



Broker Price Opinion

Exterior Inspection
 Interior Inspection

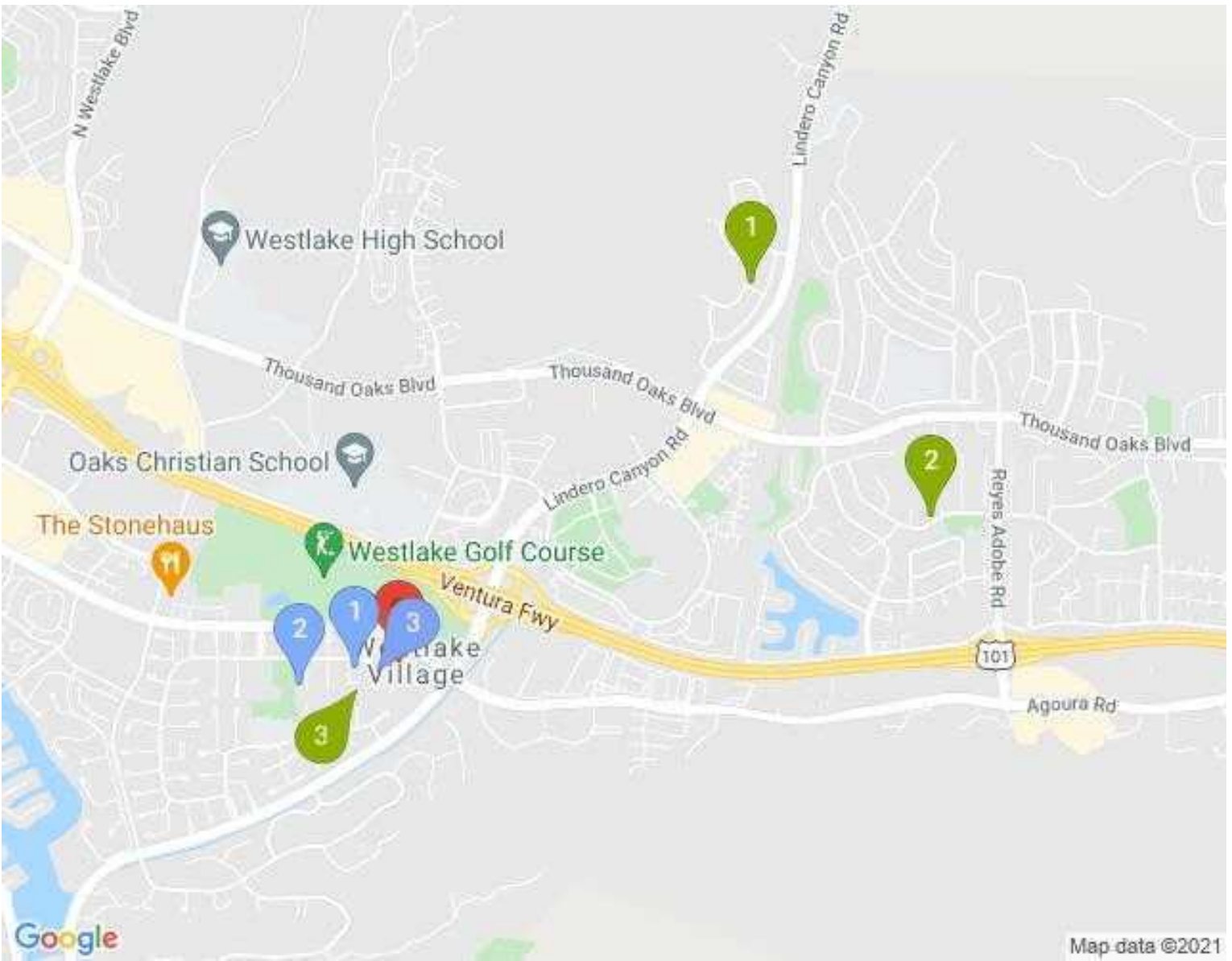
Property Address:	4510 GUIDHALL COURT	Vendor ID:	12088212.1_191362
City, State, Zip:	WESTLAKE VILLAGE, CA 91361	Deal Name:	
Loan Number:	001397	Inspection Date:	06/24/2021
2nd Loan / Client #:		Subject APN:	2060-025-005
Borrower / Owner of Record	Craig E. Jacob	Lender / Client	Premier Money Source, Inc.

