

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>	2219 E Tyler Ave, Fresno, CA 93701	<b>Order ID</b>	9179308	<b>Property ID</b>	35126331
<b>Inspection Date</b>	02/23/2024	<b>Date of Report</b>	02/24/2024		
<b>Loan Number</b>	56736	<b>APN</b>	452-152-20		
<b>Borrower Name</b>	Hollyvale Rental Holdings LLC	<b>County</b>	Fresno		

**Tracking IDs**

<b>Order Tracking ID</b>	2.23_BPO	<b>Tracking ID 1</b>	2.23_BPO
<b>Tracking ID 2</b>	--	<b>Tracking ID 3</b>	--

**General Conditions**

<b>Owner</b>	Ortega Jesus Miguel Evangelina Chavez	<b>Condition Comments</b> Subdivision Kleinhurst, two story, stucco exterior, composition roof. Subject home appears newer than neighboring homes. Duplex 2 Units Any Combination. Subject property has unit behind two story that is not visible, recommend interior inspection. Street parking is limited and narrow (there is a lot of cars on street).
<b>R. E. Taxes</b>	\$1,575	
<b>Assessed Value</b>	\$127,459	
<b>Zoning Classification</b>	RM1	
<b>Property Type</b>	Duplex	
<b>Occupancy</b>	Occupied	
<b>Ownership Type</b>	Fee Simple	
<b>Property Condition</b>	Average	
<b>Estimated Exterior Repair Cost</b>	\$0	
<b>Estimated Interior Repair Cost</b>	\$0	
<b>Total Estimated Repair</b>	\$0	
<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> Subject is near businesses, Highway 41 and 180, schools; this does not affect the subject's value or marketability. Subject is in city limits and has public utilities available, water, sewer and trash. There is SFR homes surrounding subject and within 1/4-mile radius there is 2 active(s), no pending, and 2 sold comps in the last 6 months, in the last year there are 2 home(s) that sold. There is no short sale and no foreclosure in area. There are no search parameters used in search.
<b>Local Economy</b>	Stable	
<b>Sales Prices in this Neighborhood</b>	Low: \$282,000 High: \$336,500	
<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>	2219 E Tyler Ave	2227 Webster Ave E	649 Augusta St N	532 College Ave N
<b>City, State</b>	Fresno, CA	Fresno, CA	Fresno, CA	Fresno, CA
<b>Zip Code</b>	93701	93701	93701	93728
<b>Datasource</b>	Tax Records	MLS	MLS	MLS
<b>Miles to Subj.</b>	--	0.12 <sup>1</sup>	0.36 <sup>1</sup>	0.76 <sup>1</sup>
<b>Property Type</b>	Duplex	Duplex	Duplex	Duplex
<b>Original List Price \$</b>	\$	\$345,000	\$424,900	\$338,000
<b>List Price \$</b>	--	\$339,000	\$399,900	\$338,000
<b>Original List Date</b>		12/08/2023	01/25/2024	01/28/2024
<b>DOM · Cumulative DOM</b>	-- · --	77 · 78	29 · 30	24 · 27
<b>Age (# of years)</b>	12	40	69	45
<b>Condition</b>	Average	Average	Good	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>	2 Stories Unknown	1 Story Unknown	1 Story Unknown	1 Story Unknown
<b># Units</b>	1	1	1	1
<b>Living Sq. Feet</b>	1,578	1,248	1,710	1,968
<b>Bdrm · Bths · ½ Bths</b>	4 · 2	4 · 2	4 · 2	4 · 2
<b>Total Room #</b>	8	8	8	8
<b>Garage (Style/Stalls)</b>	Detached 1 Car	Carport 2 Car(s)	Attached 2 Car(s)	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>	--	--	Pool - Yes	--
<b>Lot Size</b>	.15 acres	0.09 acres	0.17 acres	0.14 acres
<b>Other</b>	--	na	na	na

\* Listing 1 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.

