



Broker Price Opinion

Exterior Inspection
 Interior Inspection

Property Address:	3180 GARRETSON CIRCLE	Vendor ID:	11875296.1_402925
City, State, Zip:	CORONA, CA 92881	Deal Name:	
Loan Number:	001378	Inspection Date:	05/07/2021
2nd Loan / Client #:		Subject APN:	114-252-019
Borrower / Owner of Record	Pamela Lalia Falcon	Lender / Client	Premier Money Source, Inc.

Property Occupancy Status Does the Property Appear Secure? Yes Est. Monthly Rent

Currently Listed Currently List Broker List Broker Contact # Initial List Price Initial List Date Current List Price DOM / CDOM



Yes Tony Giordano, Broker (951) 813-6188 \$650,000 03/17/2021 \$650,000 22 / 1144

Is the Subject Listing Currently Pending? Yes Date of Contract 04/30/2021 CDOM to Contract 22

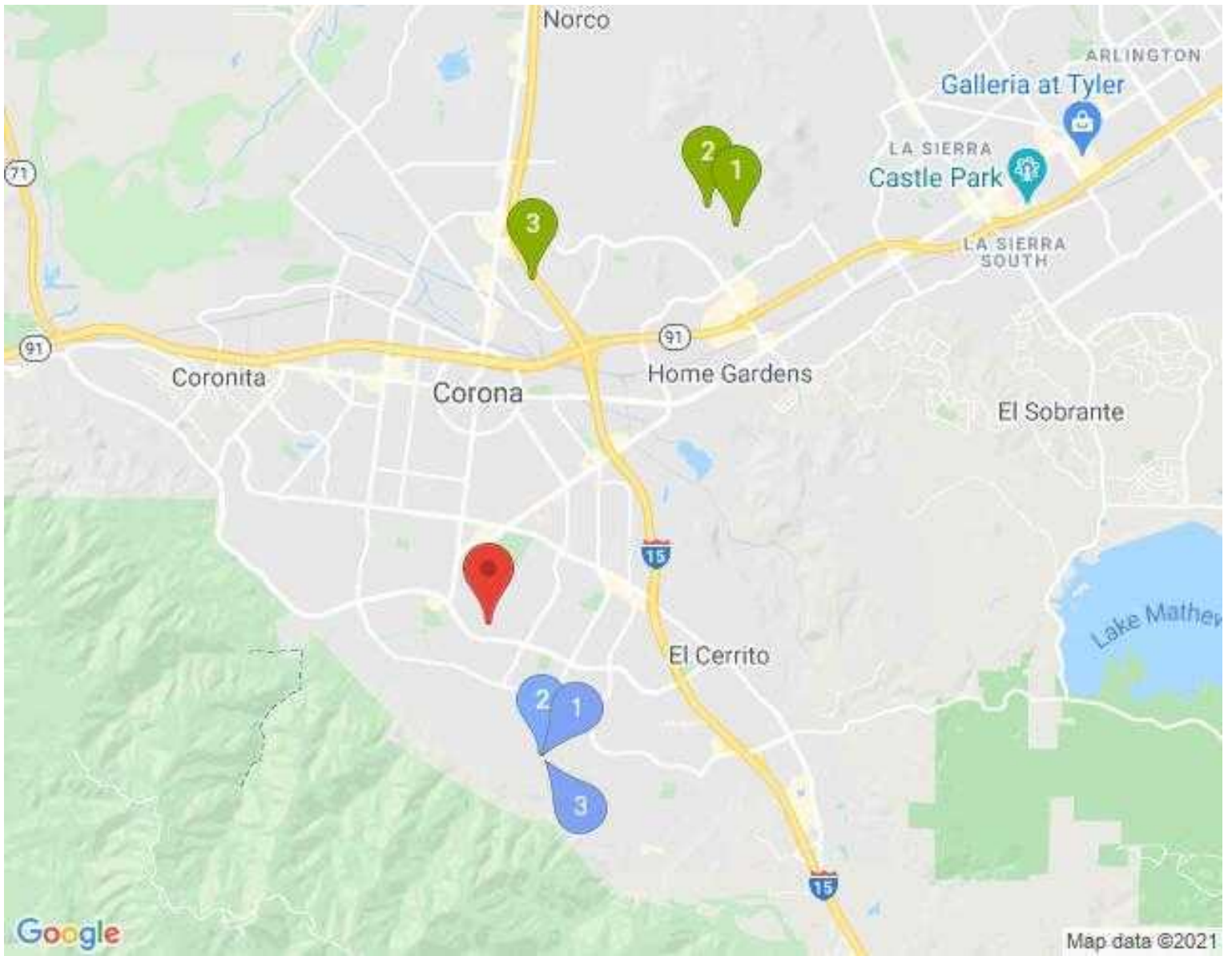
Sold in the last 12 Months?
 Sale Price:
 Sale Date:

Subject Property Comments / External Influences

Vacant land, property tax rate is 1.2% per Agent remarks on MLS listing.

Subject	Sold comps 1	Sold comps 2	Sold comps 3	List comps 1	List comps 2	List comps 3	
							
Address	3180 GARRETSON CIRCLE CORONA, CA 92881	1248 VIA VENEZIA CIR CORONA, CA 92881	1252 VIA VENEZIA CIR CORONA, CA 92881	1284 VIA VENEZIA CIR CORONA, CA 92881	2511 STEVEN DR CORONA, CA 92879	1130 LA SALLE CIR CORONA, CA 92879	757 CORONA AVE CORONA, CA 92875
Proximity		1.46	1.46	1.5	4.85	4.87	3.6
Sale/List Price		\$565,000	\$575,000	\$699,000	\$599,900	\$649,900	\$545,000
Sale Date		10/02/2020	12/23/2020	10/19/2020	03/12/2021	04/05/2021	04/23/2021
Price Per Sq.ft.							
Initial List Price	\$650,000	\$625,000	\$650,000	\$699,000	\$599,900	\$649,900	\$454,000
Initial List Date	03/17/2021	02/08/2020	02/08/2020	10/29/2019	03/12/2021	04/05/2021	04/23/2021
Current/Final List	\$650,000	\$575,000	\$575,000	\$699,000	\$599,900	\$649,900	\$545,000
DOM/CDOM	22 /	577 / 236	615 / 318	355 / 355	59 / 59	35 / 35	17 / 17
Sales Type		Fair Market	Fair Market	Fair Market	Fair Market	Fair Market	Fair Market
Finance Incentives	None	No	No	No	No	No	No
Living Area							
#Rooms/Bed/Bath All	//	//	//	//	//	//	//
Year Built							
Bsmnt SqFt/Finished							
Lot Size	1.13	1.14	0.92	0.92	3.69	3.10	2.31
Property Type	Land Only	Land Only	Land Only	Land Only	Land Only	Land Only	Land Only
Style / Quality	Land Only /	Land Only /	Land Only /	Land Only /	Land Only /	Land Only /	Land Only /
# of Units	1	1	1	1	1	1	1
Condition	C3	C3	C3	C3	C3	C3	C3
Pool/Spa							
View	Mountain	Mountain	Mountain	Mountain	Mountain	Mountain	Mountain
Porch/Patio/Deck	//	//	//	//	//	//	//
Fireplace							
Garage							
Other Features	None	None	None	None	None	None	None
HOA Fees	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Subdivision	MOUNTAIN GATE	MOUNTAIN GATE	MOUNTAIN GATE	MOUNTAIN GATE	CLIFFHAVEN	CLIFFHAVEN	PEPPERTREE
Rent Potential							
Annual Gross Income							
Likely Sale Price					\$599,900	\$649,900	\$545,000
Gross Rent Multiplier							
School District	CORONA	CORONA	CORONA	CORONA	CORONA	CORONA	CORONA
Common Amenities							
Data Source - ID	County Tax-	MLS-CV19021512	MLS-CV19021517	MLS-SW19253557	MLS-IG21052363	MLS-IG21058776	MLS-SW21085402

