

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	24057 Race Street, Newhall, CA 91321	Order ID	9031375	Property ID	34811320
Inspection Date	11/18/2023	Date of Report	11/19/2023		
Loan Number	55868	APN	2831-023-017		
Borrower Name	Hollyvale Rental Holdings LLC	County	Los Angeles		

Tracking IDs

Order Tracking ID	11.17_BPO	Tracking ID 1	11.17_BPO
Tracking ID 2	--	Tracking ID 3	--

General Conditions

Owner	unknown	Condition Comments Exterior condition of the subject property appears to be average and it is located in a high demand area. Interior condition is unknown as it is an exterior order.
R. E. Taxes	\$6,205	
Assessed Value	\$450,514	
Zoning Classification	R1	
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 In October 2023, 91321 home prices were up 1.6% compared to last year, selling for a median price of \$635K. On average, homes in 91321 sell after 27 days on the market compared to 45 days last year.
Local Economy	Stable	
Sales Prices in this Neighborhood	Low: \$500,000 High: \$765,000	
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	24057 Race Street	30160 San Martinez Rd	10033 Haddon Ave	13103 Carl St
City, State	Newhall, CA	Val Verde, CA	Pacoima, CA	Pacoima, CA
Zip Code	91321	91384	91331	91331
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	9.34 ¹	10.37 ¹	9.62 ¹
Property Type	Duplex	Duplex	Duplex	Duplex
Original List Price \$	\$	\$525,000	\$699,000	\$699,000
List Price \$	--	\$525,000	\$699,000	\$699,000
Original List Date		10/24/2023	02/17/2022	02/02/2023
DOM · Cumulative DOM	-- · --	26 · 26	44 · 640	119 · 290
Age (# of years)	76	70	101	86
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 Traditional	1 Story Traditional	1 Story Traditional	1 Story Traditional
# Units	2	2	2	2
Living Sq. Feet	1,142	1,270	1,636	1,436
Bdrm · Bths · ½ Bths	3 · 2	2 · 2	5 · 3	5 · 3
Total Room #	5	6	10	10
Garage (Style/Stalls)	None	None	None	None
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	0.15 acres	0.13 acres	0.14 acres	0.07 acres
Other	none	SR23197998	SR22032039	SR23018838

* 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 This comp is similar to subject property in year built, bath count and lot size, inferior in bed, superior in GLA.

Listing 2 This comp is inferior to subject property in year built, similar in lot size, superior in GLA, bed and bath count.

Listing 3 This comp is similar to subject property in year built, superior in GLA, bed and bath count, inferior in lot size.

Recent Sales

	Subject	Sold 1	Sold 2 *	Sold 3
Street Address	24057 Race Street	13289 Vaughn St	12843 Weidner St	13966 Weidner St
City, State	Newhall, CA	San Fernando, CA	Pacoima, CA	Pacoima, CA
Zip Code	91321	91340	91331	91331
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	8.64 ¹	9.08 ¹	9.23 ¹
Property Type	Duplex	3 Plex	Duplex	Duplex
Original List Price \$	--	\$500,000	\$525,000	\$680,000
List Price \$	--	\$500,000	\$515,000	\$650,000
Sale Price \$	--	\$500,000	\$515,000	\$610,000
Type of Financing	--	Unknown	Unknown	Unknown
Date of Sale	--	07/31/2023	06/27/2023	04/21/2023
DOM · Cumulative DOM	-- · --	78 · 304	81 · 46	90 · 135
Age (# of years)	76	67	66	76
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 Traditional	1 Story Traditional	1 Story Traditional	1 Story Traditional
# Units	2	3	2	2
Living Sq. Feet	1,142	2,756	2,424	1,528
Bdrm · Bths · ½ Bths	3 · 2	7 · 4	5 · 4	3 · 3
Total Room #	5	14	11	8
Garage (Style/Stalls)	None	None	None	None
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	0.15 acres	0.21 acres	0.17 acres	0.17 acres
Other	none	PW23141895	PW23082400	CV22252969
Net Adjustment	--	-\$123,000	-\$84,000	-\$29,000
Adjusted Price	--	\$377,000	\$431,000	\$581,000

