



VOXTUR

Broker Price Opinion

 Exterior Inspection
 Interior Inspection

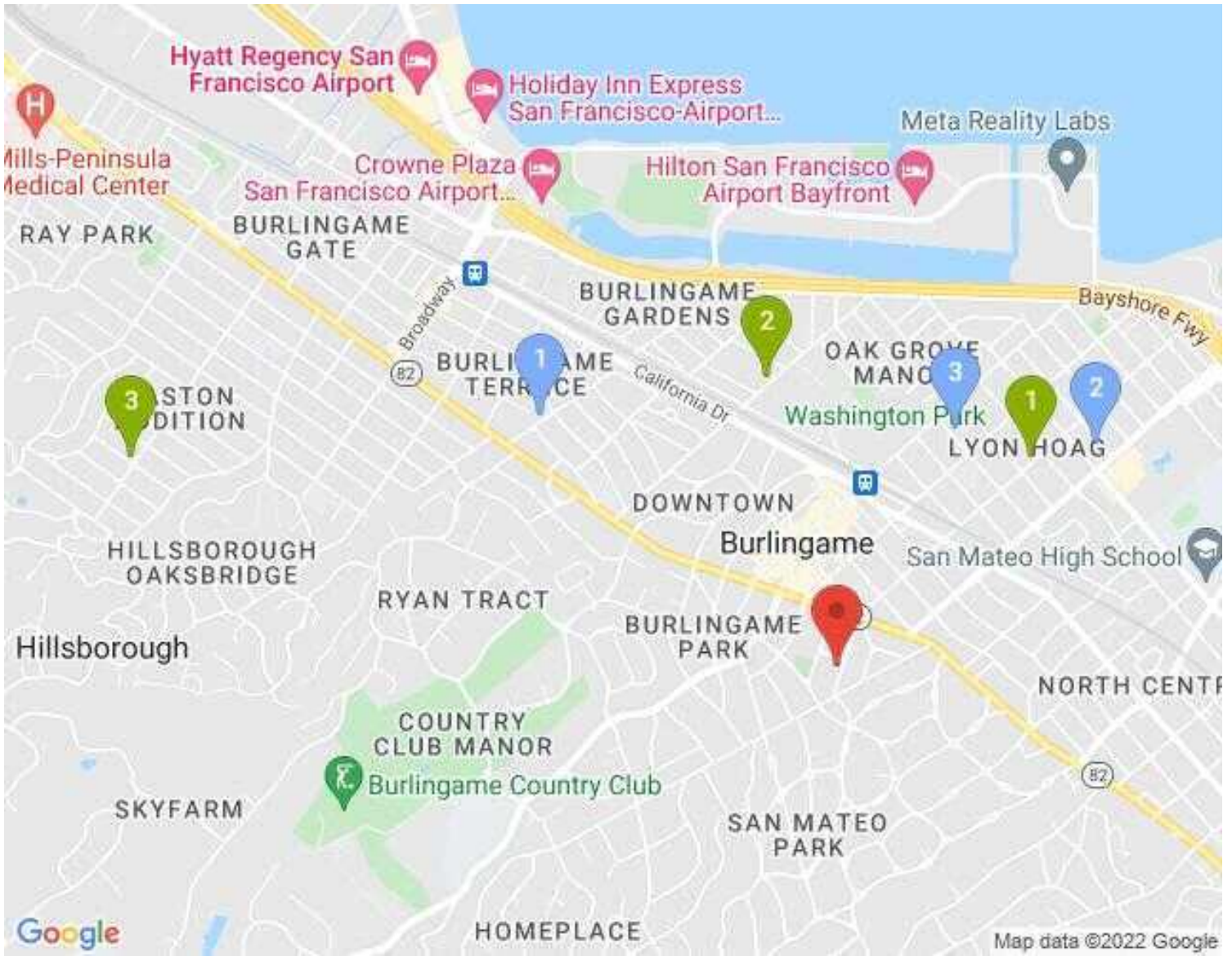
Property Address:	1548 CYPRESS AVENUE	Vendor ID:	13311930.1_306378
City, State, Zip:	BURLINGAME, CA 94010	Deal Name:	
Loan Number:	001600	Inspection Date:	03/04/2022
2nd Loan / Client #:		Subject APN:	028-295-060
Borrower / Owner of Record	Ka Ho Chan	Lender / Client	Premier Money Source, Inc.

