings LLC	County	Solano		

Tracking IDs

Order Tracking ID	10.05.23 BPO Request p3	Tracking ID 1	54028
Tracking ID 2	--	Tracking ID 3	--

General Conditions

Owner	Hollyvale Rental Holdings LLC	Condition Comments	
R. E. Taxes	\$5,852	Subject is a 4 plex property. Exterior is wood siding with comp shingle roof, average condition. Unit 552 Wilson in the complex has a door boarded up. Unknown if unit is in the process of being rehabbed or converted.	
Assessed Value	\$248,176		
Zoning Classification	4 plex		
Property Type	4 Plex		
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	Stable	Suburban residential neighborhood of average quality homes. Mixed use neighborhood with both SFR's and multi unit homes. Values in the area have slightly dipped due to higher interest rates. The number of distressed sales remain low, making up less than 5% of sales over the last year.	
Sales Prices in this Neighborhood	Low: \$550,000 High: \$1,100,000		
Market for this type of property	Decreased 2 % in the past 6 months.		
Normal Marketing Days	<90		

Current Listings

	Subject	Listing 1	Listing 2	Listing 3 *
Street Address	552 Wilson Avenue	1535 Broadway	745 Carolina St.	1900 Magazine St.
City, State	Vallejo, CA	Vallejo, CA	Vallejo, CA	Vallejo, CA
Zip Code	94590	94590	94590	94591
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	1.14 ¹	1.35 ¹	3.84 ¹
Property Type	4 Plex	Multifamily	Multifamily	Multifamily
Original List Price \$	\$	\$1,490,000	\$825,000	\$1,099,000
List Price \$	--	\$1,290,000	\$825,000	\$1,099,000
Original List Date		05/31/2023	09/01/2023	09/08/2023
DOM · Cumulative DOM	-- · --	131 · 131	38 · 38	31 · 31
Age (# of years)	99	93	115	68
Condition	Average	Good	Good	Average
Sales Type	--	Fair Market Value	Fair Market Value	Fair Market Value
Location	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
View	Beneficial ; Water	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
Style/Design	2 Stories 4plex	1 Story 4plex	2 Stories 4plex	2 Stories 4plex
# Units	4	3	4	4
Living Sq. Feet	3,494	3,000	3,000	3,380
Bdrm · Bths · ½ Bths	8 · 4	6 · 4	5 · 4	12 · 4
Total Room #	16	14	13	20
Garage (Style/Stalls)	None	Detached 5+ 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	0.21 acres	1.22 acres	0.08 acres	0.25 acres
Other	none	none	none	none

* 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 Traditional resale, no seller concessions offered in MLS. Located in a similar market area, inferior GLA and room count, superior condition and lot size. No additional 12 month MLS history.

Listing 2 Traditional resale, no seller concessions offered in MLS. Located in a similar market area, inferior GLA and room count, superior condition. No additional 12 month MLS history.

Listing 3 Traditional resale, no seller concessions offered in MLS, currently pending sale. Located in a similar market area, similar GLA, superior room count. NO additional 12 month MLS history.

Recent Sales

	Subject	Sold 1	Sold 2	Sold 3 *
Street Address	552 Wilson Avenue	120 Kathy Ellen	236 Ohio St.	412 Wilson Ave.
City, State	Vallejo, CA	Vallejo, CA	Vallejo, CA	Vallejo, CA
Zip Code	94590	94591	94590	94590
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	2.30 ¹	0.80 ¹	0.19 ¹
Property Type	4 Plex	Multifamily	Multifamily	Multifamily
Original List Price \$	--	\$1,037,000	\$950,000	\$1,120,000
List Price \$	--	\$989,000	\$950,000	\$1,120,000
Sale Price \$	--	\$930,000	\$1,035,000	\$1,100,000
Type of Financing	--	Conventional	Conventional	Conventional
Date of Sale	--	04/21/2023	06/29/2023	06/30/2023
DOM · Cumulative DOM	-- · --	170 · 171	40 · 41	42 · 43
Age (# of years)	99	53	53	99
Condition	Average	Average	Good	Good
Sales Type	--	Fair Market Value	Fair Market Value	Fair Market Value
Location	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
View	Beneficial ; Water	Neutral ; Residential	Beneficial ; Water	Beneficial ; Water
Style/Design	2 Stories 4plex	2 Stories 4plex	2 Stories 4plex	2 Stories 4plex
# Units	4	4	4	4
Living Sq. Feet	3,494	3,300	3,192	3,732
Bdrm · Bths · ½ Bths	8 · 4	8 · 4 · 4	8 · 4 · 2	8 · 4
Total Room #	16	16	16	16
Garage (Style/Stalls)	None	Carport 4 Car(s)	None	None
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	0.21 acres	0.25 acres	0.14 acres	0.18 acres
Other	none	none	none	none
Net Adjustment	--	+\$9,700	-\$24,500	-\$51,900
Adjusted Price	--	\$939,700	\$1,010,500	\$1,048,100

