



# VOXTUR

## Broker Price Opinion

Exterior Inspection  
 Interior Inspection

Property Address:	6726 MOTZ STREET	Vendor ID:	13411674.1_311405
City, State, Zip:	PARAMOUNT, CA 90723	Deal Name:	
Loan Number:	001618	Inspection Date:	03/24/2022
2nd Loan / Client #:		Subject APN:	7101-005-001
Borrower / Owner of Record	Sonia Sanchez	Lender / Client	Premier Money Source, Inc.

Property Occupancy Status:  Does the Property Appear Secure?  Est. Monthly Rent:  Sold in the last  Months?

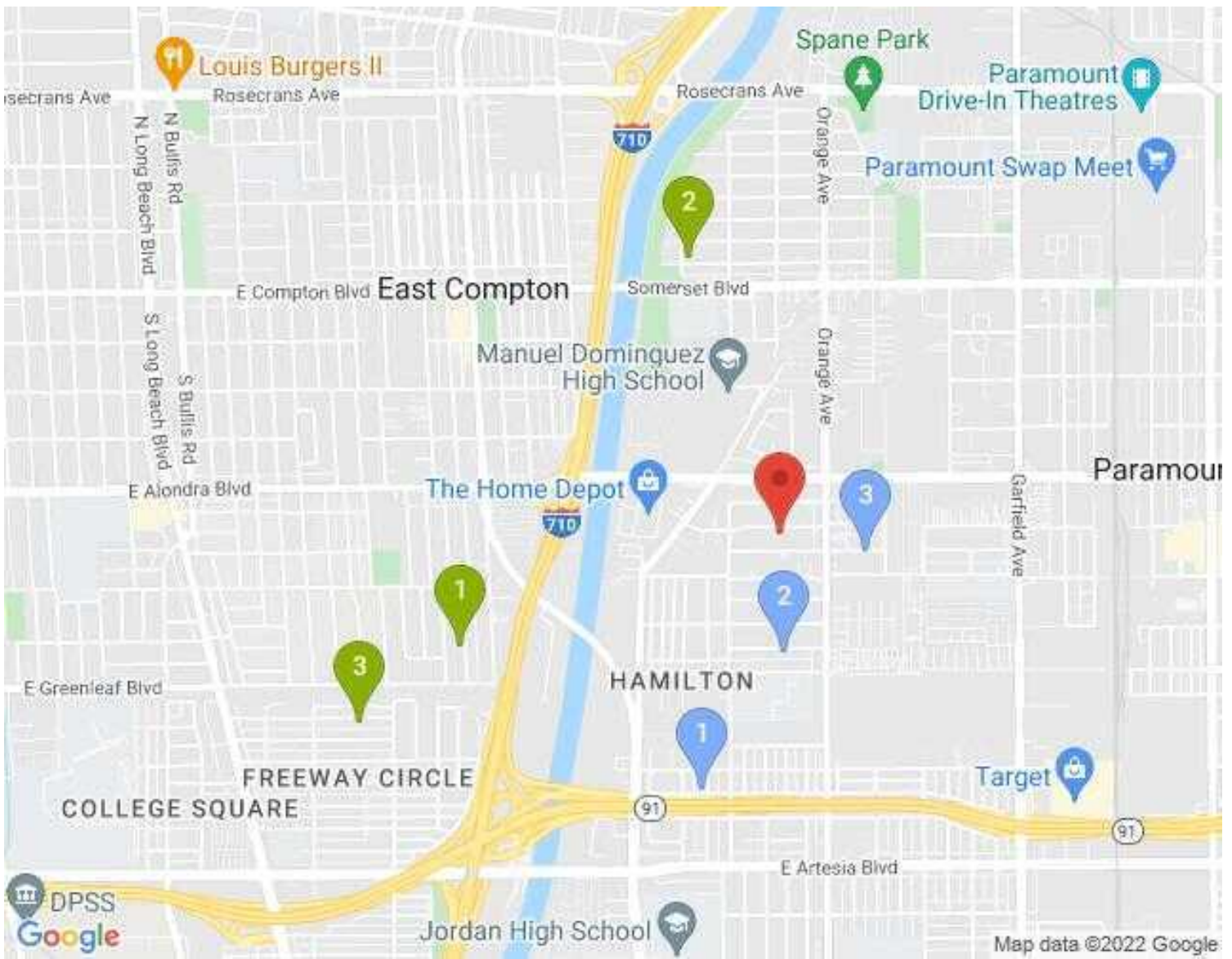
Currently Listed:  Currently List Broker:  List Broker Contact #:  Initial List Price:  Initial List Date:  Current List Price:  DOM / CDOM:  Sale Price:

Is the Subject Listing Currently Pending?  Date of Contract:  CDOM to Contract:  Sale Date:

Subject Property Comments / External Influences  
**The Subject is a 1 story SFR in average condition with no upgrades seen with a 1 car attached garage.**

	Subject	Sold comps 1	Sold comps 2	Sold comps 3	List comps 1	List comps 2	List comps 3
Address	6726 MOTZ STREET PARAMOUNT, CA 90723	6759 OLIVE AVE LONG BEACH, CA 90805	1098 E 70TH WAY LONG BEACH, CA 90805	807 MARCELLE ST PARAMOUNT, CA 90273	1511 S WASHINGTON AVE COMPTON, CA 90221	6507 SAN LUIS ST PARAMOUNT, CA 90723	248 E 69TH WAY LONG BEACH, CA 90805
Proximity		0.69	0.31	0.23	0.88	0.75	1.19
Sale/List Price		\$679,000	\$710,000	\$807,000	\$650,000	\$729,900	\$480,000
Sale Date		12/22/2021	12/03/2021	12/29/2021	03/22/2021	02/03/2022	02/01/2021
Price Per Sq.ft.	\$421.84	\$420.17	\$462.24	\$455.93	\$464.95	\$540.67	\$341.15
Initial List Price		\$695,000	\$725,000	\$775,000	\$650,000	\$729,900	\$450,000
Initial List Date		10/13/2021	10/15/2021	11/15/2021	03/22/2021	02/03/2022	02/01/2021
Current/Final List		\$679,000	\$699,900	\$775,000	\$650,000	\$729,900	\$480,000
DOM/CDOM		8 / 8	19 / 19	7 / 7	1 / 1	21 / 21	104 / 104
Sales Type		Fair Market	Fair Market	Fair Market	Fair Market	Fair Market	Fair Market
Finance Incentives		0	1500	0	0	0	0
Living Area	1612	1616	1536	1770	1398	1350	1407
#Rooms/Bed/Bath All	7 / 3 / 3	7 / 4 / 2	6 / 3 / 2	7 / 4 / 2	7 / 4 / 2	6 / 3 / 2	7 / 4 / 2
Year Built	1940	1929	1947	1939	1952	1929	1944
Bsmnt SqFt/Finished							
Lot Size	0.20	0.20	0.14	0.18	0.14	0.14	0.14
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	C3	C4	C3	C3	C4
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	Yes / No / No	Yes / No / No	Yes / No / No	Yes / No / No	Yes / No / No	Yes / No / No	Yes / No / No
Fireplace	No	No	No	No	No	No	No
Garage	2 Attached	1 Detached	2 Detached	2 Attached	None	2 Detached	2 Detached
Other Features	Not Remodeled	Not Remodeled	Remodeled	Not Remodeled	Not Remodeled	Remodeled	Not Remodeled
HOA Fees	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Subdivision	HOMESTEAD	NORTH LONG BEACH	NORTH LONG BEACH	Paramount Area	Compton Area	Paramount Area	North Long Beach Area
Rent Potential	\$2,800						
Annual Gross Income	\$33,600						
Likely Sale Price					\$650,000	\$729,900	\$480,000
Gross Rent Multiplier	20.24						
School District	Paramount Unified	Long Beach Uni ...	Long Beach Uni ...	Paramount Unified	Compton Unified	Paramount Unified	Long Beach Uni ...
Common Amenities							
Data Source - ID	County Tax-710 ...	MLS-DW21227302	MLS-PW21223958	MLS-21105053	MLS-PW22058667	MLS-IG22022383	MLS-PW21022828

