

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.

<b>Address</b>	5886 Myrtle Avenue, Long Beach, CALIFORNIA 90805	<b>Order ID</b>	8917966	<b>Property ID</b>	34569640
<b>Inspection Date</b>	09/10/2023	<b>Date of Report</b>	09/10/2023		
<b>Loan Number</b>	55168	<b>APN</b>	7124029002		
<b>Borrower Name</b>	Hollyvale Rental Holdings LLC	<b>County</b>	Los Angeles		

Tracking IDs					
<b>Order Tracking ID</b>	09.08.23 BPO Request	<b>Tracking ID 1</b>	09.08.23 BPO Request		
<b>Tracking ID 2</b>	--	<b>Tracking ID 3</b>	--		

General Conditions		
<b>Owner</b>	AMBROSE J WARREN	<b>Condition Comments</b> Based on my exterior inspection of the subject property, I was not able to determine any damages. The interior condition of the subject is not determined as this was an exterior inspection.
<b>R. E. Taxes</b>	\$7,455	
<b>Assessed Value</b>	\$587,422	
<b>Zoning Classification</b>	Residential LBR1N	
<b>Property Type</b>	Multifamily	
<b>Occupancy</b>	Occupied	
<b>Ownership Type</b>	Fee Simple	
<b>Property Condition</b>	Average	
<b>Estimated Exterior Repair Cost</b>		
<b>Estimated Interior Repair Cost</b>		
<b>Total Estimated Repair</b>		
<b>HOA</b>	No	
<b>Visible From Street</b>	Visible	
<b>Road Type</b>	Public	

Neighborhood & Market Data		
<b>Location Type</b>	Suburban	<b>Neighborhood Comments</b> In this area, the market is active. The average listing price for this area is increased because of the shortage of listings on the market.
<b>Local Economy</b>	Slow	
<b>Sales Prices in this Neighborhood</b>	Low: \$680,000 High: \$828,700	
<b>Market for this type of property</b>	Remained Stable for the past 6 months.	
<b>Normal Marketing Days</b>	<90	

## Current Listings

	Subject	Listing 1	Listing 2 *	Listing 3
<b>Street Address</b>	5886 Myrtle Avenue	5443 Orange Avenue	62 E 56th St	5600 Lime Avenue
<b>City, State</b>	Long Beach, CALIFORNIA	Long Beach, CA	Long Beach, CA	Long Beach, CA
<b>Zip Code</b>	90805	90805	90805	90805
<b>Datasource</b>	Public Records	MLS	MLS	MLS
<b>Miles to Subj.</b>	--	0.51 <sup>1</sup>	0.89 <sup>1</sup>	0.26 <sup>1</sup>
<b>Property Type</b>	Multifamily	Multifamily	Multifamily	Multifamily
<b>Original List Price \$</b>	\$	\$795,000	\$775,000	\$799,900
<b>List Price \$</b>	--	\$795,000	\$775,000	\$799,900
<b>Original List Date</b>		04/27/2023	03/14/2023	07/24/2023
<b>DOM · Cumulative DOM</b>	-- · --	133 · 136	177 · 180	46 · 48
<b>Age (# of years)</b>	103	72	83	87
<b>Condition</b>	Average	Average	Average	Average
<b>Sales Type</b>	--	Fair Market Value	Fair Market Value	Fair Market Value
<b>Location</b>	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
<b>View</b>	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
<b>Style/Design</b>	1 Story traditional	1 Story traditional	1 Story traditional	1 Story traditional
<b># Units</b>	2	3	2	2
<b>Living Sq. Feet</b>	1,535	1,757	1,283	2,001
<b>Bdrm · Bths · ½ Bths</b>	3 · 2	3 · 3	3 · 2	4 · 2
<b>Total Room #</b>	7	9	7	8
<b>Garage (Style/Stalls)</b>	None	None	None	Detached 2 Car(s)
<b>Basement (Yes/No)</b>	No	No	No	No
<b>Basement (% Fin)</b>	0%	0%	0%	0%
<b>Basement Sq. Ft.</b>	--	--	--	--
<b>Pool/Spa</b>	--	--	--	--
<b>Lot Size</b>	0.12 acres	0.12 acres	0.08 acres	0.13 acres
<b>Other</b>	none	PW23072037	23250917	DW23136455

\* Listing 2 is the most comparable listing to the subject.