* Sold 3 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** Traditional resale, no seller concessions, conventional financing. Located in a similar market area, similar GLA and room count. No additional 12 month MLS history. Adjustment for GLA(+9700)
- Sold 2** Traditional resale, no seller concessions, conventional financing. Located in a similar market area, similar GLA, room count and view, superior condition. No additional 12 month MLS history. Adjustment for GLA(+15,500), condition(-40000)
- Sold 3** Traditional resale, nos eller concessions, conventional financing. Located in a similar market area, similar GLA and room count, superior condition. Updated kitchens, new flooring. NO additional 12 month MLS history. Adjustments for GLA(-11,900), condition (-40000)

Subject Sales & Listing History

Current Listing Status	Not Currently Listed		Listing History Comments				
Listing Agency/Firm			No 12 month MLS history				
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	\$1,050,000	\$1,050,000
Sales Price	\$999,000	\$999,000
30 Day Price	\$945,000	--
Comments Regarding Pricing Strategy		
Comps were located within the City of Vallejo with most weight given to comp sale 3 for the similarity in location and room count.		

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



Address Verification



Side



Side



Street



Street

Subject Photos



Other



Other

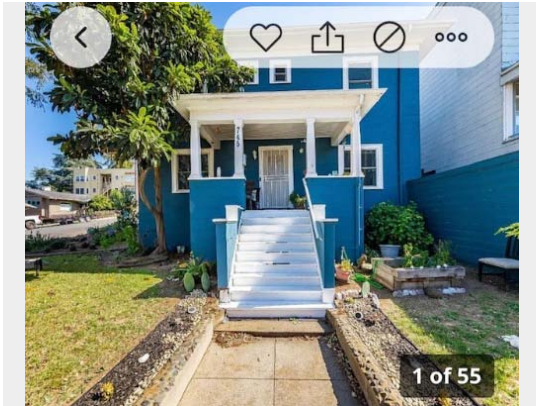
Listing Photos

L1 1535 Broadway
