



# Broker Price Opinion

☒ Exterior Inspection  
☐ Interior Inspection

Property Address:	627 SOUTH WINDSOR AVENUE	Vendor ID:	12516390.1_306444
City, State, Zip:	STOCKTON, CA 95205	Deal Name:	
Loan Number:	001427	Inspection Date:	09/25/2021
2nd Loan / Client #:		Subject APN:	157-081-080-000
Borrower / Owner of Record	Arturo Bedolla	Lender / Client	Premier Money Source, Inc.

Property Occupancy Status	Vacant	Does the Property Appear Secure?	Yes	Est. Monthly Rent	\$2,000	Sold in the last	
Currently Listed	Yes	Currently List Broker	3Sixty Real Estate	List Broker Contact #	(209) 747-2636	Initial List Price	\$269,000
		Initial List Date	09/16/2021	Current List Price	\$269,000	DOM / CDOM	8 / 6
Is the Subject Listing Currently Pending?	Yes	Date of Contract	09/22/2021	CDOM to Contract	6	Sale Price:	
						Sale Date:	

Subject Property Comments / External Influences

It is pending sale.

	Subject	Sold comps 1	Sold comps 2	Sold comps 3	List comps 1	List comps 2	List comps 3
							
Address	627 SOUTH WINDSOR AVENUE STOCKTON, CA 95205	28 N ADELBERT AVE STOCKTON, CA 95215	1118 S DRAKE AVE STOCKTON, CA 95215	420 S WINDSOR AVE STOCKTON, CA 95205	413 N FILBERT ST STOCKTON, CA 95205	2335 E WASHINGTON ST STOCKTON, CA 95205	503 S ORO AVE STOCKTON, CA 95215
Proximity		0.67	0.44	0.1	0.82	0.74	0.46
Sale/List Price		\$265,000	\$288,000	\$299,000	\$219,000	\$265,000	\$294,900
Sale Date		05/26/2021	09/03/2021	07/05/2021	08/26/2021	08/30/2021	09/19/2021
Price Per Sq.ft.	\$181.76	\$184.03	\$206.60	\$231.96	\$168.20	\$177.38	\$213.54
Initial List Price	\$269,000	\$288,000	\$349,900	\$299,000	\$240,000	\$265,000	\$294,900
Initial List Date	09/16/2021	03/18/2021	08/02/2021	05/12/2021	08/26/2021	08/30/2021	09/19/2021
Current/Final List	\$269,000	\$288,000	\$349,900	\$299,000	\$219,000	\$265,000	\$294,900
DOM/CDOM	8 /	33 / 33	32 / 32	54 / 54	30 / 30	26 / 26	0 / 6
Sales Type		Fair Market	Fair Market	Fair Market	Fair Market	Fair Market	Fair Market
Finance Incentives	0	None	None	None	None	None	None
Living Area	1458	1440	1394	1289	1302	1494	1381
#Rooms/Bed/Bath All	5 / 3 / 1	5 / 2 / 2	5 / 3 / 2	5 / 3 / 2	5 / 2 / 1	5 / 3 / 1	5 / 3 / 1
Year Built	1944	1982	1943	1990	1949	1920	1955
Bsmnt SqFt/Finished							
Lot Size	0.22	0.13	0.36	0.15	0.09	0.13	0.18
Property Type	SF Detach	SF Detach	SF Detach	SF Detach	SF Detach	SF Detach	SF Detach
Style / Quality	Single Story / Q5	Single Story / Q5	Single Story / Q5	Single Story / Q5	Single Story / Q5	Single Story / Q5	Single Story / Q5
# of Units	1	1	1	1	1	1	1
Condition	C5	C5	C5	C5	C5	C5	C5
Pool/Spa	None	No / No	No / No	No / No	No / No	No / No	No / No
View	Residential	Residential	Residential	Residential	Residential	Residential	Residential
Porch/Patio/Deck	No / No / No	No / No / No	No / No / No	No / No / No	No / No / No	No / No / No	No / No / No
Fireplace	Yes	No	Yes	Yes	Yes	No	No
Garage	1 Detached	1 Detached	2 Detached	2 Attached	1 Attached	None	None
Other Features	None	None	None	None	None	None	None
HOA Fees	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Subdivision	JACKSON MANOR	BURKETT GARDENS	BURKETT ACRES	ARCHEBEQUE ESTATES	FAIR OAKS NORTH	FAIR OAKS	BURKETT GARDENS
Rent Potential	\$2,000						
Annual Gross Income	\$24,000						
Likely Sale Price					\$219,000	\$265,000	\$294,900
Gross Rent Multiplier	11.04						
School District	San Joaquin	San Joaquin	San Joaquin	San Joaquin	San Joaquin	San Joaquin	San Joaquin
Common Amenities							
Data Source - ID	MLS-221118660	MLS-221021469	MLS-221095085	MLS-221050261	MLS-221108460	MLS-221106888	MLS-221119972

