

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	9340-9342 Fox Creek Drive, Stockton, CALIFORNIA 95210	Order ID	8801046	Property ID	34306343
Inspection Date	06/23/2023	Date of Report	06/23/2023		
Loan Number	54144	APN	090-120-34		
Borrower Name	Hollyvale Rental Holdings LLC	County	San Joaquin		

Tracking IDs

Order Tracking ID	06.23.23 BPO Request	Tracking ID 1	06.23.23 BPO Request
Tracking ID 2	--	Tracking ID 3	--

General Conditions

Owner	Daranouvong Seua	Condition Comments Subject is maintained in average condition and no repairs were noted from street view. Subject conforms to the neighborhood.
R. E. Taxes	\$3,329	
Assessed Value	\$300,238	
Zoning Classification	residential	
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 Neighborhood is made up of similar duplexes in GLA age and lot size. Neighborhood is located near school, shopping and the freeway.
Local Economy	Stable	
Sales Prices in this Neighborhood	Low: \$405,000 High: \$537,000	
Market for this type of property	Remained Stable for the past 6 months.	
Normal Marketing Days	<90	

Current Listings

	Subject	Listing 1	Listing 2 *	Listing 3
Street Address	9340-9342 Fox Creek Drive	8324 Don Ave	1933 Comstock Dr	1335 Princess Dr
City, State	Stockton, CALIFORNIA	Stockton, CA	Stockton, CA	Stockton, CA
Zip Code	95210	95209	95209	95209
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	3.56 ¹	3.07 ¹	2.66 ¹
Property Type	Duplex	Duplex	Duplex	Duplex
Original List Price \$	\$	\$525,000	\$449,000	\$490,000
List Price \$	--	\$525,000	\$449,000	\$490,000
Original List Date		05/12/2023	10/24/2022	05/25/2023
DOM · Cumulative DOM	-- · --	20 · 42	91 · 242	12 · 29
Age (# of years)	43	50	43	47
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	1 Story duplex	1 Story duplex	1 Story duplex	1 Story duplex
# Units	2	2	2	2
Living Sq. Feet	2,236	2,310	2,037	2,206
Bdrm · Bths · ½ Bths	6 · 4	6 · 4	5 · 4	6 · 4
Total Room #	10	10	9	10
Garage (Style/Stalls)	Attached 4 Car(s)	Attached 4 Car(s)	Attached 3 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	.14 acres	.14 acres	.14 acres	.21 acres
Other	n, a	n, a	n, a	n, a

* 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 List comp 1 is similar to subject in location condition age GLA and lot size. Comp is located in a similar area near schools shopping and the freeway.

Listing 2 List comp 2 is similar to subject in location condition age GLA and lot size. Comp is located in a similar area near schools shopping and the freeway.

Listing 3 List comp 3 is similar to subject in location condition age GLA and lot size. Comp is located in a similar area near schools shopping and the freeway.

Recent Sales

	Subject	Sold 1 *	Sold 2	Sold 3
Street Address	9340-9342 Fox Creek Drive	9114 Fox Creek Dr	2036 Pawnee Way	1935 Colt Dr
City, State	Stockton, CALIFORNIA	Stockton, CA	Stockton, CA	Stockton, CA
Zip Code	95210	95210	95209	95209
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.13 ¹	3.18 ¹	3.08 ¹
Property Type	Duplex	Duplex	Duplex	Duplex
Original List Price \$	--	\$459,000	\$425,000	\$519,000
List Price \$	--	\$459,000	\$415,000	\$519,000
Sale Price \$	--	\$450,000	\$405,000	\$517,000
Type of Financing	--	Conv	Conv	Conv
Date of Sale	--	03/29/2023	03/24/2023	03/14/2023
DOM · Cumulative DOM	-- · --	31 · 77	47 · 75	32 · 61
Age (# of years)	43	43	44	44
Condition	Average	Average	Average	Good
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	2,236	2,236	2,184	2,291
Bdrm · Bths · ½ Bths	6 · 4	6 · 4	4 · 4	6 · 4
Total Room #	10	10	8	10
Garage (Style/Stalls)	Attached 4 Car(s)	Attached 4 Car(s)	Attached 4 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	.14 acres	.16 acres	.14 acres	.14 acres
Other	n, a	n, a	n, a	n, a
Net Adjustment	--	-\$12,000	+\$3,340	-\$11,475
Adjusted Price	--	\$438,000	\$408,340	\$505,525

* 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** ADJ -2000 LOT, -5000 CONCESSIONS, - 5000 CONDITION sold comp 1 is similar to subject in location age GLA and lot size. One side of duplex has been remodeled. Comp is located in a similar area near schools shopping and the freeway.
- Sold 2** ADJ 2340 GLA, 1000 AGE sold comp 2 is similar to subject in location condition age GLA and lot size. Comp is located in a similar area near schools shopping and the freeway.
- Sold 3** ADJ -2475 GLA, 1000 AGE -10000 CONDITION sold comp 3 is similar to subject in location age GLA and lot size. Remodeled condition. Comp is located in a similar area near schools shopping and the freeway.

