



Broker Price Opinion

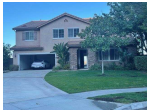






☒ Exterior Inspection
☐ Interior Inspection

Property Address:	745 JOHN CIRCLE				Vendor ID:	12465750.1_251730			
City, State, Zip:	CORONA, CA 92879				Deal Name:				
Loan Number:	001415				Inspection Date:	09/13/2021			
2nd Loan / Client #:					Subject APN:	115-630-001			
Borrower / Owner of Record	Moises Perez				Lender / Client	Premier Money Source, Inc.			

Property Occupancy Status	Owner	Does the Property Appear Secure?	Yes	Est. Monthly Rent	\$4,000	Sold in the last	
Currently Listed	Yes	Currently List Broker	Keller Williams Realty	List Broker Contact #	(951) 536-6221	Initial List Price	\$925,000
		Initial List Date	08/25/2021	Current List Price	\$925,000	DOM / CDOM	11 / 11
Is the Subject Listing Currently Pending?	No	Date of Contract		CDOM to Contract		Sale Price:	
						Sale Date:	

Subject Property Comments / External Influences

Conforming neighborhood with homes of similar style and age. Neighborhood appears maintained and near school, parks, and rec

	Subject	Sold comps 1	Sold comps 2	Sold comps 3	List comps 1	List comps 2	List comps 3
							
Address	745 JOHN CIRCLE CORONA, CA 92879	717 BRIANNA WAY CORONA, CA 92879	1592 EL PASO DR NORCO, CA 92860	883 HARNESS LN NORCO, CA 92860	59 OLDENBURG LN CORONA, CA 92879	2164 THYME DR CORONA, CA 92879	1551 DODGE WAY NORCO, CA 92860
Proximity		0.43	0.87	0.84	1.13	0.66	0.95
Sale/List Price		\$845,000	\$960,000	\$995,000	\$999,999	\$824,900	\$985,000
Sale Date		07/29/2021	03/01/2021	05/20/2021	07/23/2021	08/02/2021	05/08/2021
Price Per Sq.ft.	\$226.99	\$222.13	\$233.75	\$242.27	\$256.02	\$251.80	\$275.83
Initial List Price	\$925,000	\$799,000	\$950,000	\$979,999	\$999,999	\$800,000	\$985,000
Initial List Date	08/25/2021	06/13/2021	01/13/2021	04/08/2021	07/23/2021	08/02/2021	05/08/2021
Current/Final List	\$925,000	\$799,000	\$950,000	\$989,999	\$999,999	\$824,900	\$985,000
DOM/CDOM	11 /	46 / 46	47 / 47	42 / 42	40 / 40	35 / 35	100 / 100
Sales Type		Fair Market	Fair Market	Fair Market	Fair Market	Fair Market	Fair Market
Finance Incentives	0	0	0	0	0	0	0
Living Area	4031	3804	4107	4107	3906	3276	3571
#Rooms/Bed/Bath All	11 / 6 / 4	11 / 6 / 4	9 / 4 / 4	11 / 6 / 4	11 / 5 / 5	11 / 5 / 4	10 / 5 / 3
Year Built	2003	2003	2001	2001	2004	1990	2001
Bsmnt SqFt/Finished							
Lot Size	0.44	0.23	0.62	0.51	0.75	0.16	0.69
Property Type	SF Detach	SF Detach	SF Detach	SF Detach	SF Detach	SF Detach	SF Detach
Style / Quality	2-Story Conv / Q4	2-Story Conv / Q4	2-Story Conv / Q4	2-Story Conv / Q4	2-Story Conv / Q4	2-Story Conv / Q4	2-Story Conv / Q4
# of Units	1	1	1	1	1	1	1
Condition	C4	C4	C3	C4	C4	C4	C3
Pool/Spa	None	No / No	Yes / No	Yes / No	No / No	No / No	No / No
View	Residential	Residential	Residential	Residential	Residential	Residential	Residential
Porch/Patio/Deck	No / Yes / No	No / Yes / No	No / Yes / No	No / Yes / No	No / Yes / No	No / Yes / No	No / Yes / No
Fireplace	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Garage	2 Attached	2 Attached	4 Attached	4 Attached	4 Attached	3 Attached	3 Attached
Other Features	n/a	n/a	n/a	n/a	n/a	n/a	n/a
HOA Fees	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Subdivision	LA PALOMA	CORONA HILLS	HIDDEN VALLEY	HIDDEN VALLEY	LA PALOMA	CANTEBRIA	STONERIDGE ESTATES
Rent Potential	\$4,000						
Annual Gross Income	\$48,000						
Likely Sale Price					\$999,999	\$824,900	\$985,000
Gross Rent Multiplier	19.06						
School District	Corona-Norco U ...	Corona-Norco U ...	Corona-Norco U ...	Corona-Norco U ...	Corona-Norco U ...	Corona-Norco U ...	Corona-Norco U ...
Common Amenities							
Data Source - ID	County Tax-tax	MLS-CV21128154	MLS-WS21003411	MLS-IV21069650	MLS-EV21162095	MLS-IG21169581	MLS-IG21097718