Market Time 0-30 days	As-Is Price Estimate	As-Repaired Price Estimate	Land Only Price	30-Day Quick Sale Price
90-Day Marketing Time	<input type="text" value="\$600,000"/>	<input type="text" value="\$600,000"/>	<input type="text" value="\$600,000"/>	<input type="text" value="\$570,000"/>
Recommended List Price	<input type="text" value="\$600,000"/>	<input type="text" value="\$600,000"/>		
Recommended Sales Strategy:	<input checked="" type="checkbox"/> As - Is		<input type="checkbox"/> Repaired	



	Address	City	BR	BA	Lot Size	Sale/List Date	Year Built	Sale/List Price	Distance
•	3180 GARRETSON CIRCLE	CORONA			1.13				
1	1248 VIA VENEZIA CIR	CORONA			1.14	10/02/2020		\$565,000	1.46
2	1252 VIA VENEZIA CIR	CORONA			0.92	12/23/2020		\$575,000	1.46
3	1284 VIA VENEZIA CIR	CORONA			0.92	10/19/2020		\$699,000	1.5
1	2511 STEVEN DR	CORONA			3.69	03/12/2021		\$599,900	4.85
2	1130 LA SALLE CIR	CORONA			3.10	04/05/2021		\$649,900	4.87
3	757 CORONA AVE	CORONA			2.31	04/23/2021		\$545,000	3.6

Neighborhood Data:

Location Type:
 Market Trend:
 Economic Trend:
 Neighborhood Trend:

Housing Supply:
 REO Driven?:
 Avg Age of Home:

Avg Marketing Time of Comparable Listings:

Price Range: to
 Median Price:
 Predominate Value:
 Average DOM:

Number of units for rent:
 Number of units in complex for sale:

Negative Neighborhood Factors that will detract from the subject:

Neighborhood Comments:

Marketability of Subject:Most Likely Buyer: Builder Types of Financing the Subject will NOT qualify for:

Will this be a problem for resale? If yes, please explain:

Comparables:

Sale 1 Comments	Amazing views of the Mt. Baldy and Cleveland National Forest as well as the views of the city is located slightly above the smog level of 1500 feet.
Sale 2 Comments	Owner is flexible on financing terms will consider carrying. Architectural Styles: Mediterranean (Italian Villa/Italianate), Tuscan, Andalusian, and Santa Barbara.
Sale 3 Comments	Location, Location, Location! Beautiful lot for sale in Renaissance Estates community in Corona. No Mello Roos!
List 1 Comments	Build your dream home! This 3.69 acre hilltop lot in Corona (Corona Ranch) is elevated above the park & features some of the most amazing Panoramic views you'll find in the area!
List 2 Comments	Breathtaking South facing View of the City & Cleveland National Forest Mountains from this Rare 3.1 Acre Parcel in North Corona Hills.
List 3 Comments	DEVELOPERS!! TENTATIVE TRACT MAP (Expired) for 6 Homes. Lot sizes range from 8,000-15,000 square feet. Engineering and Previous Tentative Track Map available for review

Comments:

Service Provider Comments:

Subject is vacant land that is entirely flat. It is surrounded by already built homes in the neighborhood. The area is experiencing a seller's market due to lack of inventory across all price levels. The land presents an opportunity for the end buyer to build a custom-type house. Per the MLS listing, utilities are already on site. Most weight placed on List 3 The lot size fo list #3 is closest to subject. Most weight placed on Sale 1 The lot size for sale#1 is closest to subject.

Vendor Comments:

Property verified via Zillow

Service Provider Signature Service Provider Company

BPO Effective Date

Service Provider Lic. Num.