Property Occupancy Status	Owner	Does the Property Appear Secure?	Yes	Est. Monthly Rent	\$6,000	Sold in the last	
Currently Listed	Yes	Currently List Broker	eXp Realty of California	List Broker Contact #	(510) 421-1892	Initial List Price	\$1,850,000
		Initial List Date	02/16/2022	Current List Price	\$1,850,000	DOM / CDOM	10 / 10
Is the Subject Listing Currently Pending?	Yes	Date of Contract	02/26/2022	CDOM to Contract	10	Sale Price:	
						Sale Date:	

Subject Property Comments / External Influences
 Subject is a traditional style home, of construction, style and curb appeal typical for the neighborhood.

	Subject	Sold comps 1	Sold comps 2	Sold comps 3	List comps 1	List comps 2	List comps 3
							
Address	1548 CYPRESS AVENUE BURLINGAME, CA 94010	1344 EDGEHILL DR BURLINGAME, CA 94010	17 STANLEY RD BURLINGAME, CA 94010	224 ARUNDEL RD BURLINGAME, CA 94010	608 BAYSWATER AVE BURLINGAME, CA 94010	916 OAK GROVE AVE BURLINGAME, CA 94010	2418 HILLSIDE DR BURLINGAME, CA 94010
Proximity		0.96	0.84	0.66	0.7	0.73	1.82
Sale/List Price		\$2,400,000	\$2,395,000	\$2,425,000	\$2,378,000	\$1,998,000	\$2,795,000
Sale Date		11/18/2021	12/12/2021	11/24/2021	02/12/2022	01/27/2022	02/25/2022
Price Per Sq.ft.	\$1,558.44	\$1,568.63	\$1,663.19	\$1,707.75	\$1,380.15	\$1,488.82	\$1,644.12
Initial List Price	\$1,850,000	\$1,998,000	\$2,595,000	\$1,895,000	\$2,378,000	\$1,998,000	\$2,795,000
Initial List Date	02/16/2022	09/07/2021	09/24/2021	09/16/2021	02/12/2022	01/27/2022	02/25/2022
Current/Final List	\$1,850,000	\$1,998,000	\$2,395,000	\$1,895,000	\$2,378,000	\$1,998,000	\$2,795,000
DOM/CDOM	10 /	28 / 28	16 / 16	8 / 8	2 / 2	11 / 11	7 / 7
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	1540	1530	1440	1420	1723	1342	1700
#Rooms/Bed/Bath All	5 / 2 / 1	7 / 3 / 3	7 / 3 / 3	5 / 2 / 1.5	7 / 4 / 2.5	6 / 3 / 2	6 / 3 / 2
Year Built	1927	1925	1930	1937	1925	1920	1924
Bsmnt SqFt/Finished							
Lot Size	0.11	0.12	0.13	0.17	0.11	0.09	0.14
Property Type	SF Detach	SF Detach	SF Detach	SF Detach	SF Detach	SF Detach	SF Detach
Style / Quality	Contemp / Q3	Contemp / Q3	Contemp / Q3	Contemp / Q3	Contemp / Q3	Contemp / Q3	Contemp / Q3
# of Units	1	1	1	1	1	1	1
Condition	C3	C3	C3	C3	C3	C3	C3
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	Yes	Yes	Yes	Yes	Yes	Yes
Garage	1 Detached	2 Attached	1 Detached	2 Attached	1 Detached	None	2 Detached
Other Features	None	None	None	None	None	None	None
HOA Fees	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Subdivision	BURLINGAME	BURLINGAME	BURLINGAME	BURLINGAME	BURLINGAME	BURLINGAME	BURLINGAME
Rent Potential	\$6,000						
Annual Gross Income	\$72,000						
Likely Sale Price					\$2,378,000	\$1,998,000	\$2,795,000
Gross Rent Multiplier	33.33						
School District	BURLINGAME	BURLINGAME	BURLINGAME	BURLINGAME	BURLINGAME	BURLINGAME	BURLINGAME
Common Amenities							
Data Source - ID	County Tax-028 ...	MLS-81861491	MLS-81864180	MLS-81863097	MLS-81878158	MLS-81876044	MLS-81879840