<sup>1</sup> Comp's "Miles to Subject" was calculated by the system.

<sup>2</sup> Comp's "Miles to Subject" provided by Real Estate Professional.

<sup>3</sup> Subject \$/ft based upon as-is sale price.

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

**Listing 1** There is a limited active comps close to the subject's features and condition, therefore I had to expand my search and include comp with superior year built, superior unit number, superior GLA, superior bath count.

**Listing 2** There is a limited active comps close to the subject's features and condition, therefore I had to expand my search and include comp with superior year built, but inferior GLA.

**Listing 3** There is a limited active comps close to the subject's features and condition, therefore I had to expand my search and include comp with superior year built, superior GLA, superior bed count.

## Recent Sales

	Subject	Sold 1	Sold 2 *	Sold 3
<b>Street Address</b>	5886 Myrtle Avenue	5920 Cerritos Avenue	5920 Olive Avenue	5860 Falcon Avenue
<b>City, State</b>	Long Beach, CALIFORNIA	Long Beach, CA	Long Beach, CA	Long Beach, CA
<b>Zip Code</b>	90805	90805	90805	90805
<b>Datasource</b>	Public Records	MLS	MLS	MLS
<b>Miles to Subj.</b>	--	0.23 <sup>1</sup>	0.07 <sup>1</sup>	0.44 <sup>1</sup>
<b>Property Type</b>	Multifamily	Multifamily	Multifamily	Multifamily
<b>Original List Price \$</b>	--	\$650,000	\$679,999	\$759,000
<b>List Price \$</b>	--	\$650,000	\$679,999	\$759,000
<b>Sale Price \$</b>	--	\$700,000	\$725,000	\$770,000
<b>Type of Financing</b>	--	Unknown	Unknown	Unknown
<b>Date of Sale</b>	--	06/05/2023	06/01/2023	03/24/2023
<b>DOM · Cumulative DOM</b>	-- · --	12 · 68	7 · 42	117 · 205
<b>Age (# of years)</b>	103	76	96	83
<b>Condition</b>	Average	Average	Average	Average
<b>Sales Type</b>	--	Fair Market Value	Fair Market Value	Fair Market Value
<b>Location</b>	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
<b>View</b>	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
<b>Style/Design</b>	1 Story traditional	1 Story traditional	1 Story traditional	1 Story traditional
<b># Units</b>	2	2	2	2
<b>Living Sq. Feet</b>	1,535	1,598	1,503	1,913
<b>Bdrm · Bths · ½ Bths</b>	3 · 2	4 · 3	4 · 2	4 · 2
<b>Total Room #</b>	7	9	8	8
<b>Garage (Style/Stalls)</b>	None	None	None	None
<b>Basement (Yes/No)</b>	No	No	No	No
<b>Basement (% Fin)</b>	0%	0%	0%	0%
<b>Basement Sq. Ft.</b>	--	--	--	--
<b>Pool/Spa</b>	--	--	--	--
<b>Lot Size</b>	0.12 acres	0.11 acres	0.12 acres	0.11 acres
<b>Other</b>	none	PW23030005	DW23066510	SB22191205
<b>Net Adjustment</b>	--	-\$18,000	-\$5,000	-\$30,000
<b>Adjusted Price</b>	--	\$682,000	\$720,000	\$740,000

\* Sold 2 is the most comparable sale to the subject.

<sup>1</sup> Comp's "Miles to Subject" was calculated by the system.

<sup>2</sup> Comp's "Miles to Subject" provided by Real Estate Professional.

<sup>3</sup> 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** There is a limited sale comps close to the subject's features and condition, therefore I had to expand my search and include comp with superior year built (-\$8000), superior bed count (-\$5000), superior bath count (-\$5000).
- Sold 2** There is a limited sale comps close to the subject's features and condition, therefore I had to expand my search and include comp with superior bed count (-\$5000).
- Sold 3** There is a limited sale comps close to the subject's features and condition, therefore I had to expand my search and include comp with superior year built (-\$6000), superior bed count (-\$5000), superior GLA (-\$19,000).