Repairs		
Recommended Repairs would bring the subject to: <input type="text" value="\$600,000"/>		
Internal Repairs	Comment	Total
Painting		\$ 0
Walls/Ceiling		\$ 0
Carpet/Floors		\$ 0
Cabinet/Counter		\$ 0
Plumbing		\$ 0
Electrical		\$ 0
Heating/AC		\$ 0
Appliances		\$ 0
Doors/Trim		\$ 0
Cleaning/Trash Removal		\$ 0
Other		\$ 0
Internal Repair Total:		\$ 0
External Repairs	Comment	Total
Roof		\$ 0
Siding/Trim		\$ 0
Structural		\$ 0
Windows/Doors		\$ 0
Painting		\$ 0
Foundation		\$ 0
Garage		\$ 0
Landscaping		\$ 0
Fence		\$ 0
Other		\$ 0
External Repair Total:		\$ 0
Repair Total:		\$ 0



Subject Front

3180 GARRETSON CIRCLE
CORONA, CA 92881



Subject Side

3180 GARRETSON CIRCLE
CORONA, CA 92881



Subject Side

3180 GARRETSON CIRCLE
CORONA, CA 92881



Subject Address Verification

3180 GARRETSON CIRCLE
CORONA, CA 92881



Subject Street Sign

3180 GARRETSON CIRCLE
CORONA, CA 92881



Subject Street

3180 GARRETSON CIRCLE
CORONA, CA 92881



Subject Street

3180 GARRETSON CIRCLE
CORONA, CA 92881



Subject What's across from Subject

3180 GARRETSON CIRCLE
CORONA, CA 92881

114-252-019, CA, Riverside County Pending Listing

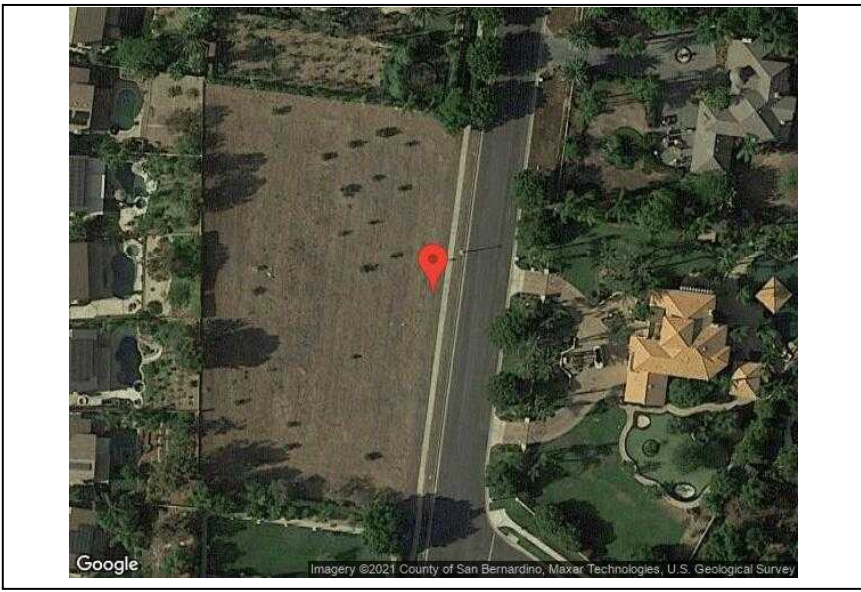
NEIGHBORS

	Subject Property	Neighbor 8	Neighbor 9	Neighbor 10	
Owner Name	HUSSAIN MOHAMMED ALTAF	HUMPHREY GENTRY R	MAKSOD ROLAND	CHOPRA S K & S FAMILY TRUST	NE
Owner Name 2	Hussain Mohammad Imtiaz				Nr
Address		3181 Garretson Ave	3140 Garretson Ave	3220 Garretson Cir	
Recording Date	05/09/2013	03/06/2018	02/27/2013		06
Sale Date	03/11/2013	Tax: 02/06/2018 M.L.S: 03/06/2018	Tax: 01/03/2012 M.L.S: 02/26/2013		Ta
Sale Price	\$595,000	\$1,310,000	\$760,000		\$2
Price Per Sq Ft		\$272.46	\$174.71		\$1
Total Assessment		\$1,362,924	\$1,008,798	\$1,233,239	\$3