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	<input type="text" value="\$680,000"/>	<input type="text" value="\$680,000"/>	<input type="text" value="\$180,000"/>	<input type="text" value="\$660,000"/>
Recommended List Price	<input type="text" value="\$705,000"/>	<input type="text" value="\$705,000"/>		
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
•	6726 MOTZ STREET	PARAMOUNT	3	3	0.20		1940		
1	6759 OLIVE AVE	LONG BEACH	4	2	0.20	12/22/2021	1929	\$679,000	0.69
2	1098 E 70TH WAY	LONG BEACH	3	2	0.14	12/03/2021	1947	\$710,000	0.31
3	807 MARCELLE ST	PARAMOUNT	4	2	0.18	12/29/2021	1939	\$807,000	0.23
1	1511 S WASHINGTON AVE	COMPTON	4	2	0.14	03/22/2021	1952	\$650,000	0.88
2	6507 SAN LUIS ST	PARAMOUNT	3	2	0.14	02/03/2022	1929	\$729,900	0.75
3	248 E 69TH WAY	LONG BEACH	4	2	0.14	02/01/2021	1944	\$480,000	1.19

**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 \$689k adjusted sale price after +\$10k in total adjustments made itemized as  
CommentsSale 2 \$658.5k adjusted sale price after -\$51.5k in total adjustments made itemized as  
CommentsSale 3 \$728k adjusted sale price after -\$79k in total adjustments made itemized as  
CommentsList 1 \$744k adjusted list price after +\$96k in total adjustments made itemized as  
CommentsList 2 \$723.9k adjusted list price after -\$6k in total adjustments made itemized as  
CommentsList 3 \$586k adjusted list price after +\$106k in total adjustments made itemized as  
Comments**Comments:**

Service Provider Comments:

The Subject is a 1940 year built 1 story SFR with 3 bedrooms, 3 bathrooms, and a GLA of 1612sf per title and tax assessor records that is on a 8657sf R-2 zoned lot of 0.20 acres with dimensions of 60 x 145 feet. The exterior is in average condition with no repair issues or upgrades seen. A 2 car attached garage was visible at the time of the drive by inspection. Located on a low traffic residential street within a residential tract in the Western part of the City of Paramount just East of the 710 Freeway and the City of Compton and just North of the City of Long Beach. The curb address for the Subject was faded and not visible on the structure either and photos of the West adjacent lot at 6720 and the lot across the street at 6727 were taken and no address was visible on the East adjacent lot. For reference purposes, the adjustment factors used for the comps were \$150/sf for GLA variance exceeding 100sf, \$15k per bedroom, \$10k per bathroom, -\$25k per comp with a C3 condition exterior, \$5k per 10 years of age difference, \$15k per 30% lot size variance, \$10k per garage space, -\$50k per comp with a remodeled interior, -\$50k per comp with a ADU second unit, +\$40k per comp (List 1 & List 3) located in the inferior area West of the 710 Freeway, and -\$1.5k for the Sale 2 seller concession made. As a result, the adjusted values of the comps are summarized as \$689k for Sale 1, \$658.5k for Sale 2, \$728k for Sale 3, \$744k for List 1, \$723.9k for List 2, and \$586k for List 3. The Subject should sell within the adjusted values of the 3 sold comps between the low of Sale 2 at \$658.5k and the high of Sale 3 at \$728k and is therefore as is price bracketed at \$680k. The recommended list price of the Subject is \$705k which price positions it between the adjusted values of List 3 at \$586k and of List 2 at \$723.9k. Most weight placed on List 2 This comp is in Paramount with the closest proximity to the Subject. Most weight placed on Sale 1 This comp has the most similar GLA and equal lot size to the Subject.