## Market Time 30-90 days

90-Day Marketing Time

Recommended List Price

Recommended Sales Strategy:

## As-Is Price Estimate

\$265,000

\$265,000

## As-Repaired Price Estimate

\$275,000

\$275,000

## Land Only Price

\$49,963

## 30-Day Quick Sale Price

\$252,000

☒ As - Is

☐ Repaired



	Address	City	BR	BA	Lot Size	Sale/List Date	Year Built	Sale/List Price	Distance
•	627 SOUTH WINDSOR AVENUE	STOCKTON	3	1	0.22		1944		
1	28 N ADELBERT AVE	STOCKTON	2	2	0.13	05/26/2021	1982	\$265,000	0.67
2	1118 S DRAKE AVE	STOCKTON	3	2	0.36	09/03/2021	1943	\$288,000	0.44
3	420 S WINDSOR AVE	STOCKTON	3	2	0.15	07/05/2021	1990	\$299,000	0.1
1	413 N FILBERT ST	STOCKTON	2	1	0.09	08/26/2021	1949	\$219,000	0.82
2	2335 E WASHINGTON ST	STOCKTON	3	1	0.13	08/30/2021	1920	\$265,000	0.74
3	503 S ORO AVE	STOCKTON	3	1	0.18	09/19/2021	1955	\$294,900	0.46

#### Neighborhood Data:

Location Type: Suburban	Market Trend: Stable	Economic Trend: Stable	Neighborhood Trend: Stable
Housing Supply: Stable	REO Driven? No	Avg Age of Home: 68	
		Avg Marketing Time of Comparable Listings: Under 3 Mos.	
Price Range: \$140,000 to \$525,000	Median Price: \$290,000	Predominate Value: \$290,000	Average DOM: 33
Number of units for rent:		Number of units in complex for sale:	

Negative Neighborhood Factors that will detract from the subject:

None Noted

Neighborhood Comments:

It is located in a maintained neighborhood.

**Marketability of Subject:**

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

None

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

None Noted

**Comparables:**

Sale 1 Comments	It has linoleum and carpet floors. It is inferior in bedroom and lot size but superior in bath and age .
Sale 2 Comments	It has linoleum and carpet floors. It is superior in bath, garage and lot size.
Sale 3 Comments	It has tile and carpet floors. It is superior in bath, age and garage but inferior in lot size.
List 1 Comments	It has hardwood and linoleum floors. It is inferior in bedroom, size and lot size.
List 2 Comments	It has linoleum and carpet floors. It is inferior in lot size, age and garage.
List 3 Comments	It has tile and carpet floors. It is inferior in lot size and garage.

**Comments:**

Service Provider Comments:

Subject property appears to be in average condition based on exterior observations but per MLS, it is a fixer. It is located in a maintained neighborhood that has diverse style and age. It has easy access to freeway, transportation, school and shopping. Searched neighborhood for comparables within a mile range that is closest to subject's size. Most weight placed on List 2 Comp List 2 is most closest in size to subject. Most weight placed on Sale 1 Comp Sale 1 is closest in size to subject.

Vendor Comments:

Service Provider Signature /s/ IMELDA SIA

Service Provider Company IMELDA SIA

BPO Effective Date

09/27/2021

Service Provider Lic. Num.

01504701

Repairs		
Recommended Repairs would bring the subject to: <input type="text" value="\$275,000"/>		
Internal Repairs	Comment	Total
Painting	New paint	\$ 2000
Walls/Ceiling		\$ 0
Carpet/Floors	Replace flooring	\$ 5000
Cabinet/Counter		\$ 0
Plumbing		\$ 0
Electrical		\$ 0
Heating/AC		\$ 0
Appliances		\$ 0
Doors/Trim		\$ 0
Cleaning/Trash Removal		\$ 0
Other		\$ 0
Internal Repair Total:		\$ 7000
External Repairs	Comment	Total
Roof		\$ 0
Siding/Trim		\$ 0
Structural		\$ 0
Windows/Doors		\$ 0
Painting	New paint	\$ 3000
Foundation		\$ 0
Garage		\$ 0
Landscaping		\$ 0
Fence		\$ 0
Other		\$ 0
External Repair Total:		\$ 3000
Repair Total:		\$ 10000