Print ~ Email ~

Subject Tax Records

3180 GARRETSON CIRCLE
CORONA, CA 92881



Subject Satellite View

3180 GARRETSON CIRCLE
CORONA, CA 92881



Comparable Sale #1

1248 VIA VENEZIA CIR
CORONA, CA 92881
Sale Date: 10/02/2020
Sale Price: \$565,000



Comparable Sale #2

1252 VIA VENEZIA CIR
CORONA, CA 92881
Sale Date: 12/23/2020
Sale Price: \$575,000



Comparable Sale #3

1284 VIA VENEZIA CIR
CORONA, CA 92881
Sale Date: 10/19/2020
Sale Price: \$699,000



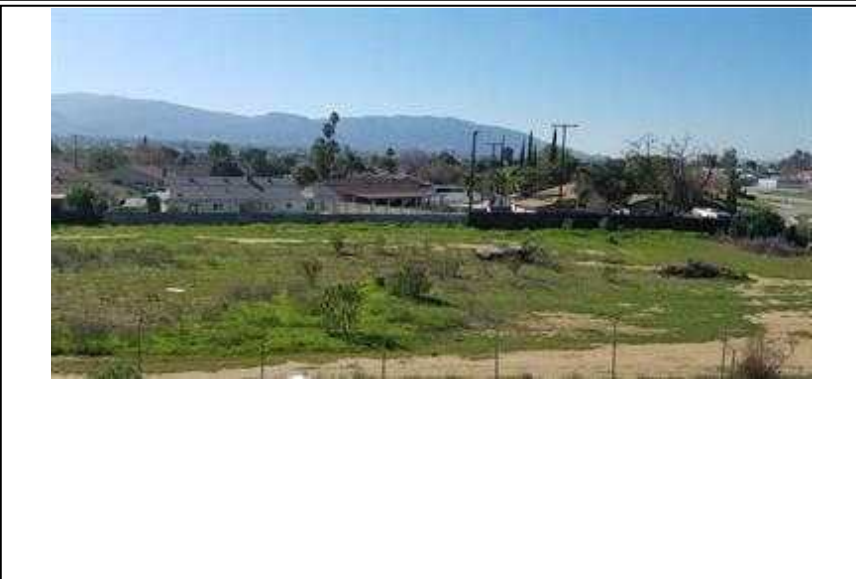
Comparable Listing #1

2511 STEVEN DR
CORONA, CA 92879
List Price: \$599,900



Comparable Listing #2

1130 LA SALLE CIR
CORONA, CA 92879
List Price: \$649,900



Comparable Listing #3

757 CORONA AVE
CORONA, CA 92879
List Price: \$545,000

Disclaimer

Neither Xome Services LLC nor any of its affiliates, members, managers or contractors makes any representation or warranty as to the accuracy or completeness of the information contained in this Broker Price Opinion. You should use good faith efforts in determining that the content of all information to be provided to or obtained by you is accurate. This analysis has been performed by a licensed real estate professional and is intended for the benefit of the addressee only. The Broker Price Opinion is not to be construed as an appraisal and may not be used as such for any purpose. The purpose of this BPO is to provide an estimate of the probable sales price of the property, utilizing the sales comparison approach methodology and will not be used for loan origination. This opinion may not be used by any party as the primary basis to determine the value of a parcel of real property for a mortgage loan origination, including first and second mortgages, refinances or equity lines of credit. Notwithstanding any preprinted language to the contrary, this opinion is not an appraisal of the market value of the property. If an appraisal is desired, the services of a licensed appraiser must be obtained.