* 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** This comp is similar to subject property in year built, superior in GLA(-\$80,000), superior in bed (-\$20,000), superior in bath(-\$10,000), superior in lot size(-\$13,000).
- Sold 2** This comp is similar to subject property in year built, lot size, superior in GLA(-\$64,000), superior in bed (-\$10,000), superior in bath(-\$10,000).
- Sold 3** This comp is similar to subject property in year built, lot size, superior in GLA(-\$19,000), superior in bed(-\$5000), superior in bath(-\$5000).

Subject Sales & Listing History

Current Listing Status	Not Currently Listed		Listing History Comments				
Listing Agency/Firm			There is no recent sale or listing history for subject property.				
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	\$462,000	\$462,000
Sales Price	\$430,000	\$430,000
30 Day Price	\$405,000	--
Comments Regarding Pricing Strategy		
<p>Exceeding distance guidelines was necessary due to too lack of comps within the subject's immediate area. Also, sold 2 comp is over 6 months old as there are very limited more recent sales within subject's area. Subject is located in R1 zoning and there are no multi-unit comps. Wider than desired value range among comps, however due to the lack of comps in this area this was unavoidable at this time. All comps provided are the best found in the neighborhood. They are all selected based on the similarity and conformity with our subject to be good and it is located in a high demand area. Value is based on the assumption that the subject has the characteristics in the report which is based on tax record information. Subject value is placed on sold comps that are from the subject's immediate market area and are recent sales.</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