## Current Listings - Cont.

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

- Listing 1** Great investment opportunity Two bedroom/ 1 bath units. Covered carport. One unit receives Section 8 assistance. Seller is a licensed real estate agent.
- Listing 2** Immaculately upgraded duplex (2 bedrooms and 1 bathroom in each unit) with long-term renters that treat the property like it is their own The tenant has been in the property for 3 years and would love to stay. Current rents are 2600/mo (1300 per unit per month per seller) and the tenant pays for monthly pool service for the Private in-ground POOL The current owner spared no expense in remodeling both units of this duplex. Both units offer updated kitchen cabinets granite counter tops pendant lights stylish farmhouse sinks contemporary backsplash tile resilient tile flooring throughout gas cooktops updated bathroom vanities an open floorplan layout a private 1-car garage for each unit updated windows tankless water heaters newer HVAC units and alley access for additional parking and/or potential RV access/storage. The current lease is month-to-month which gives the new owner multiple opportunities....One could buy this as their primary residence and live in one of the two units....or live in one unit and have your extended family live in the other.....or purchase the property with its current setup and collect rent from both units. Make sure to preview both of our 3D Virtual Tours Do not miss your opportunity to own this amazing property
- Listing 3** Generous income producing duplex in Tower District. Each unit enjoys their own private yard in this charming family-filled neighborhood. Both units feature two bedrooms and one bath and one carport. Conveniently located behind a neighborhood market and within walking distance to all of the amenities that Tower District has to offer.

### Recent Sales

	Subject	Sold 1	Sold 2	Sold 3 *
<b>Street Address</b>	2219 E Tyler Ave	1531 Fresno St N	430 San Pablo Ave N	2270 Clay Ave E
<b>City, State</b>	Fresno, CA	Fresno, CA	Fresno, CA	Fresno, CA
<b>Zip Code</b>	93701	93703	93701	93701
<b>Datasource</b>	Tax Records	MLS	MLS	MLS
<b>Miles to Subj.</b>	--	0.58 <sup>1</sup>	0.69 <sup>1</sup>	0.06 <sup>1</sup>
<b>Property Type</b>	Duplex	Duplex	Duplex	Duplex
<b>Original List Price \$</b>	--	\$279,000	\$279,000	\$319,000
<b>List Price \$</b>	--	\$279,000	\$279,000	\$319,000
<b>Sale Price \$</b>	--	\$320,000	\$282,000	\$336,500
<b>Type of Financing</b>	--	Conv	Conv	Conv
<b>Date of Sale</b>	--	04/13/2023	05/23/2023	09/12/2023
<b>DOM · Cumulative DOM</b>	-- · --	10 · 34	24 · 39	9 · 59
<b>Age (# of years)</b>	12	74	54	50
<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>	2 Stories Unknown	1 Story Unknown	2 Stories Unknown	1 Story Unknown
<b># Units</b>	1	1	1	1
<b>Living Sq. Feet</b>	1,578	1,600	1,800	2,052
<b>Bdrm · Bths · ½ Bths</b>	4 · 2	4 · 2	4 · 2	6 · 2
<b>Total Room #</b>	8	8	8	10
<b>Garage (Style/Stalls)</b>	Detached 1 Car	Carport 2 Car(s)	Carport 2 Car(s)	Carport 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>	.15 acres	0.18 acres	0.09 acres	0.14 acres
<b>Other</b>	--	na	na	na
<b>Net Adjustment</b>	--	+\$22,040	+\$12,740	-\$3,520
<b>Adjusted Price</b>	--	\$342,040	\$294,740	\$332,980

