



VOXTUR

Broker Price Opinion

 Exterior Inspection
 Interior Inspection

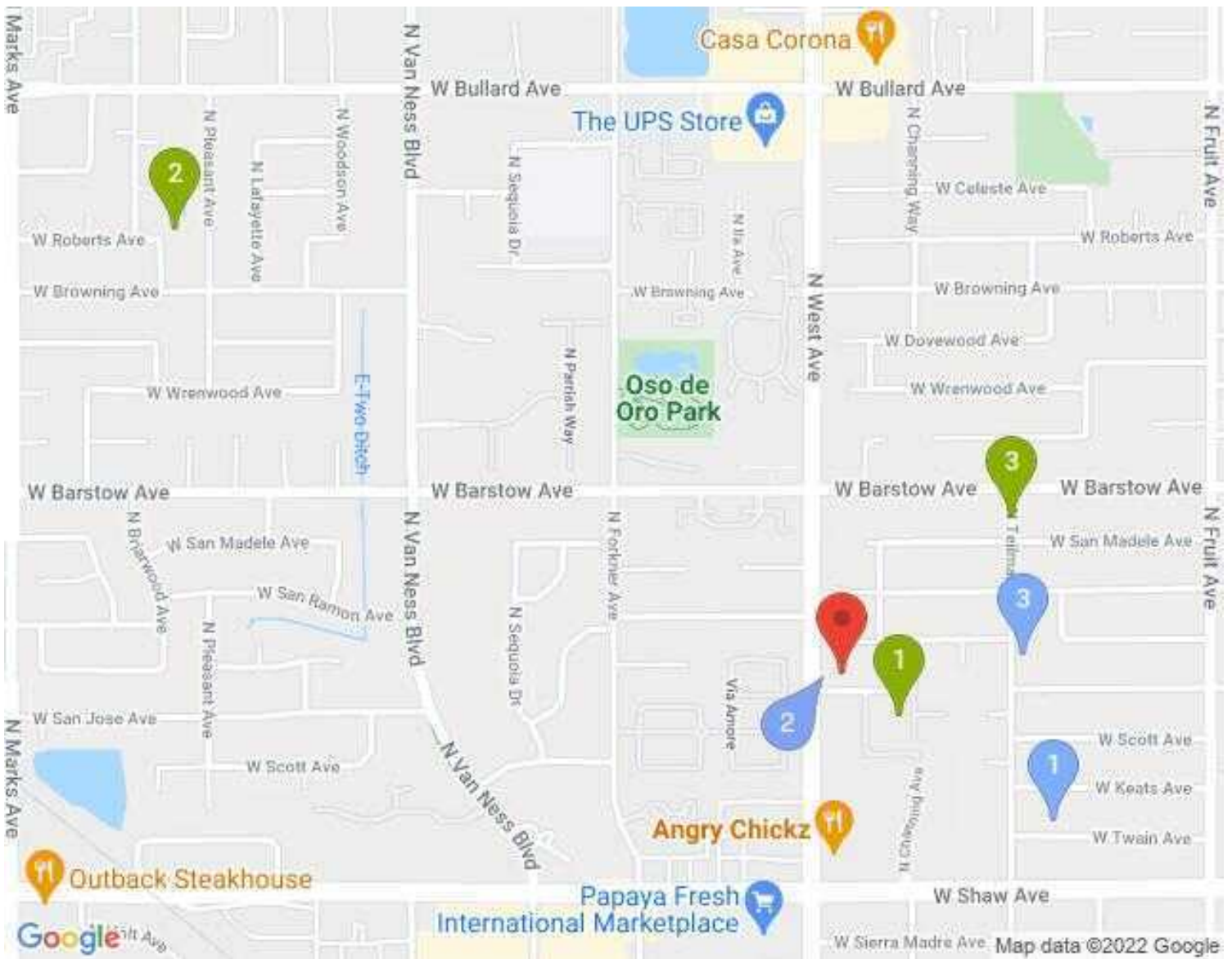
Property Address:	1770 WEST SAN JOSE AVENUE	Vendor ID:	13153974.1_300702
City, State, Zip:	FRESNO, CA 93711	Deal Name:	
Loan Number:	001560	Inspection Date:	02/01/2022
2nd Loan / Client #:		Subject APN:	417-103-19
Borrower / Owner of Record	Josiane Jones	Lender / Client	Premier Money Source, Inc.