Subject Sales & Listing History

Current Listing Status	Not Currently Listed			Listing History Comments			
Listing Agency/Firm				Tax records show the last sale date as 5/19/2023 for \$137,363.			
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	\$445,000	\$445,000
Sales Price	\$440,000	\$440,000
30 Day Price	\$435,000	--
Comments Regarding Pricing Strategy		
<p>I researched sold and list comps in a 1 mile radius and tried to bracket GLA age and lot size. All comps chosen have the similar locational influences and would be considered to be within subjects comparative market area. Most likely buyer would be an investor. Dur to lack of comps in the neighborhood, I had to expand the saerch to 3 mile radius. Schools, places of worship, highway, playgrounds and parks in the area do not have a negative impact on desirability, marketability or value of subject. Due to age of subject and comps, some updates should be expected as maintenance. Comps chosen are the most mid range average comps available in subject's neighborhood. Data taken from MLS, tax records, Calif. Association of Realtors.</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



Side



Street



Street

Subject Photos



Other

Listing Photos

L1 8324 DON AVE
Stockton, CA 95209



Front

L2 1933 COMSTOCK DR
Stockton, CA 95209



Front

L3 1335 PRINCESS DR
Stockton, CA 95209



Front

Sales Photos

S1 9114 FOX CREEK DR
Stockton, CA 95210



Front

S2 2036 PAWNEE WAY
Stockton, CA 95209



Front

S3 1935 COLT DR
Stockton, CA 95209



Front

ClearMaps Addendum

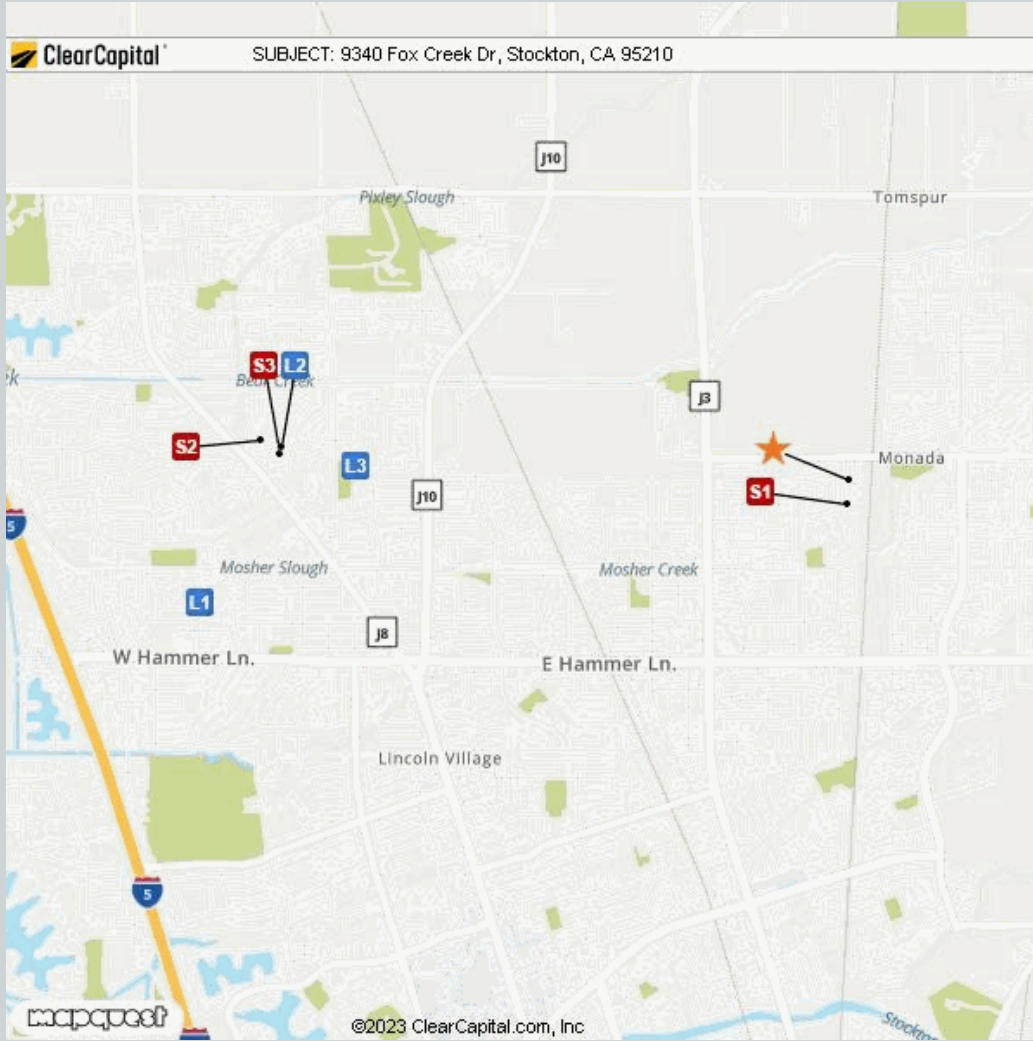
Address ★ 9340-9342 Fox Creek Drive, Stockton, CALIFORNIA 95210

Loan Number 54144

Suggested List \$445,000

Suggested Repaired \$445,000

Sale \$440,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	9340-9342 Fox Creek Drive, Stockton, California 95210	--	Parcel Match
L1 Listing 1	8324 Don Ave, Stockton, CA 95209	3.56 Miles ¹	Parcel Match
L2 Listing 2	1933 Comstock Dr, Stockton, CA 95209	3.07 Miles ¹	Parcel Match
L3 Listing 3	1335 Princess Dr, Stockton, CA 95209	2.66 Miles ¹	Parcel Match
S1 Sold 1	9114 Fox Creek Dr, Stockton, CA 95210	0.13 Miles ¹	Parcel Match
S2 Sold 2	2036 Pawnee Way, Stockton, CA 95209	3.18 Miles ¹	Parcel Match
S3 Sold 3	1935 Colt Dr, Stockton, CA 95209	3.08 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	Penny Boutte	Company/Brokerage	EXCEL REALTY & MORTGAGE INC
License No	01157924	Address	2207 BLUEJAY WAY LODI CA 95240
License Expiration	04/10/2027	License State	CA
Phone	2096630770	Email	PENNY.SELLS.HOMES@GMAIL.COM
Broker Distance to Subject	4.96 miles	Date Signed	06/23/2023

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.