Property Occupancy Status: Unknown Does the Property Appear Secure? Yes No Est. Monthly Rent: \$5,175
 Sold in the last 12 Months? No Yes
 Currently Listed: Yes No
 Currently List Broker: Pinnacle Estate Properties, In
 List Broker Contact #: (805) 222-6000
 Initial List Price: \$1,300,000
 Initial List Date: 06/02/2021
 Current List Price: \$1,300,000
 DOM / CDOM: 22 / 22
 Sale Price:
 Sale Date:
 Is the Subject Listing Currently Pending? No Yes
 Date of Contract: CDOM to Contract:

Subject Property Comments / External Influences
 Subject does not appear to have a guest house

Subject	Sold comps 1	Sold comps 2	Sold comps 3	List comps 1	List comps 2	List comps 3	
							
Address	4510 GUIDHALL COURT WESTLAKE VILLAGE, CA 91361	4434 HENLEY CT WESTLAKE VILLAGE, CA 91361	4409 YORKFIELD CT WESTLAKE VILLAGE, CA 91361	31608 VILLAGE CENTER RD WESTLAKE VILLAGE, CA 91361	30828 CATARINA DR WESTLAKE VILLAGE, CA 91361	30423 RAINBOW CREST DR AGOURA HILLS, CA 91301	4401 HENLEY CT WESTLAKE VILLAGE, CA 91361
Proximity		0.11	0.26	0.06	1.33	1.42	0.12
Sale/List Price		\$1,172,000	\$1,270,000	\$1,365,000	\$1,149,000	\$1,250,000	\$1,395,000
Sale Date		04/12/2021	04/30/2021	04/19/2021	05/26/2021	05/11/2021	06/02/2021
Price Per Sq.ft.	\$590.91	\$466.56	\$650.61	\$575.71	\$625.48	\$473.66	\$578.36
Initial List Price	\$1,300,000	\$1,228,500	\$1,275,000	\$1,325,000	\$1,149,000	\$1,199,000	\$1,395,000
Initial List Date	06/02/2021	02/19/2021	01/13/2021	03/09/2021	05/26/2021	05/11/2021	06/02/2021
Current/Final List	\$1,300,000	\$1,228,500	\$1,300,000	\$1,325,000	\$1,149,000	\$1,250,000	\$1,395,000
DOM/CDOM	22 /	53 / 53	107 / 107	41 / 41	28 / 28	43 / 43	22 / 22
Sales Type		Fair Market	Fair Market	Fair Market	Fair Market	Fair Market	Fair Market
Finance Incentives	Unknown	Unknown	Unknown	Unknown	Unknown	Unknown	Unknown
Living Area	2156	2512	1952	2371	1837	2639	2412
#Rooms/Bed/Bath All	8 / 4 / 2	9 / 5 / 2.5	8 / 4 / 2	8 / 4 / 3	8 / 4 / 3	8 / 4 / 3	8 / 4 / 3
Year Built	1967	1968	1967	1968	1979	1980	1968
Bsmnt SqFt/Finished							
Lot Size	0.15	0.15	0.14	0.16	0.18	0.16	0.14
Property Type	SF Detach	SF Detach	SF Detach	SF Detach	SF Detach	SF Detach	SF Detach
Style / Quality	Contemp / Q4	Contemp / Q4	Contemp / Q4	Contemp / Q4	Contemp / Q4	Contemp / Q4	Contemp / Q4
# of Units	1	1	1	1	1	1	1
Condition	C4	C4	C4	C4	C4	C4	C4
Pool/Spa	None	No / No	Yes / Yes	No / No	Yes / Yes	No / No	No / No
View	Residential	Residential	Residential	Residential	Residential	Residential	Residential
Porch/Patio/Deck	Yes / Yes / No	Yes / Yes / No	Yes / Yes / No	Yes / Yes / No	Yes / Yes / No	Yes / Yes / No	Yes / Yes / No
Fireplace	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Garage	2 Attached	3 Attached	2 Attached	3 Attached	3 Attached	2 Attached	2 Attached
Other Features	Unknown	Unknown	Unknown	Unknown	Unknown	Unknown	Unknown
HOA Fees	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Subdivision	Westlake Village	Westlake Village	Westlake Village	Westlake Village	Westlake Village	Agoura Hills	Westlake Village
Rent Potential	\$5,175						
Annual Gross Income	\$62,100						
Likely Sale Price					\$1,149,000	\$1,250,000	\$1,395,000
Gross Rent Multiplier	20.52						
School District	Las Virgenes	Las Virgenes	Las Virgenes	Las Virgenes	Las Virgenes	Las Virgenes	Las Virgenes
Common Amenities							
Data Source - ID	County Tax-Dat ...	MLS-221000891	MLS-221000176	MLS-21699776	MLS-Sr21114868	MLS-Sr21099409	MLS-221002971

