



# Broker Price Opinion

☒ Exterior Inspection  
☐ Interior Inspection

Property Address:	9536 EAST SCOTT AVENUE	Vendor ID:	12336672.1_325628
City, State, Zip:	CLOVIS, CA 93619	Deal Name:	
Loan Number:	001423	Inspection Date:	08/20/2021
2nd Loan / Client #:		Subject APN:	308-270-41
Borrower / Owner of Record	ukn ukn	Lender / Client	Premier Money Source, Inc.

Property Occupancy Status	Owner	Does the Property Appear Secure?	Yes	Est. Monthly Rent	\$2,750	Sold in the last	
Currently Listed	No	Currently List Broker		Initial List Price		12 Months?	
List Broker Contact #		Initial List Date		Current List Price		Sale Price:	
DOM / CDOM	/	CDOM to Contract				Sale Date:	

## Subject Property Comments / External Influences

No MLS history found. Per tax records, last market sale on 12/30/1992 for 70000.

	Subject	Sold comps 1	Sold comps 2	Sold comps 3	List comps 1	List comps 2	List comps 3
							
Address	9536 EAST SCOTT AVENUE CLOVIS, CA 93619	3161 NEES AVE CLOVIS, CA 93619	10058 E BULLARD AVE CLOVIS, CA 93619	9270 E MESA AVE CLOVIS, CA 93619	12270 E PAUL AVE CLOVIS, CA 93619	9528 E ELLERY AVE CLOVIS, CA 93619	1165 N DE WOLF AVE CLOVIS, CA 93619
Proximity		3.43	0.99	0.97	3.12	1.2	4.32
Sale/List Price		\$785,000	\$785,000	\$865,000	\$989,900	\$829,000	\$895,000
Sale Date		04/01/2021	07/22/2021	06/25/2021	07/17/2021	08/06/2021	08/10/2021
Price Per Sq.ft.	\$293.53	\$257.21	\$297.35	\$275.21	\$341.11	\$263.01	\$295.18
Initial List Price		\$775,000	\$825,000	\$849,000	\$989,900	\$829,000	\$895,000
Initial List Date		02/15/2021	05/07/2021	04/30/2021	07/17/2021	08/06/2021	08/10/2021
Current/Final List		\$775,000	\$799,050	\$849,000	\$989,900	\$829,000	\$895,000
DOM/CDOM		2 / 2	27 / 27	5 / 5	34 / 34	4 / 4	10 / 10
Sales Type		Fair Market	Fair Market	Fair Market	Fair Market	Fair Market	Fair Market
Finance Incentives		10500	25000	0	0	0	0
Living Area	2688	3052	2640	3143	2902	3152	3032
#Rooms/Bed/Bath All	9 / 4 / 3.5	10 / 5 / 3	9 / 4 / 3	10 / 5 / 3	9 / 4 / 3.5	9 / 4 / 3	9 / 4 / 3
Year Built	1994	1997	1997	1980	1993	1980	1986
Bsmnt SqFt/Finished							
Lot Size	2.02	2.50	2.10	2.28	4.79	2.28	2.03
Property Type	SF Detach	SF Detach	SF Detach	SF Detach	SF Detach	SF Detach	SF Detach
Style / Quality	Ranch / Q3	Ranch / Q3	Ranch / Q3	Ranch / Q3	Ranch / Q2	Ranch / Q3	Ranch / Q3
# of Units	1	1	1	1	1	1	1
Condition	C3	C3	C3	C3	C3	C3	C3
Pool/Spa	In Ground	No / No	Yes / Yes	Yes / Yes	Yes / No	Yes / No	Yes / 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	4 Attached	3 Detached	4 Attached	2 Attached	3 Attached	2 Attached	4 Attached
Other Features	None	None	None	Shop	None	Barn, Kennel	None
HOA Fees	\$0	\$0	\$0	\$0	\$0	\$220	\$0
Subdivision	Unknown	Unknown	Unknown	Unknown	Unknown	Mansionette Country Estates	Unknown
Rent Potential	\$2,750						
Annual Gross Income	\$33,000						
Likely Sale Price					\$989,900	\$829,000	\$895,000
Gross Rent Multiplier	23.91						
School District	Sanger Unified	Unknown	Unknown	Unknown	Unknown	Unknown	Unknown
Common Amenities							
Data Source - ID	County Tax-308 ...	MLS-555432	MLS-559050	MLS-558517	MLS-562842	MLS-564162	MLS-564406