Vendor Comments:

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

**Repairs**Recommended Repairs would bring the subject to: 

<b>Internal Repairs</b>		<b>Comment</b>	<b>Total</b>
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
<b>External Repairs</b>		<b>Comment</b>	<b>Total</b>
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**

6726 MOTZ STREET  
PARAMOUNT, CA 90723



**Subject Side**

6726 MOTZ STREET  
PARAMOUNT, CA 90723



**Subject Side**

6726 MOTZ STREET  
PARAMOUNT, CA 90723



**Subject Address Verification**

6726 MOTZ STREET  
PARAMOUNT, CA 90723



**Subject Street Sign**

6726 MOTZ STREET  
PARAMOUNT, CA 90723



**Subject Street**

6726 MOTZ STREET  
PARAMOUNT, CA 90723



**Subject Street**

6726 MOTZ STREET  
PARAMOUNT, CA 90723



**Subject What's across from Subject**

6726 MOTZ STREET  
PARAMOUNT, CA 90723



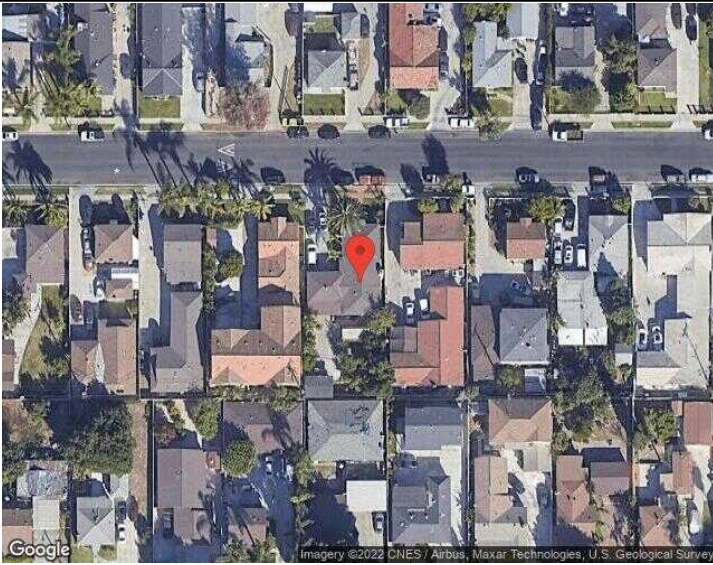
**Subject Other**

6726 MOTZ STREET  
PARAMOUNT, CA 90723



**Subject Other**

6726 MOTZ STREET  
PARAMOUNT, CA 90723



**Subject Satellite View**

6726 MOTZ STREET  
PARAMOUNT, CA 90723





**Comparable Sale #1**

6759 OLIVE AVE  
LONG BEACH, CA 90805  
Sale Date: 12/22/2021  
Sale Price: \$679,000



**Comparable Sale #2**

1098 E 70TH WAY  
LONG BEACH, CA 90805  
Sale Date: 12/03/2021  
Sale Price: \$710,000



**Comparable Sale #3**

807 MARCELLE ST  
PARAMOUNT, CA 90273  
Sale Date: 12/29/2021  
Sale Price: \$807,000



**Comparable Listing #1**

1511 S WASHINGTON AVE  
COMPTON, CA 90221  
List Price: \$650,000



**Comparable Listing #2**

6507 SAN LUIS ST  
PARAMOUNT, CA 90723  
List Price: \$729,900



**Comparable Listing #3**

248 E 69TH WAY  
LONG BEACH, CA 90805  
List Price: \$480,000

# Disclaimer

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