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	\$915,000	\$915,000	\$150,000	\$900,000
Recommended List Price	\$915,000	\$915,000		
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
•	745 JOHN CIRCLE	CORONA	6	4	0.44		2003		
1	717 BRIANNA WAY	CORONA	6	4	0.23	07/29/2021	2003	\$845,000	0.43
2	1592 EL PASO DR	NORCO	4	4	0.62	03/01/2021	2001	\$960,000	0.87
3	883 HARNESS LN	NORCO	6	4	0.51	05/20/2021	2001	\$995,000	0.84
1	59 OLDENBURG LN	CORONA	5	5	0.75	07/23/2021	2004	\$999,999	1.13
2	2164 THYME DR	CORONA	5	4	0.16	08/02/2021	1990	\$824,900	0.66
3	1551 DODGE WAY	NORCO	5	3	0.69	05/08/2021	2001	\$985,000	0.95

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: traditional Types of Financing the Subject will NOT qualify for:

n/a

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

None Noted

Comparables:

Sale 1 Comments	The gourmet kitchen features a center granite island with spacious butler's pantry, newer range and range hood
Sale 2 Comments	Lush, private, hardscaped backyard with a resort-style pool with three waterfalls plus a wading step for kids, an oversized spa
Sale 3 Comments	Complete privacy with gorgeous back yard with a pool and spa. The ranch home offers 6 bedrooms, rv parking, and 3 car garage.
List 1 Comments	5 bedroom, 5 bathroom, 3906 square-foot residence on an expansive, private 32,670 square-foot lot with no rear neighbor
List 2 Comments	5 bedrooms, 3-1/2 baths and sitting on a well laid out 6,970sf lot. Situated in an established neighborhood and on an interior lot with little traffic.
List 3 Comments	Close to schools , shopping and freeway access .

Comments:

Service Provider Comments:

Located in area of Maintained homes, subject conforms to area. No adverse conditions were noted at time of inspection based on exterior drive by Central location, close to schools, shopping, and transportation. Located in area of maintained homes subject conforms. The subject is in overall good condition with no items of deferred maintenance noted. The comparable sales and listings are all suburban, detached, single family homes like the subject and are good indicators of value for the subject property. Most weight placed on List 1 Most similar in gla and in lot size . Most weight placed on Sale 2 Most similar in gla and in lot size .

Vendor Comments:

Service Provider Signature /s/ Benjamin Garcia

Service Provider Company SML Business Solutions Corporation

BPO Effective Date

09/14/2021

Service Provider Lic. Num.

01724215

Repairs

Recommended Repairs would bring the subject to: \$915,000

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

745 JOHN CIRCLE
CORONA, CA 92879



Subject Side

745 JOHN CIRCLE
CORONA, CA 92879



Subject Side

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Subject Address Verification

745 JOHN CIRCLE
CORONA, CA 92879



Subject Street

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CORONA, CA 92879



Subject Street

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CORONA, CA 92879



Subject What's across from Subject

745 JOHN CIRCLE
CORONA, CA 92879



Subject Satellite View

745 JOHN CIRCLE
CORONA, CA 92879



Comparable Sale #1

717 BRIANNA WAY
CORONA, CA 92879
Sale Date: 07/29/2021
Sale Price: \$845,000



Comparable Sale #2

1592 EL PASO DR
NORCO, CA 92860
Sale Date: 03/01/2021
Sale Price: \$960,000



Comparable Sale #3

883 HARNESS LN
NORCO, CA 92860
Sale Date: 05/20/2021
Sale Price: \$995,000



Comparable Listing #1

59 OLDENBURG LN
CORONA, CA 92879
List Price: \$999,999



Comparable Listing #2

2164 THYME DR
CORONA, CA 92879
List Price: \$824,900



Comparable Listing #3

1551 DODGE WAY
NORCO, CA 92860
List Price: \$985,000

Disclaimer

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