

SINGLE FAMILY COMPARABLE RENT SCHEDULE

This form is intended to provide the appraiser with a familiar format to estimate the market rent of the subject property. Adjustments should be made only for items of significant difference between the comparables and the subject property.

Bradley Haag
File No. Laurel1868Unit1

COMPARABLE RENT SCHEDULE	ITEM	SUBJECT		COMPARABLE NO. 1			COMPARABLE NO. 2			COMPARABLE NO. 3								
	Address	1868 N Laurel Ave Upland,CA 91784-1612		1572 Coolcrest Ave Upland, CA 91786			996 W Springfield St Upland, CA 91786			2477 Vista Ddr Upland, CA 91784								
	Proximity to Subject			0.98 miles SW			1.75 miles SW			1.59 miles NE								
	Date Lease Begins	Yearly		05/24/2026			06/23/2026			09/08/2026								
	Date Lease Expires	Yearly		05/23/2027			06/24/2027			09/07/2027								
	Monthly Rental	If Currently Rented: \$		\$			\$			\$								
	Less: Utilities	\$		\$			\$			\$								
	Furniture	\$		\$			\$			\$								
	Adjusted Monthly Rent	\$		\$			\$			\$								
	Data Source	Owner		CRMLS #CV25092686;DOM 13			CRMLS #CV25084113;DOM 58			CRMLS #IV25184658;DOM 6								
	RENT ADJUSTMENTS	DESCRIPTION		DESCRIPTION			+(-) \$ Adjustment			DESCRIPTION			+(-) \$ Adjustment					
	Rent			NA						NA								
	Concessions			NA						NA								
	Location/View	Suburban Average		Similar						Similar								
	Design and Appeal	Modern Average		Similar						Similar								
	Age/Condition	50 Good		6 Similar						45 Similar								
	Above Grade Room Count	Total	Bdrms	Baths	Total	Bdrms	Baths		Total	Bdrms	Baths		Total	Bdrms	Baths			
	Gross Living Area	857 Sq. Ft.		749 Sq. Ft.			100			780 Sq. Ft.			700 Sq. Ft.			100		
	Other (e.g., basement, etc.)	None		None						None								
	Other:	None		None						None								
Net Adj. (total)			[X] + [] - \$			100			[X] + [] - \$			0						
Indicated Monthly Market Rent			3.7						0.0									
			3.7 \$			2,800			0.0 \$			1,900						
			10.7						10.7									
			10.7 \$			2,075												
Comments on market data, including the range of rents for single family properties, an estimate of vacancy for single family rental properties, the general trend of rents and vacancy, and support for the above adjustments. (Rent concessions should be adjusted to the market, not to the subject property.)																		
The comparables used are the most representative of the subject in age and appeal from the available comparables. Rents for single family residences range from \$2.44 - \$3.60 per square foot. Vacancies are less than 3% in the current market.The subject is a studio in a suburban neighborhood. Comparable # 1 was adjusted \$100 for smaller gross living area. Comparable # 3 was adjusted \$100 for inferior condition and \$100 for smaller gross living area. In addition, due to scarcity of rental comparables a wider search area was necessary to locate comparables. This area was more than a mile but less than 1.76 miles.																		
RECONCILIATION	Final Reconciliation of Market Rent: The subject location, condition and appeal are consistent with a rent in the range established. Market rents are reasonable and obtainable at this time.																	
I (WE) ESTIMATE THE MONTHLY MARKET RENT OF THE SUBJECT AS OF 10/08/2026 TO BE \$ 2,300																		
APPRaiser: SUPERVISORY APPRAISER (ONLY IF REQUIRED):																		
Signature Signature																		
Name Winston I. Hecker Name																		
Date Report Signed 10/09/2026 Date Report Signed																		
State Certification # State State																		
Or State License # AL040110 State CA Or State License # State																		
Date Property Inspected 10/08/2026 Date Property Inspected																		
[] Did [] Did Not Inspect Property																		

COMPARABLE RENTALS PHOTO ADDENDUM

Borrower: Christopher Saca	File No.: Laurel1868Unit1
Property Address: 714 Mansfield Dr	Case No.: Bradley Haag
City: Claremont	State: CA
Lender: West Capital Lending, Inc.	Zip: 91711-6210