\* Sold 3 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** This is a great duplex investment opportunity that offers approximately 1600 sq ft of total living space. Conveniently located near shoppings and freeway access this property is situated in the rent-demand area. Each Unit is well maintained by long-term tenants who wish to stay. The property's flexible layout and spacious living accommodation attract steady tenants providing good rental upside with minimal turnover don't miss this opportunity. Added (+)\$18600 age, \$5k garage Deducted (-)\$660 sf, \$900 lot
- Sold 2** Duplex in Central Fresno. Newer premium kitchen stainless steel appliances stainless steel sink granite countertops newer kitchen cabinets ceiling fans and newer tile floors in kitchen. Unit 102 has newer tile floors in bedrooms and bathrooms. Washer and dryer hookups in both units detached carport parking Front and backyard for children playtime and family fun. Housing authority tenant in unit 102 which rents for 900.00 a month. Unit 101 has long term tenants and rents for 700.00 a month. Potential of adding an additional dwelling unit on property. Added (+)\$12600 age, \$1800 lot, \$5k garage(-)\$6660 sf
- Sold 3** Introducing a prime investment opportunity in Fresno CA This duplex ideally located between Fresno St and Olive Street features two currently occupied units providing immediate rental income for investors. Each unit offers 3 bedrooms 2 baths and a room with laundry hookups and storage ensuring convenience and functionality. With long-term tenants already in place you can enjoy a steady cash flow and a reliable investment from day one. The well-maintained complex offers a solid foundation for investors seeking a hassle-free property. Take advantage of this opportunity to own a fully occupied duplex in a desirable Fresno location. Schedule a viewing today and secure your investment in the thriving Fresno market. Added (+)\$11400 sf, \$300 lot, \$5k garage deducted (-)\$14220 sf, \$6k beds.

## Subject Sales & Listing History

<b>Current Listing Status</b>	Not Currently Listed			<b>Listing History Comments</b>			
<b>Listing Agency/Firm</b>				Subject has not in the last 12 months been on the market (listed), removed or sold in the per Fresno MLS.			
<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

	As Is Price	Repaired Price
<b>Suggested List Price</b>	\$332,980	\$332,980
<b>Sales Price</b>	\$332,980	\$332,980
<b>30 Day Price</b>	\$323,000	--
<b>Comments Regarding Pricing Strategy</b>		
<p>Search parameters used for comps, Fresno MLS, sold 8/26/23 or sooner, no short sales or foreclosures, SFR, no story, GLA 1078-2078, no year built, comp proximity is important, within ¼ mile radius of subject there is 3 comps, within ½ mile radius there is 10 comps, there is 2 active, 3 pending and 4 sold comps, due to shortage of comps extended sold date 4/1/23, extended radius one mile. There is a shortage of similar stories. MLS. There is a variance in age, lot, style, and GLA. Subject is located in an established area with SFR homes of different styles and appeal, the demand for the area is normal. Seller concessions are not required to sell a home in this area but will sometimes help a home sell faster. Suggested list price, sales price and 30 days price are assumed that subject is in average condition.</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.