Market Time 90-120 days	As-Is Price Estimate	As-Repaired Price Estimate	Land Only Price	30-Day Quick Sale Price
90-Day Marketing Time	\$1,274,000	\$1,274,000	\$289,175	\$1,251,000
Recommended List Price	\$1,300,000	\$1,300,000		
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
•	4510 GUIDHALL COURT	WESTLAKE VILLAGE	4	2	0.15		1967		
1	4434 HENLEY CT	WESTLAKE VILLAGE	5	2.5	0.15	04/12/2021	1968	\$1,172,000	0.11
2	4409 YORKFIELD CT	WESTLAKE VILLAGE	4	2	0.14	04/30/2021	1967	\$1,270,000	0.26
3	31608 VILLAGE CENTER RD	WESTLAKE VILLAGE	4	3	0.16	04/19/2021	1968	\$1,365,000	0.06
1	30828 CATARINA DR	WESTLAKE VILLAGE	4	3	0.18	05/26/2021	1979	\$1,149,000	1.33
2	30423 RAINBOW CREST DR	AGOURA HILLS	4	3	0.16	05/11/2021	1980	\$1,250,000	1.42
3	4401 HENLEY CT	WESTLAKE VILLAGE	4	3	0.14	06/02/2021	1968	\$1,395,000	0.12

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: Types of Financing the Subject will NOT qualify for:

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

Comparables:

Sale 1 Comments	This comp is similar to the subject in key areas such as style, condition, amenities, and most important location. Comp is superior in GLA and in room count. Comp is a block away and a good indicator of the subjects market.
Sale 2 Comments	This comp is similar to the subject in key areas such as room count, style, condition, and most important location. Comp is inferior in GLA and superior in room count. Comp is two blocks away and a good indicator of the subjects market.
Sale 3 Comments	This comp is similar to the subject in key areas such as room count, GLA, style, condition, amenities, and most important location. Comp is slightly superior in GLA and equal in room count. Comp is a block away and a good indicator of the subjects market.
List 1 Comments	This comp is similar to the subject in key areas such as room count, style, condition, and most important location. Comp is inferior in GLA and equal in room count. Comp is similar and a good indicator of the subjects market.
List 2 Comments	This comp is similar to the subject in key areas such as room count, style, condition, amenities, and most important location. Comp is superior in GLA but equal in room count. Comp is similar and a good indicator of the subjects market.
List 3 Comments	This comp is similar to the subject in key areas such as room count, style, condition, amenities, and most important location. Comp is superior in GLA and equal in room count. Comp is a block away and a good indicator of the subjects market.

Comments:

Service Provider Comments:

The subject is well represented by the comparables on the basis of all major value drivers, including age, condition, GLA, room counts and proximity. Price opinion is consistent with the sold comps. At least one sold and one list comp are within .5 mile of the subject. Sold comps closed within 6 months. The values are based on the current market trends in this area. Values have increased over the past 3 months on all property in this area. In this current market the values are based on the recent sales and listings in this area taking into account the current market trends. Based on the recent sales and listings you can establish a basic idea on the true market value of the subject at this time. Report utilized most similar comparable sold comp 2 to provide value. Most weight placed on List 2 Comp used is similar in most major drivers and represents subject's market. Most weight placed on Sale 2 Comp used is similar in most major drivers and represents subject's market.

Vendor Comments:

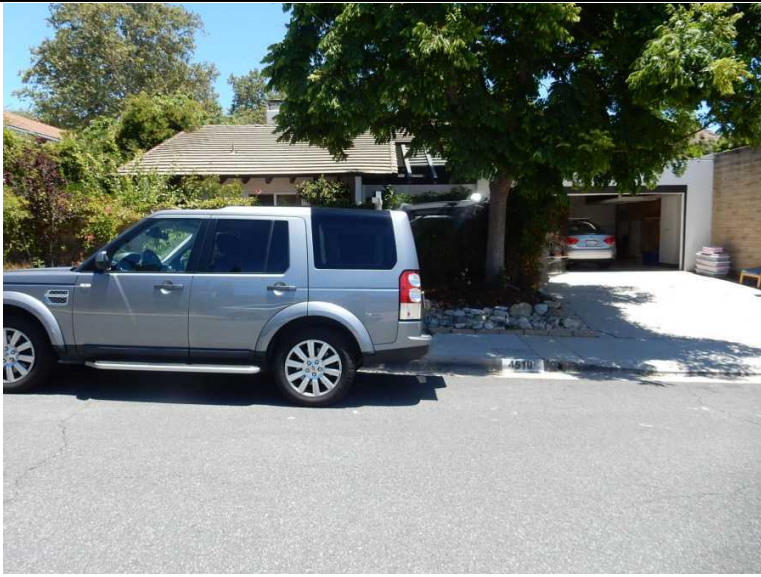
Service Provider Signature

Service Provider Company

BPO Effective Date

Service Provider Lic. Num.

Repairs		
Recommended Repairs would bring the subject to: <input type="text" value="\$1,274,000"/>		
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

4510 GUIDHALL COURT
WESTLAKE VILLAGE, CA 91361



Subject Side

4510 GUIDHALL COURT
WESTLAKE VILLAGE, CA 91361



Subject Side

4510 GUIDHALL COURT
WESTLAKE VILLAGE, CA 91361



Subject Address Verification

4510 GUIDHALL COURT
WESTLAKE VILLAGE, CA 91361



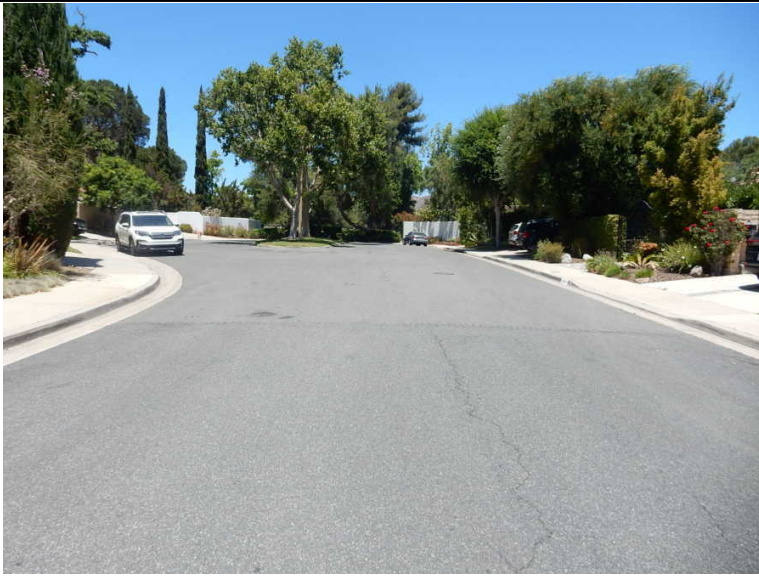
Subject Street Sign

4510 GUIDHALL COURT
WESTLAKE VILLAGE, CA 91361



Subject Street

4510 GUIDHALL COURT
WESTLAKE VILLAGE, CA 91361



Subject Street

4510 GUIDHALL COURT
WESTLAKE VILLAGE, CA 91361



Subject What's across from Subject

4510 GUIDHALL COURT
WESTLAKE VILLAGE, CA 91361



Subject Satellite View

4510 GUIDHALL COURT
WESTLAKE VILLAGE, CA 91361



Comparable Sale #1

4434 HENLEY CT
WESTLAKE VILLAGE, CA 91361
Sale Date: 04/12/2021
Sale Price: \$1,172,000



Comparable Sale #2

4409 YORKFIELD CT
WESTLAKE VILLAGE, CA 91361
Sale Date: 04/30/2021
Sale Price: \$1,270,000



Comparable Sale #3

31608 VILLAGE CENTER RD
WESTLAKE VILLAGE, CA 91361
Sale Date: 04/19/2021
Sale Price: \$1,365,000



Comparable Listing #1

30828 CATARINA DR
WESTLAKE VILLAGE, CA 91361
List Price: \$1,149,000



Comparable Listing #2

30423 RAINBOW CREST DR
AGOORA HILLS, CA 91301
List Price: \$1,250,000



Comparable Listing #3

4401 HENLEY CT
WESTLAKE VILLAGE, CA 91361
List Price: \$1,395,000

Disclaimer

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