Property Occupancy Status	Owner	Does the Property Appear Secure?	Yes	Est. Monthly Rent	\$2,200	Sold in the last	
Currently Listed	No	Currently List Broker		Initial List Price		12 Months?	
Is the Subject Listing Currently Pending?		Date of Contract		CDOM to Contract		Sale Price:	
						Sale Date:	

Subject Property Comments / External Influences
Single story, two car garage

Subject	Sold comps 1	Sold comps 2	Sold comps 3	List comps 1	List comps 2	List comps 3	
Address	1770 WEST SAN JOSE AVENUE FRESNO, CA 93711	1556 W TWAIN AVE FRESNO, CA 93711	1784 W SAN JOSE AVE FRESNO, CA 93711	5240 N TEILMAN AVE FRESNO, CA 93711	5173 N CHANNING WAY FRESNO, CA 93711	5656 N BRIARWOOD FRESNO, CA 93711	5373 N TEILMAN FRESNO, CA 93711
Proximity		0.32	0.02	0.23	0.09	1	0.29
Sale/List Price		\$462,500	\$461,000	\$474,200	\$499,000	\$519,900	\$449,000
Sale Date		11/30/2021	08/31/2021	09/29/2021	12/17/2021	01/06/2022	12/03/2021
Price Per Sq.ft.	\$206.67	\$202.32	\$183.59	\$234.52	\$194.47	\$258.79	\$203.17
Initial List Price		\$465,000	\$475,000	\$450,000	\$499,000	\$519,900	\$449,000
Initial List Date		09/30/2021	07/15/2021	09/10/2021	12/17/2021	01/06/2022	12/03/2021
Current/Final List		\$465,000	\$475,000	\$450,000	\$499,000	\$519,900	\$449,000
DOM/CDOM		18 / 18	31 / 6	6 / 6	25 / 25	17 / 17	25 / 25
Sales Type		Fair Market	Fair Market	Fair Market	Fair Market	Fair Market	Fair Market
Finance Incentives		3180	1000	0	0	0	0
Living Area	2250	2286	2511	2022	2566	2009	2210
#Rooms/Bed/Bath All	6 / 3 / 2	8 / 4 / 2.5	8 / 3 / 2.5	6 / 3 / 2	8 / 3 / 2.5	8 / 3 / 2.5	8 / 3 / 2.5
Year Built	1986	1957	1974	1988	1968	1971	1970
Bsmnt SqFt/Finished							
Lot Size	0.29	0.33	0.29	0.33	0.28	0.40	0.31
Property Type	SF Detach	SF Detach	SF Detach	SF Detach	SF Detach	SF Detach	SF Detach
Style / Quality	Single Story / Q4	Single Story / Q4	Single Story / Q4	Single Story / Q4	Single Story / Q4	Single Story / Q4	Single Story / Q4
# of Units	1	1	1	1	1	1	1
Condition	C4	C4	C4	C4	C4	C3	C4
Pool/Spa	None	Yes / No	No / No	No / No	Yes / No	Yes / 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	2 Attached	2 Attached	2 Attached	2 Attached	2 Attached	2 Attached
Other Features	NA	NA	leased solar	NA	NA	NA	NA
HOA Fees	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Subdivision	Figarden Estates 25	Unknown	Unknown	Unknown	Unknown	Unknown	Unknown
Rent Potential	\$2,200						
Annual Gross Income	\$26,400						
Likely Sale Price					\$499,000	\$519,900	\$449,000
Gross Rent Multiplier	17.61						
School District	Bullard High	Bullard High	Bullard High	Bullard High	Fresno Unified	Fresno Unified	Fresno Unified
Common Amenities							
Data Source - ID	County Tax-tax ...	MLS-567221	MLS-562760	MLS-566137	MLS-570742	MLS-571184	MLS-570202