**Subject Front**

627 SOUTH WINDSOR AVENUE  
STOCKTON, CA 95205



**Subject Side**

627 SOUTH WINDSOR AVENUE  
STOCKTON, CA 95205



**Subject Side**

627 SOUTH WINDSOR AVENUE  
STOCKTON, CA 95205





**Subject Address Verification**

627 SOUTH WINDSOR AVENUE  
STOCKTON, CA 95205



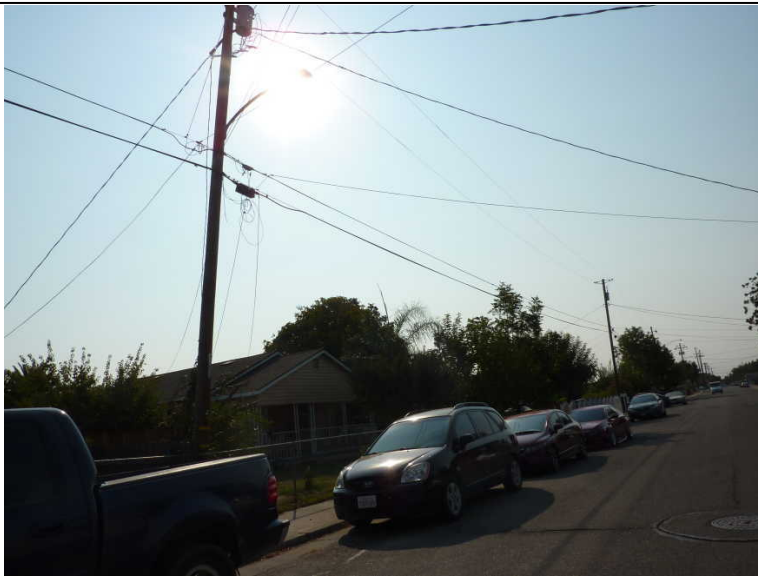
**Subject Street**

627 SOUTH WINDSOR AVENUE  
STOCKTON, CA 95205



**Subject Street**

627 SOUTH WINDSOR AVENUE  
STOCKTON, CA 95205



**Subject What's across from Subject**

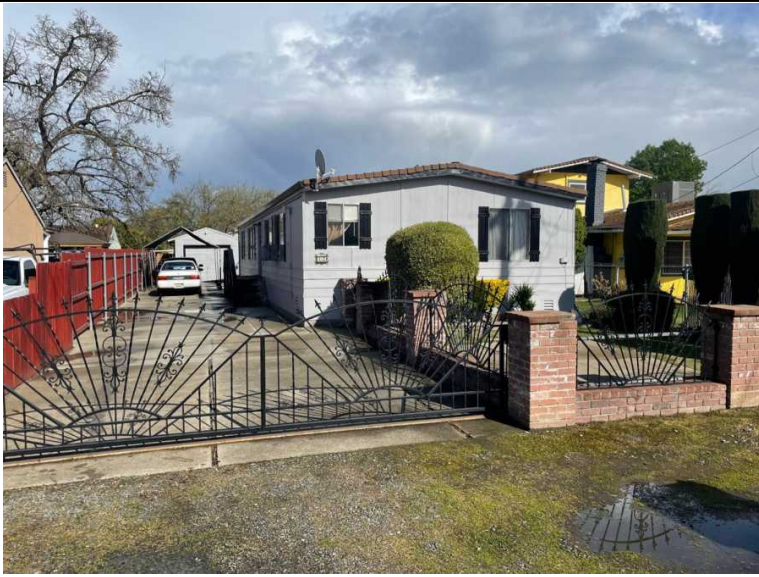
627 SOUTH WINDSOR AVENUE  
STOCKTON, CA 95205



**Subject Satellite View**

627 SOUTH WINDSOR AVENUE  
STOCKTON, CA 95205





### **Comparable Sale #1**

28 N ADELBERT AVE  
STOCKTON, CA 95215  
Sale Date: 05/26/2021  
Sale Price: \$265,000



### **Comparable Sale #2**

1118 S DRAKE AVE  
STOCKTON, CA 95215  
Sale Date: 09/03/2021  
Sale Price: \$288,000



### **Comparable Sale #3**

420 S WINDSOR AVE  
STOCKTON, CA 95205  
Sale Date: 07/05/2021  
Sale Price: \$299,000





### **Comparable Listing #1**

413 N FILBERT ST  
STOCKTON, CA 95205  
List Price: \$219,000



### **Comparable Listing #2**

2335 E WASHINGTON ST  
STOCKTON, CA 95205  
List Price: \$265,000



### **Comparable Listing #3**

503 S ORO AVE  
STOCKTON, CA 95215  
List Price: \$294,900

# Disclaimer

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