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	\$2,400,000	\$2,400,000	\$500,000	\$2,300,000
Recommended List Price	\$2,450,000	\$2,450,000		
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
•	1548 CYPRESS AVENUE	BURLINGAME	2	1	0.11		1927		
1	1344 EDGEHILL DR	BURLINGAME	3	3	0.12	11/18/2021	1925	\$2,400,000	0.96
2	17 STANLEY RD	BURLINGAME	3	3	0.13	12/12/2021	1930	\$2,395,000	0.84
3	224 ARUNDEL RD	BURLINGAME	2	1.5	0.17	11/24/2021	1937	\$2,425,000	0.66
1	608 BAYSWATER AVE	BURLINGAME	4	2.5	0.11	02/12/2022	1925	\$2,378,000	0.7
2	916 OAK GROVE AVE	BURLINGAME	3	2	0.09	01/27/2022	1920	\$1,998,000	0.73
3	2418 HILLSIDE DR	BURLINGAME	3	2	0.14	02/25/2022	1924	\$2,795,000	1.82

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	Most similar in GLA. Similar in Age. Superior in Bedroom count(-\$10,000)
Sale 2 Comments	Most recent. Similar in Age. Superior in Bedroom count(-\$10,000). Inferior in GLA(+\$80,000)
Sale 3 Comments	Similar in Age. Superior in Bedroom count(-\$10,000) and Lot size(-\$50,000). Inferior in GLA(+\$80,000)
List 1 Comments	Most similar in Age. Superior in Bedroom count(-\$20,000) and GLA(-\$140,000)
List 2 Comments	Most recent. Similar in Age. Superior in Bedroom count(-\$10,000). Inferior in GLA(+\$160,000)
List 3 Comments	Similar in Age. Superior in Bedroom count(-\$10,000) and GLA(-\$140,000)

Comments:

Service Provider Comments:

Listing price of some Comps is lower than Sales Price. It is common practice in the area for the properties to be listed below value to generate multiple offers, and overbidding is common in this situation. Comps chosen are best in relation to subject in an extensive search of the market within 2 mile radius. Although some comps are over 20% outside of GLA, not identical in bedroom count and over 10 years in age, expanding geographic area does not identify more qualified comps, and use comps in other cities of Bay Area would have different positive and negative influence. Most weight placed on List 1 Most similar in Age. Most proximate to subject. Most weight placed on Sale 1 Most similar in GLA. Similar in Age.

Vendor Comments:

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

RepairsRecommended Repairs would bring the subject to:

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

1548 CYPRESS AVENUE
BURLINGAME, CA 94010



Subject Side

1548 CYPRESS AVENUE
BURLINGAME, CA 94010



Subject Side

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Subject Address Verification

1548 CYPRESS AVENUE
BURLINGAME, CA 94010



Subject Street

1548 CYPRESS AVENUE
BURLINGAME, CA 94010



Subject Street

1548 CYPRESS AVENUE
BURLINGAME, CA 94010





Subject What's across from Subject

1548 CYPRESS AVENUE
BURLINGAME, CA 94010



Subject Satellite View

1548 CYPRESS AVENUE
BURLINGAME, CA 94010



Comparable Sale #1

1344 EDGEHILL DR
BURLINGAME, CA 94010
Sale Date: 11/18/2021
Sale Price: \$2,400,000



Comparable Sale #2

17 STANLEY RD
BURLINGAME, CA 94010
Sale Date: 12/12/2021
Sale Price: \$2,395,000



Comparable Sale #3

224 ARUNDEL RD
BURLINGAME, CA 94010
Sale Date: 11/24/2021
Sale Price: \$2,425,000



Comparable Listing #1

608 BAYSWATER AVE
BURLINGAME, CA 94010
List Price: \$2,378,000



Comparable Listing #2

916 OAK GROVE AVE
BURLINGAME, CA 94010
List Price: \$1,998,000



Comparable Listing #3

2418 HILLSIDE DR
BURLINGAME, CA 94010
List Price: \$2,795,000

Disclaimer

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