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	\$465,000	\$465,000	\$82,900	\$455,000
Recommended List Price	\$465,000	\$465,000		
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
•	1770 WEST SAN JOSE AVENUE	FRESNO	3	2	0.29		1986		
1	1556 W TWAIN AVE	FRESNO	4	2.5	0.33	11/30/2021	1957	\$462,500	0.32
2	1784 W SAN JOSE AVE	FRESNO	3	2.5	0.29	08/31/2021	1974	\$461,000	0.02
3	5240 N TEILMAN AVE	FRESNO	3	2	0.33	09/29/2021	1988	\$474,200	0.23
1	5173 N CHANNING WAY	FRESNO	3	2.5	0.28	12/17/2021	1968	\$499,000	0.09
2	5656 N BRIARWOOD	FRESNO	3	2.5	0.40	01/06/2022	1971	\$519,900	1
3	5373 N TEILMAN	FRESNO	3	2.5	0.31	12/03/2021	1970	\$449,000	0.29

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	Beautiful family home on a mature, tree-lined street in North West Fresno is ready for new owners. The home has an excellent layout for a large or growing family with a family room, breakfast nook, and a great room for dining and entertaining. Fireplaces in both areas of these are
Sale 2 Comments	Welcome home to this meticulously maintained property in a desirable North West Fresno neighborhood! This 3 bedroom, 2.5 bath home has been cared for and shows true pride of ownership. Spacious master bedroom with two walk in closets and a sitting area with an en suite bathroom.
Sale 3 Comments	Well-cared-for, custom, one-owner home with a large mature landscaped lot in a quiet Bullard High neighborhood. This lovely NW home includes a large family room with beamed ceiling and brick fireplace, formal dining room, spacious kitchen with desk, built-in appliances and eating
List 1 Comments	Welcome home! This exceptional property is located in 93711 and is ready for its next owner! This great space features 3 bedrooms, 2 1/2 baths, 3 separate living spaces one which includes a built in bar, kitchen nook, a large master suite, covered patio and pool.
List 2 Comments	Newly renovated home located in a highly sought after neighborhood off the esteemed Van Ness Blvd. This home is not only an entertainer's dream it is also a warm and cozy lets stay in and watch a movie home. The open kitchen rolls into the dining and living area. The primary bed
List 3 Comments	This beautiful and spacious Mansionette home won't last! It is located in a beautiful serene neighborhood surrounded by mature landscape and near Fresno Unified Schools. Inside you will find a beautiful kitchen with upgraded granite counters, a wide 5 burner gas stove, and lamina

Comments:

Service Provider Comments:

Search parameters used for comps, Fresno MLS, sold date 8/5/21 or sooner, no short sales or foreclosures, SFR, 1 story, square foot 1900-2500, 1976-1996 in age, within 1/4 mile radius there is 2 comp(s), within 1/2 mile radius there is 4 comp(s), one comp is inferior and one is updated, due to shortage of active/pending/sold comps moved radius 1 mile, removed age due to shortage of comps moved GLA to 1800-2600 sf within 1/2 mile radius. The price on the report is based on home being in average condition, this a drive by exterior only. Comps used are the most similar comps to subject property that is available thru the Fresno MLS. There is a variance in age, lot, style, and GLA. When pricing the subject all 6 comparable were factored in as well as the subject's location, design and appeal. Seller concessions are not required to sell a home in this area but will sometimes help a home sell faster. Within 1/2-mile radius of subject the following comps are not used in report due to either inferior or superior condition (updated) 5095 N Forkner Ave, Fresno CA 93711 sold 9/23/21 for \$495k (updated) Most weight placed on List 3 Similar bedrooms / garage count and similar location Most weight placed on Sale 3 Within 1/2 mile radius, similar age, bed, bath count

Vendor Comments:

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

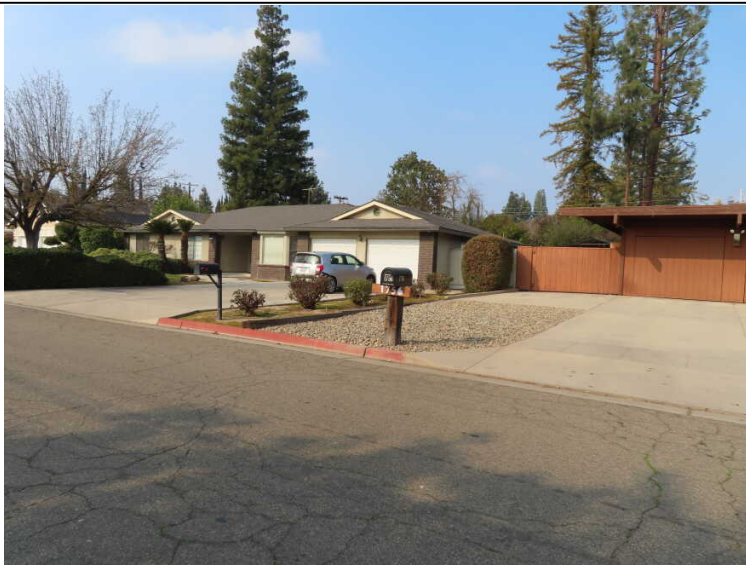
RepairsRecommended Repairs would bring the subject to:

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

1770 WEST SAN JOSE AVENUE
FRESNO, CA 93711



Subject Side

1770 WEST SAN JOSE AVENUE
FRESNO, CA 93711



Subject Side

1770 WEST SAN JOSE AVENUE
FRESNO, CA 93711



Subject Address Verification

1770 WEST SAN JOSE AVENUE
FRESNO, CA 93711



Subject Street Sign

1770 WEST SAN JOSE AVENUE
FRESNO, CA 93711



Subject Street

1770 WEST SAN JOSE AVENUE
FRESNO, CA 93711



Subject Street

1770 WEST SAN JOSE AVENUE
FRESNO, CA 93711



Subject What's across from Subject

1770 WEST SAN JOSE AVENUE
FRESNO, CA 93711



Subject Satellite View

1770 WEST SAN JOSE AVENUE
FRESNO, CA 93711



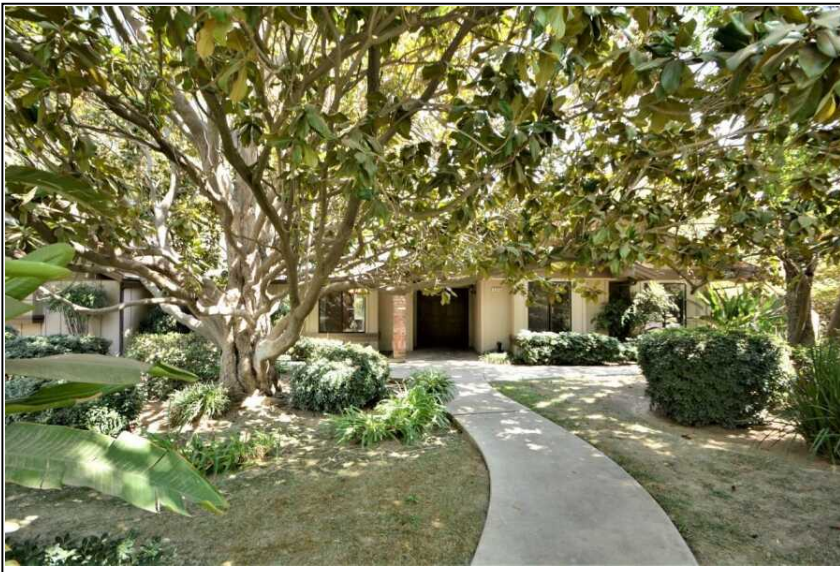
Comparable Sale #1

1556 W TWAIN AVE
FRESNO, CA 93711
Sale Date: 11/30/2021
Sale Price: \$462,500



Comparable Sale #2

1784 W SAN JOSE AVE
FRESNO, CA 93711
Sale Date: 08/31/2021
Sale Price: \$461,000



Comparable Sale #3

5240 N TEILMAN AVE
FRESNO, CA 93711
Sale Date: 09/29/2021
Sale Price: \$474,200



Comparable Listing #1

5173 N CHANNING WAY
FRESNO, CA 93711
List Price: \$499,000



Comparable Listing #2

5656 N BRIARWOOD
FRESNO, CA 93711
List Price: \$519,900



Comparable Listing #3

5373 N TEILMAN
FRESNO, CA 93711
List Price: \$449,000

Disclaimer

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