Vallejo, CA 94590



Front

L2 745 Carolina St.
Vallejo, CA 94590



Front

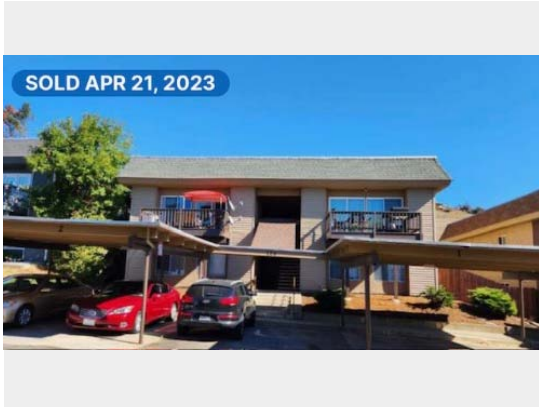
L3 1900 Magazine St.
Vallejo, CA 94591



Front

Sales Photos

S1 120 Kathy Ellen
Vallejo, CA 94591



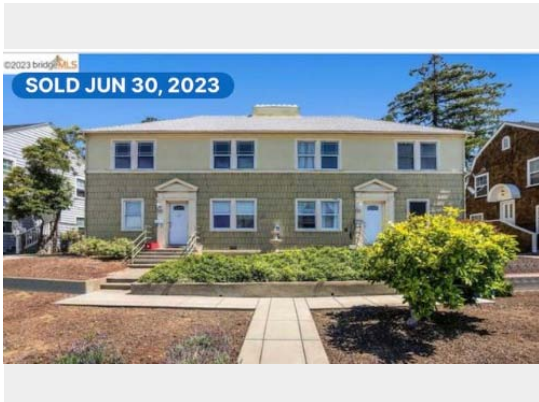
Front

S2 236 Ohio St.
Vallejo, CA 94590



Front

S3 412 Wilson Ave.
Vallejo, CA 94590



Front

ClearMaps Addendum

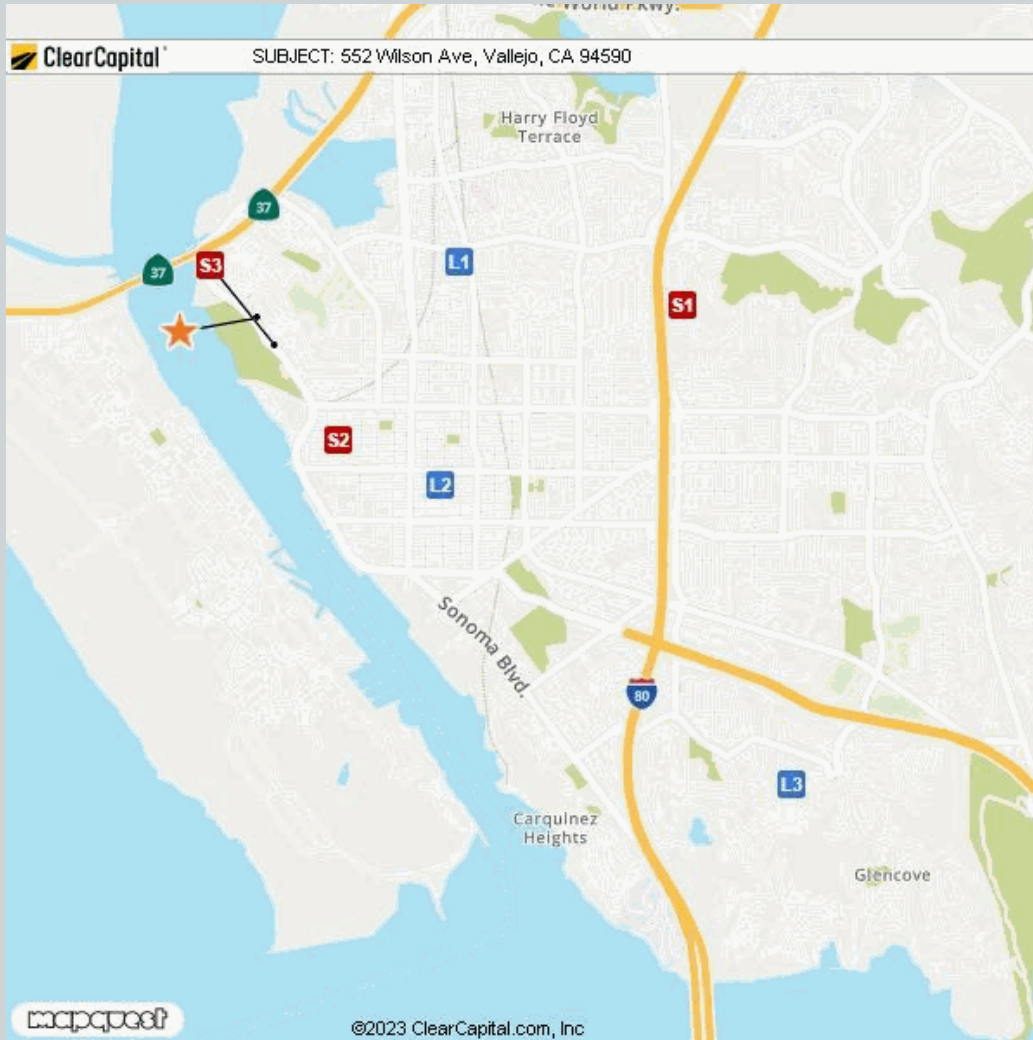
Address ★ 552 Wilson Avenue, Vallejo, CA 94590

Loan Number 54028

Suggested List \$1,050,000

Suggested Repaired \$1,050,000

Sale \$999,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	552 Wilson Avenue, Vallejo, CA 94590	--	Parcel Match
L1 Listing 1	1535 Broadway, Vallejo, CA 94590	1.14 Miles ¹	Parcel Match
L2 Listing 2	745 Carolina St., Vallejo, CA 94590	1.35 Miles ¹	Parcel Match
L3 Listing 3	1900 Magazine St., Vallejo, CA 94591	3.84 Miles ¹	Parcel Match
S1 Sold 1	120 Kathy Ellen, Vallejo, CA 94591	2.30 Miles ¹	Parcel Match
S2 Sold 2	236 Ohio St., Vallejo, CA 94590	0.80 Miles ¹	Parcel Match
S3 Sold 3	412 Wilson Ave., Vallejo, CA 94590	0.19 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	Vanessa Nelson	Company/Brokerage	Ashmun and Associates, Inc.
License No	01425175	Address	8328 Bennington Ct. Vallejo CA 94591
License Expiration	03/15/2026	License State	CA
Phone	7076472020	Email	vanessa@ashmunteam.com
Broker Distance to Subject	3.27 miles	Date Signed	10/09/2023

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.