COMPARABLE RENTAL #1

1572 Coolcrest Ave
Upland, CA 91786



COMPARABLE RENTAL #2

996 W Springfield St
Upland, CA 91786

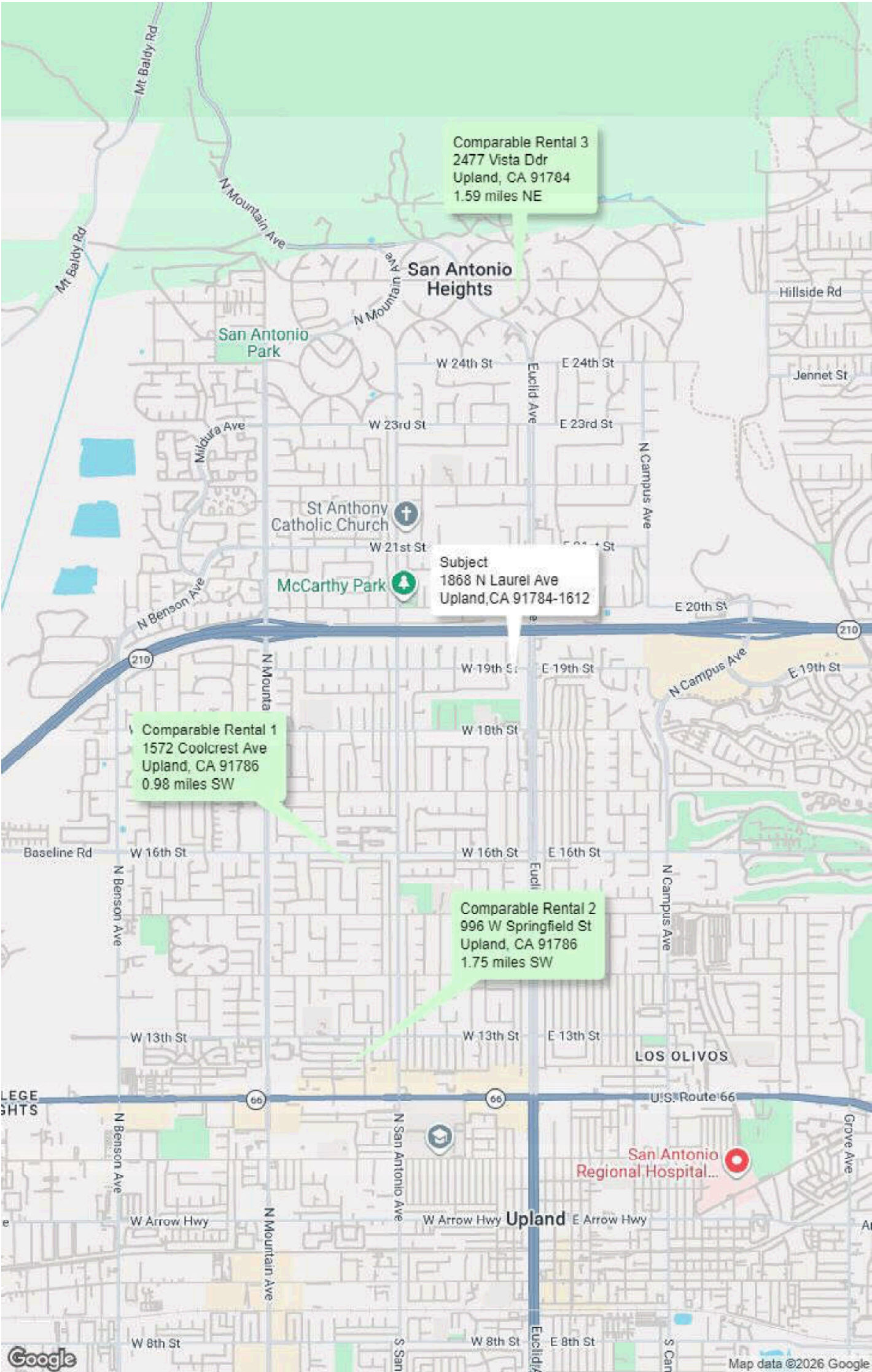


COMPARABLE RENTAL #3

2477 Vista Ddr
Upland, CA 91784

LOCATION MAP

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AERIAL MAP

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APPRAISER LICENSE

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