## Market Time 90-120 days

90-Day Marketing Time

## As-Is Price Estimate

\$789,000

## As-Repaired Price Estimate

\$789,000

## Land Only Price

\$105,000

## 30-Day Quick Sale Price

\$775,000

Recommended List Price

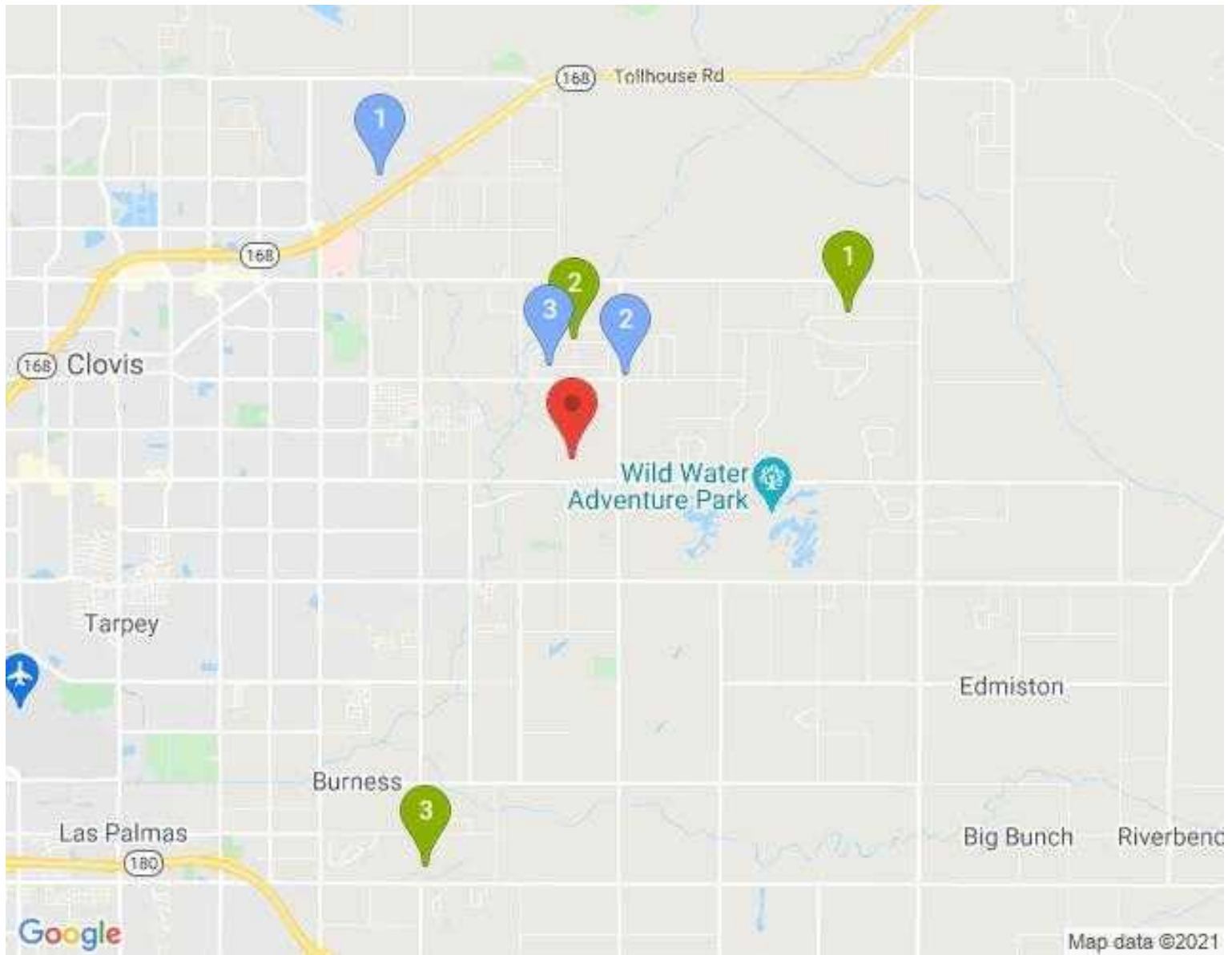
\$789,900

\$789,900

Recommended Sales Strategy:

☒ As - Is

☐ Repaired



	Address	City	BR	BA	Lot Size	Sale/List Date	Year Built	Sale/List Price	Distance
•	9536 EAST SCOTT AVENUE	CLOVIS	4	3.5	2.02		1994		
1	3161 NEES AVE	CLOVIS	5	3	2.50	04/01/2021	1997	\$785,000	3.43
2	10058 E BULLARD AVE	CLOVIS	4	3	2.10	07/22/2021	1997	\$785,000	0.99
3	9270 E MESA AVE	CLOVIS	5	3	2.28	06/25/2021	1980	\$865,000	0.97
1	12270 E PAUL AVE	CLOVIS	4	3.5	4.79	07/17/2021	1993	\$989,900	3.12
2	9528 E ELLERY AVE	CLOVIS	4	3	2.28	08/06/2021	1980	\$829,000	1.2
3	1165 N DE WOLF AVE	CLOVIS	4	3	2.03	08/10/2021	1986	\$895,000	4.32