## Subject Sales & Listing History

<b>Current Listing Status</b>	Not Currently Listed	<b>Listing History Comments</b>					
<b>Listing Agency/Firm</b>		No information was found.					
<b>Listing Agent Name</b>							
<b>Listing Agent Phone</b>							
<b># of Removed Listings in Previous 12 Months</b>	0						
<b># of Sales in Previous 12 Months</b>	0						
<b>Original List Date</b>	<b>Original List Price</b>	<b>Final List Date</b>	<b>Final List Price</b>	<b>Result</b>	<b>Result Date</b>	<b>Result Price</b>	<b>Source</b>

## Marketing Strategy

	<b>As Is Price</b>	<b>Repaired Price</b>
<b>Suggested List Price</b>	\$775,000	\$775,000
<b>Sales Price</b>	\$720,000	\$720,000
<b>30 Day Price</b>	\$720,000	--
<b>Comments Regarding Pricing Strategy</b>		
<p>Based on my exterior inspection of the subject property, I was not able to determine any damages. The interior condition of the subject is not determined as this was an exterior inspection. Value is based on the assumption that subject has the characteristics in the report, and this information is based on the tax record information. Comparison analysis was done by collecting market data, selecting the most appropriate comparable properties, verifying market data, applying appropriate adjustments, and reconciling the various adjusted indicators of value into a value estimate. The sale price is based more on sold comps. All comps were the closest possible to the subject in lot size, sq ft. I used MLS and tax records, I was not able to find better sold and active comps; therefore I include comps over 0.5 miles far from the subject property with inferior and superior features.</p>		

## Clear Capital Quality Assurance Comments Addendum

**Reviewer's** The broker's as-is conclusion reflects the market for the subject. Comps are within a reasonable distance, relatively current, and accurately reflect  
**Notes** the subject's defining characteristics. Thus, the as-is conclusion appears to be adequately supported.