Address Verification



Side



Side



Street

Subject Photos



Street

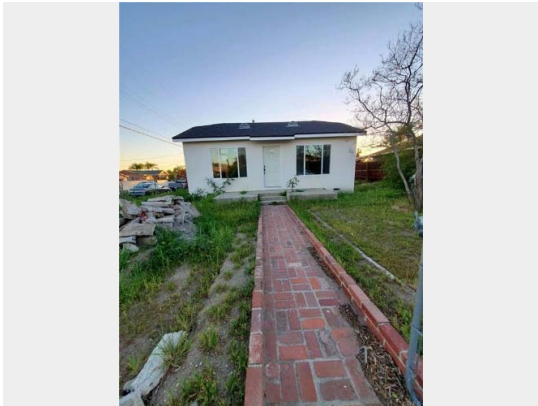
Listing Photos

L1 30160 San Martinez Rd
Val Verde, CA 91384



Front

L2 10033 Haddon Ave
Pacoima, CA 91331



Front

L3 13103 Carl St
Pacoima, CA 91331



Front

Sales Photos

S1 13289 Vaughn St
San Fernando, CA 91340



Front

S2 12843 Weidner St
Pacoima, CA 91331



Front

S3 13966 Weidner St
Pacoima, CA 91331



Front

ClearMaps Addendum

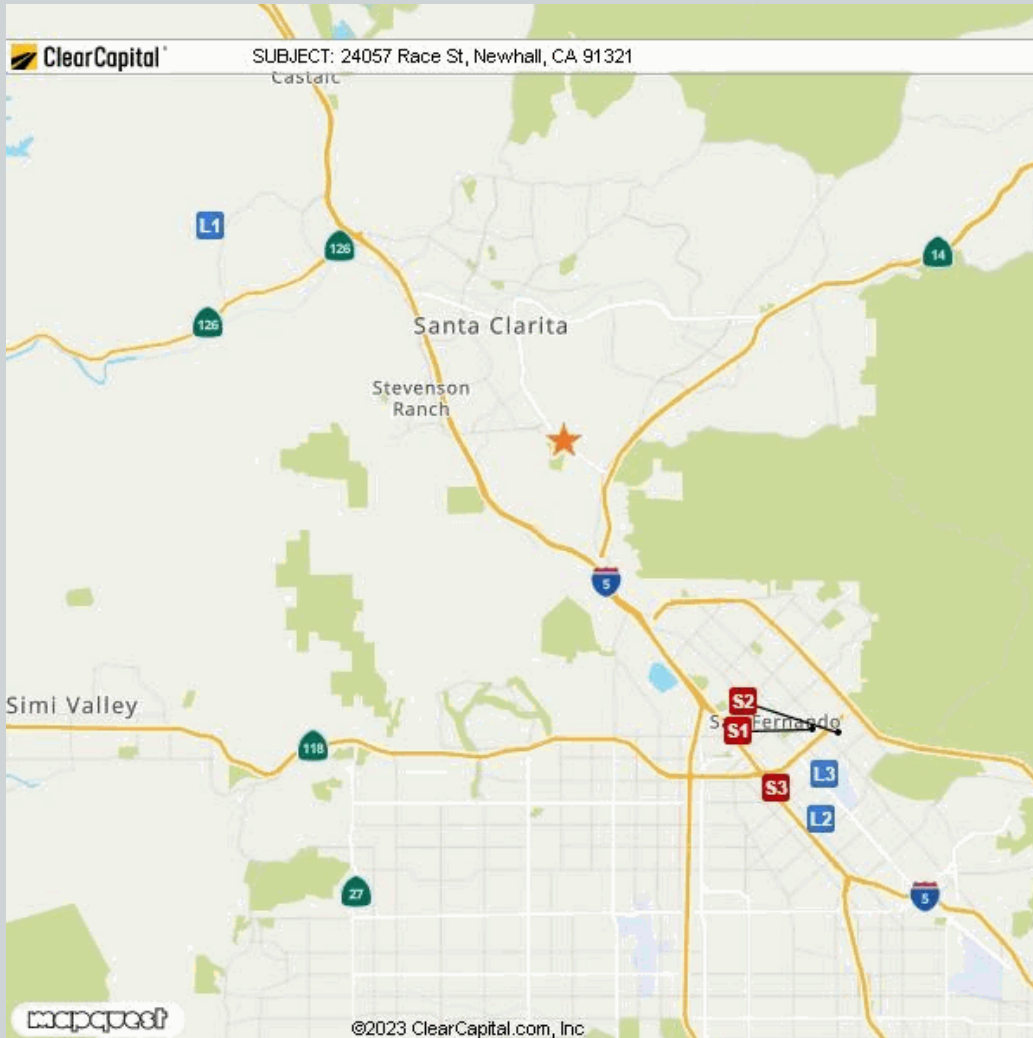
Address ★ 24057 Race Street, Newhall, CA 91321

Loan Number 55868

Suggested List \$462,000

Suggested Repaired \$462,000

Sale \$430,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	24057 Race Street, Newhall, CA 91321	--	Parcel Match
L1 Listing 1	30160 San Martinez Rd, Castaic, CA 91384	9.34 Miles ¹	Parcel Match
L2 Listing 2	10033 Haddon Ave, Pacoima, CA 91331	10.37 Miles ¹	Parcel Match
L3 Listing 3	13103 Carl St, Pacoima, CA 91331	9.62 Miles ¹	Parcel Match
S1 Sold 1	13289 Vaughn St, San Fernando, CA 91340	8.64 Miles ¹	Parcel Match
S2 Sold 2	12843 Weidner St, Pacoima, CA 91331	9.08 Miles ¹	Parcel Match
S3 Sold 3	13966 Weidner St, Pacoima, CA 91331	9.23 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	Elen Grigoryan	Company/Brokerage	America Eagle Realty
License No	01877591	Address	12650 Sherman Way Unit 10 North Hollywood CA 91605
License Expiration	02/08/2026	License State	CA
Phone	8188003503	Email	elengrigoryan1986@gmail.com
Broker Distance to Subject	13.74 miles	Date Signed	11/19/2023

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.