#### 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	Marketing Remark Immaculate ranch-style" home offering 5 bedrooms, 3 bathrooms, 2.5 ACRES, and zoning for the award-winning school district of Clovis Unified! Do not miss your opportunity to own this beautiful property with 3,052 s/f of living space, a formal dining room, open
Sale 2 Comments	Marketing Remark This beautiful Clovis home has it all. The location still says country yet is close enough to town, freeway access, great dining and the heart of Old Town Clovis and wonderful family entertainment. This home has a grand floor plan that could work for in law set
Sale 3 Comments	Marketing Remark Come and discover the perfect mix of city and country living in the Mansionette Country Estates II. This magnificent home epitomizes the lifestyle that this neighborhood is so well known for. Featuring 5 bedrooms and 3 bathrooms, as well as two living spaces and
List 1 Comments	Marketing Remark This stunning custom home has it all! Sitting on a nearly 5 acres property, this house features a large swimming pool, 1400 sq. ft. workshop with two rolling doors ,main door, bath room, and shower. Gorgeous landscape view. The fourth bedroom can double as an of
List 2 Comments	Marketing Remark Located in the prestigious Mansionette Country Estates neighborhood on 2.3 acres is this fabulous Wathen built home with a complete horse setup. This home is wired with smart technology (equipment included) and has a great layout that includes 4 generous sized b
List 3 Comments	Marketing Remark This property has it ALL! Country living only minutes to freeways & shopping. Looking for a retreat? Space to live, work, AND play? Clovis Schools? Two acres provides plenty of room for all your hobbies - a fenced pasture and corral for HORSES & animals, sparkli

**Comments:**

Service Provider Comments:

Subject is in average-good As-Is market condition and will likely qualify for all financing. No repairs required or recommended. Subject immediate market area has extremely limited current inventory for any sales type and radius and some criteria expanded to produce most suitable non-short sale comps. Value conclusion is an aggregate of all adjusted values and heavily weighted to the adjusted average of all sold comps and SC3as the most equal in most features. Most weight placed on List 2 Most equal in most features including GLA, condition, lot and location Most weight placed on Sale 2 Most equal in most features including GLA, condition, lot and location

Vendor Comments:

Service Provider Signature Service Provider Company BPO Effective Date Service Provider Lic. Num.

Repairs

Recommended Repairs would bring the subject to: 

\$789,000

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**

9536 EAST SCOTT AVENUE  
CLOVIS, CA 93619



**Subject Side**

9536 EAST SCOTT AVENUE  
CLOVIS, CA 93619



**Subject Side**

9536 EAST SCOTT AVENUE  
CLOVIS, CA 93619





### **Subject Address Verification**

9536 EAST SCOTT AVENUE  
CLOVIS, CA 93619



### **Subject Street Sign**

9536 EAST SCOTT AVENUE  
CLOVIS, CA 93619



### **Subject Street**

9536 EAST SCOTT AVENUE  
CLOVIS, CA 93619



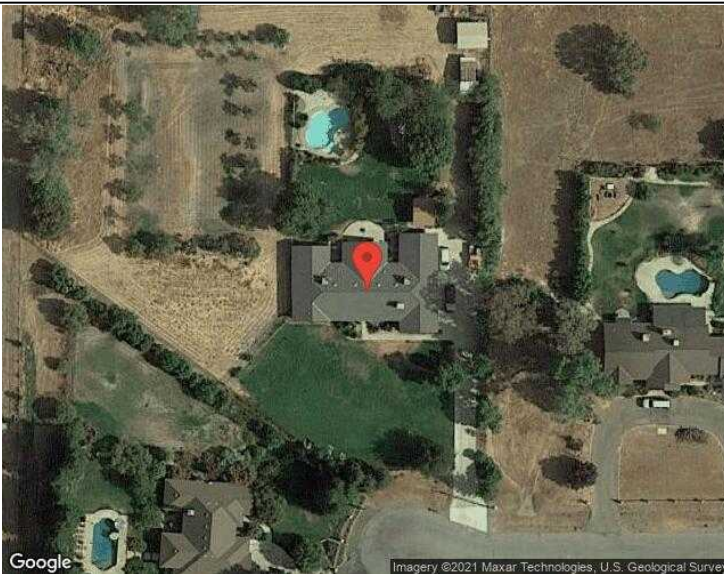
### **Subject Street**

9536 EAST SCOTT AVENUE  
CLOVIS, CA 93619



### **Subject What's across from Subject**

9536 EAST SCOTT AVENUE  
CLOVIS, CA 93619



### **Subject Satellite View**

9536 EAST SCOTT AVENUE  
CLOVIS, CA 93619





### **Comparable Sale #1**

3161 NEES AVE  
CLOVIS, CA 93619  
Sale Date: 04/01/2021  
Sale Price: \$785,000



### **Comparable Sale #2**

10058 E BULLARD AVE  
CLOVIS, CA 93619  
Sale Date: 07/22/2021  
Sale Price: \$785,000



### **Comparable Sale #3**

9270 E MESA AVE  
CLOVIS, CA 93619  
Sale Date: 06/25/2021  
Sale Price: \$865,000





### **Comparable Listing #1**

12270 E PAUL AVE  
CLOVIS, CA 93619  
List Price: \$989,900



### **Comparable Listing #2**

9528 E ELLERY AVE  
CLOVIS, CA 93619  
List Price: \$829,000



### **Comparable Listing #3**

1165 N DE WOLF AVE  
CLOVIS, CA 93619  
List Price: \$895,000

# Disclaimer

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