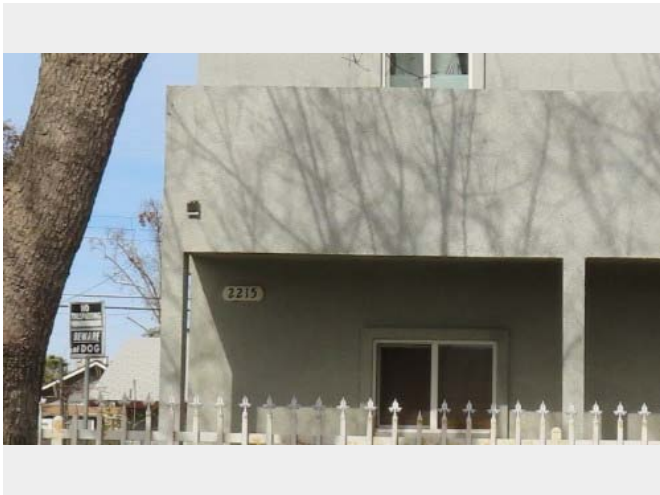
## Subject Photos



Front



Address Verification



Address Verification



Address Verification



Side



Street



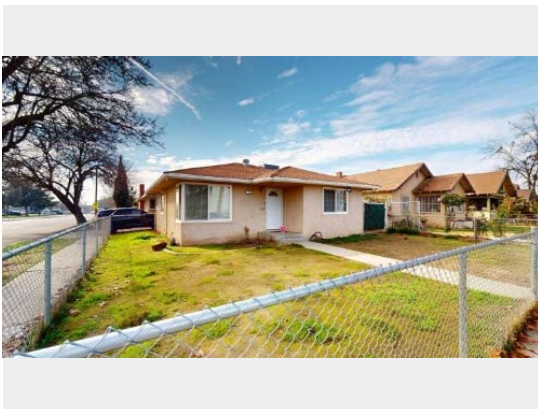
## Listing Photos

**L1** 2227 Webster Ave E  
Fresno, CA 93701



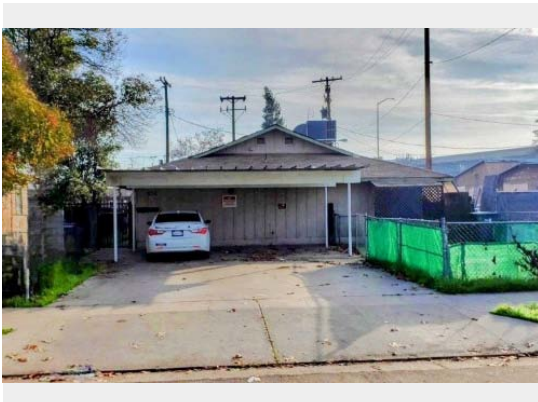
Front

**L2** 649 Augusta St N  
Fresno, CA 93701



Front

**L3** 532 College Ave N  
Fresno, CA 93728



Front

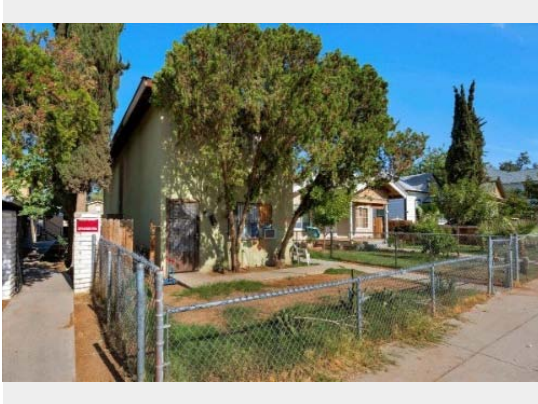
## Sales Photos

**S1** 1531 Fresno St N  
Fresno, CA 93703



Front

**S2** 430 San Pablo Ave N  
Fresno, CA 93701



Front

**S3** 2270 Clay Ave E  
Fresno, CA 93701



Front

### ClearMaps Addendum

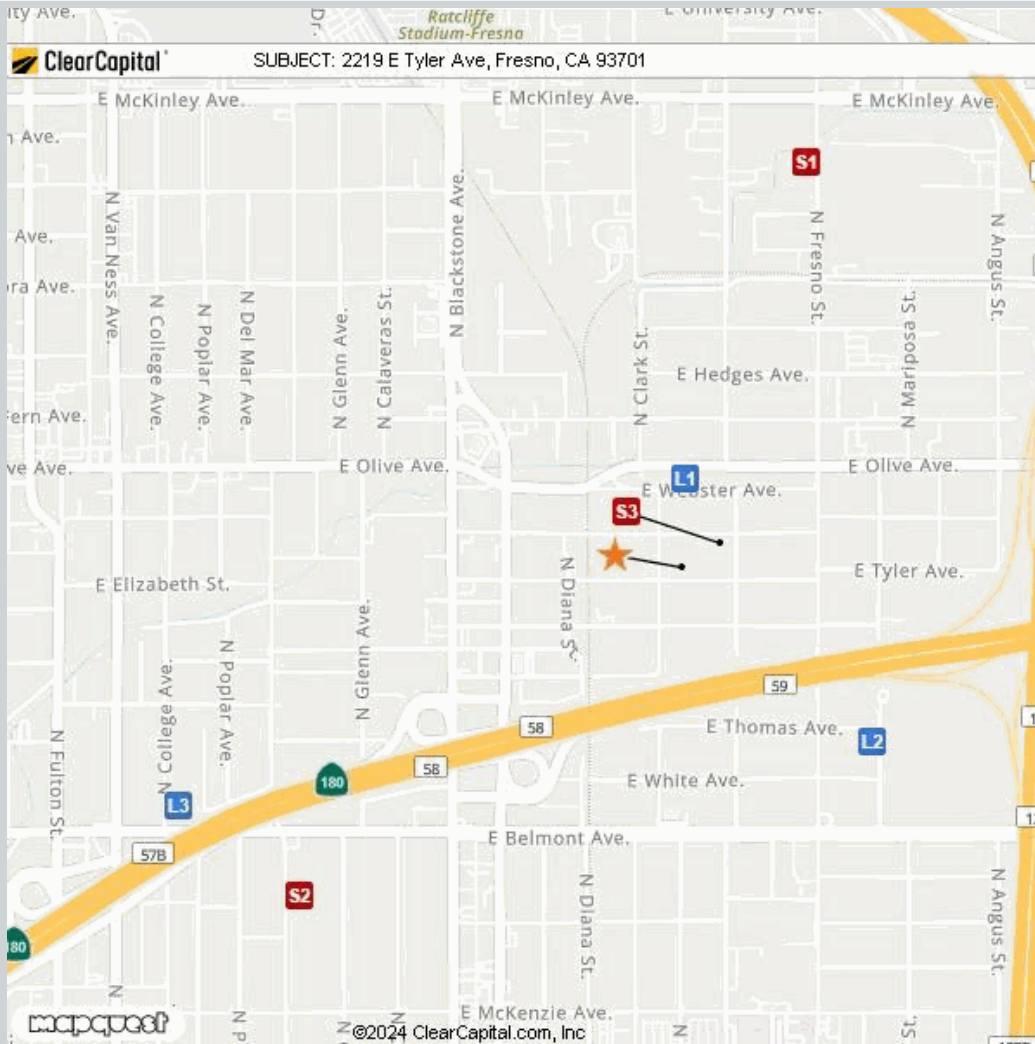
**Address** ★ 2219 E Tyler Ave, Fresno, CA 93701

**Loan Number** 56736

**Suggested List** \$332,980

**Suggested Repaired** \$332,980

**Sale** \$332,980



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	2219 E Tyler Ave, Fresno, CA 93701	--	Parcel Match
L1 Listing 1	2227 Webster Ave E, Fresno, CA 93701	0.12 Miles <sup>1</sup>	Parcel Match
L2 Listing 2	649 Augusta St N, Fresno, CA 93701	0.36 Miles <sup>1</sup>	Parcel Match
L3 Listing 3	532 College Ave N, Fresno, CA 93728	0.76 Miles <sup>1</sup>	Parcel Match
S1 Sold 1	1531 Fresno St N, Fresno, CA 93703	0.58 Miles <sup>1</sup>	Parcel Match
S2 Sold 2	430 San Pablo Ave N, Fresno, CA 93701	0.69 Miles <sup>1</sup>	Parcel Match
S3 Sold 3	2270 Clay Ave E, Fresno, CA 93701	0.06 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>	Danielle Carnero	<b>Company/Brokerage</b>	HomeSmart PV and Associates
<b>License No</b>	01507071	<b>Address</b>	6535 N Palm ave Fresno CA 93704
<b>License Expiration</b>	06/15/2025	<b>License State</b>	CA
<b>Phone</b>	5598362601	<b>Email</b>	daniellecarnero@gmail.com
<b>Broker Distance to Subject</b>	5.45 miles	<b>Date Signed</b>	02/24/2024

*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.**