## Subject Photos



Front



Address Verification



Address Verification



Side



Side



Street

## Subject Photos



Street



## Listing Photos

**L1** 5443 Orange Avenue  
Long Beach, CA 90805



Front

**L2** 62 E 56th St  
Long Beach, CA 90805



Front

**L3** 5600 Lime Avenue  
Long Beach, CA 90805



Front

## Sales Photos

**S1** 5920 Cerritos Avenue  
Long Beach, CA 90805



Front

**S2** 5920 Olive Avenue  
Long Beach, CA 90805



Front

**S3** 5860 Falcon Avenue  
Long Beach, CA 90805



Front

### ClearMaps Addendum

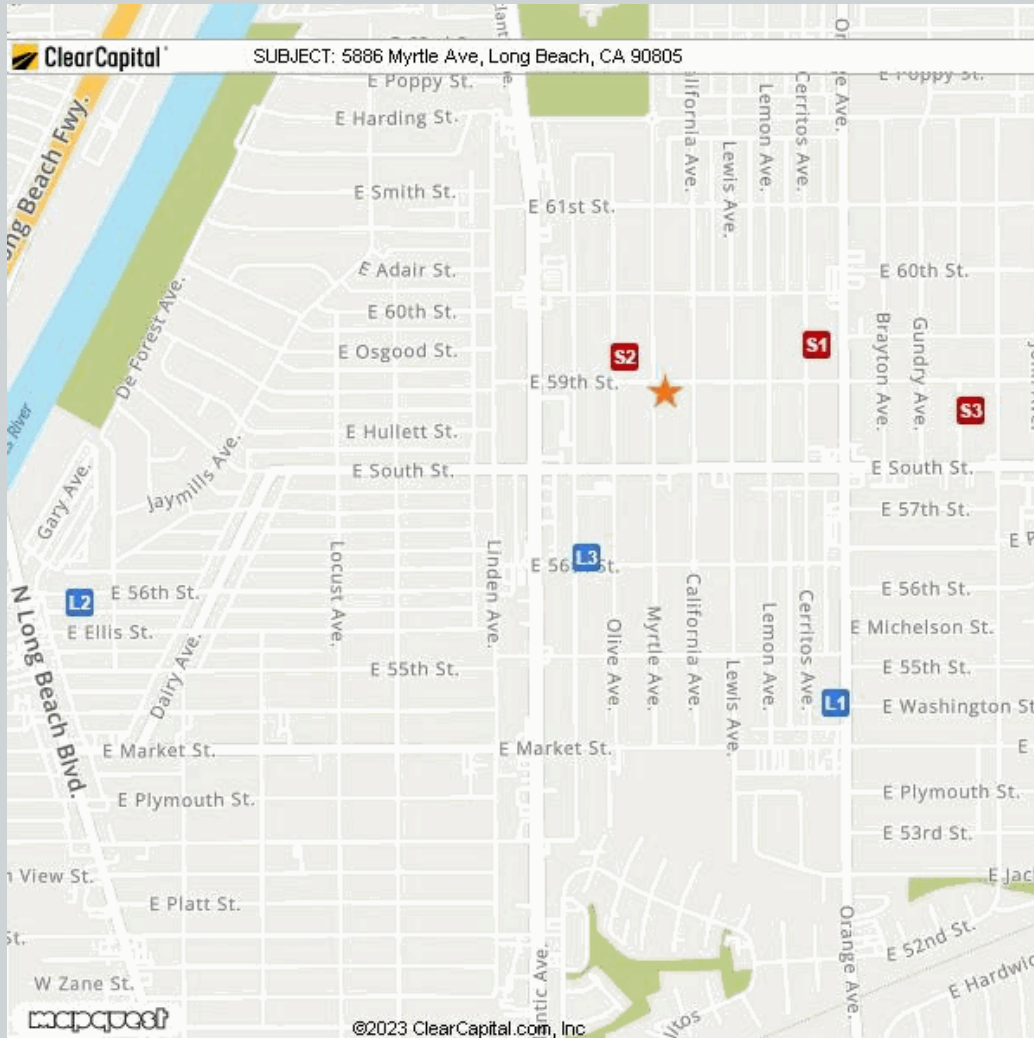
**Address** ★ 5886 Myrtle Avenue, Long Beach, CALIFORNIA 90805

**Loan Number** 55168

**Suggested List** \$775,000

**Suggested Repaired** \$775,000

**Sale** \$720,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	5886 Myrtle Avenue, Long Beach, California 90805	--	Parcel Match
L1 Listing 1	5443 Orange Avenue, Long Beach, CA 90805	0.51 Miles <sup>1</sup>	Parcel Match
L2 Listing 2	62 E 56th St, Long Beach, CA 90805	0.89 Miles <sup>1</sup>	Parcel Match
L3 Listing 3	5600 Lime Avenue, Long Beach, CA 90805	0.26 Miles <sup>1</sup>	Parcel Match
S1 Sold 1	5920 Cerritos Avenue, Long Beach, CA 90805	0.23 Miles <sup>1</sup>	Parcel Match
S2 Sold 2	5920 Olive Avenue, Long Beach, CA 90805	0.07 Miles <sup>1</sup>	Parcel Match
S3 Sold 3	5860 Falcon Avenue, Long Beach, CA 90805	0.44 Miles <sup>1</sup>	Parcel Match

<sup>1</sup> The Comparable "Distance from Subject" value has been calculated by the Clear Capital system.

<sup>2</sup> 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

<b>Broker Name</b>	Sona Barseghyan	<b>Company/Brokerage</b>	American Eagle Realty
<b>License No</b>	01810694	<b>Address</b>	100 S ALAMEDA ST LOS ANGELES CA 90012
<b>License Expiration</b>	06/05/2028	<b>License State</b>	CA
<b>Phone</b>	8186536333	<b>Email</b>	sonaaramovna@gmail.com
<b>Broker Distance to Subject</b>	13.27 miles	<b>Date Signed</b>	09/10/2023

*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.**