



VOXTUR

Broker Price Opinion

 Exterior Inspection
 Interior Inspection

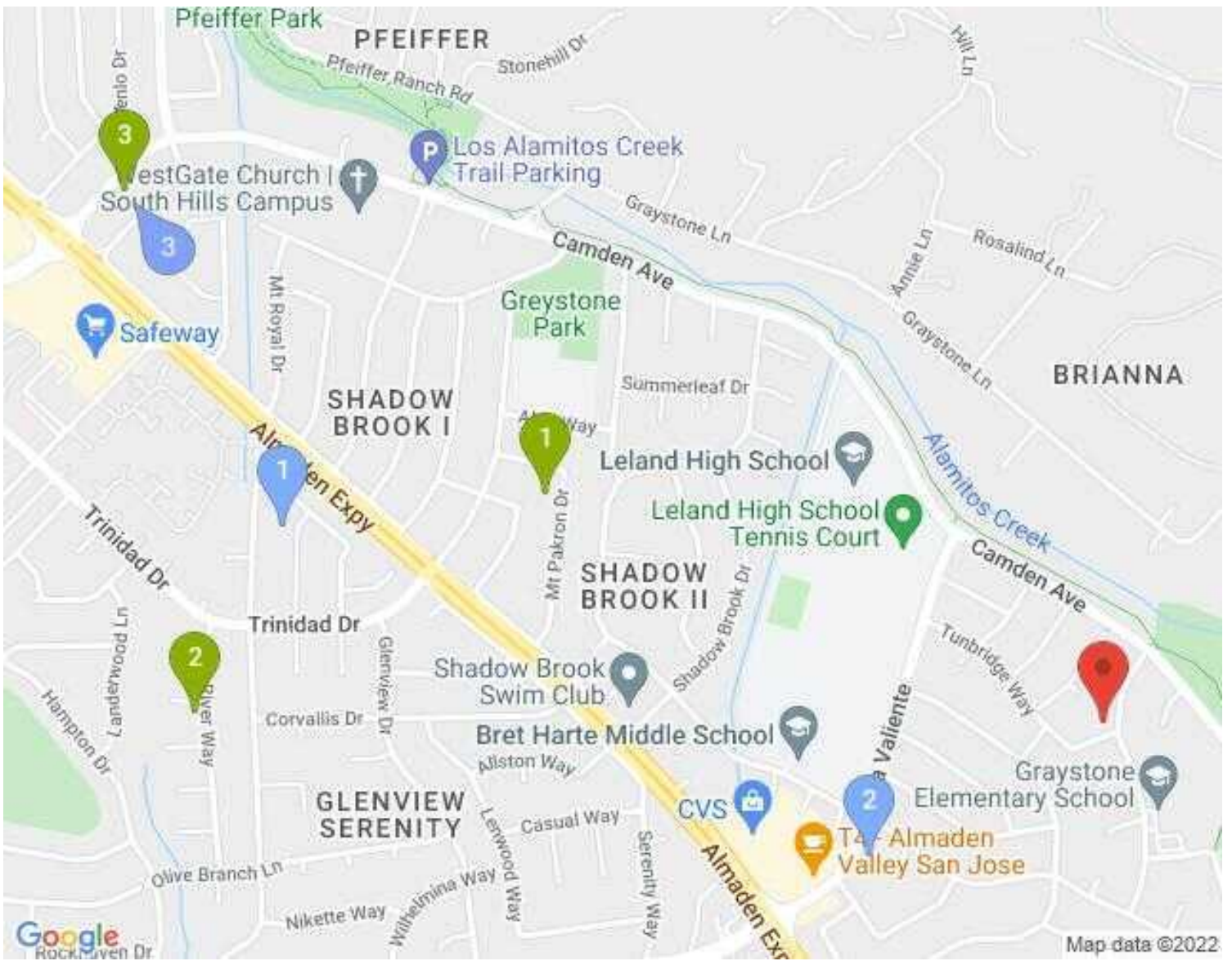
Property Address:	6875 SHEARWATER DRIVE	Vendor ID:	13394076.1_407061
City, State, Zip:	SAN JOSE, CA 95120	Deal Name:	
Loan Number:	001574	Inspection Date:	03/18/2022
2nd Loan / Client #:		Subject APN:	701-42-102
Borrower / Owner of Record	David Fan	Lender / Client	Premier Money Source, Inc.

Property Occupancy Status	Owner	Does the Property Appear Secure?	Yes	Est. Monthly Rent	\$4,227	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
Visual exterior inspection shows no sign of needed repair.

	Subject	Sold comps 1	Sold comps 2	Sold comps 3	List comps 1	List comps 2	List comps 3
Address	6875 SHEARWATER DRIVE SAN JOSE, CA 95120	6667 DORENE PL SAN JOSE, CA 95120	1052 VIA VALIENTE SAN JOSE, CA 95120	1069 TIMBERCREST DR SAN JOSE, CA 95120	6717 MOUNT PAKRON DRIVE SAN JOSE, CA 95120	1206 SWINGING GATE COURT SAN JOSE, CA 95120	6525 CAMDEN AVENUE SAN JOSE, CA 95120
Proximity		1.05	0.33	1.37	0.75	1.13	1.38
Sale/List Price		\$2,100,000	\$1,962,500	\$1,860,000	\$2,295,000	\$2,098,000	\$1,777,888
Sale Date		01/04/2022	12/06/2021	12/01/2021	03/09/2022	03/03/2022	02/17/2022
Price Per Sq.ft.	\$928.50	\$1,038.58	\$807.61	\$858.33	\$1,073.43	\$1,021.42	\$936.22
Initial List Price		\$1,995,000	\$1,875,000	\$1,799,988	\$2,295,000	\$2,098,000	\$1,777,888
Initial List Date		12/28/2021	10/15/2021	10/27/2021	03/09/2022	03/03/2022	02/17/2022
Current/Final List		\$1,995,000	\$1,875,000	\$1,799,988	\$2,295,000	\$2,098,000	\$1,777,888
DOM/CDOM		6 / 6	52 / 52	34 / 34	7 / 7	6 / 6	21 / 21
Sales Type		Fair Market	Fair Market	Fair Market	Fair Market	Fair Market	Fair Market
Finance Incentives		0	0	0	0	0	0
Living Area	2126	2022	2430	2167	2138	2054	1899
#Rooms/Bed/Bath All	9 / 4 / 2	8 / 4 / 2	8 / 4 / 2.5	8 / 4 / 2.5	8 / 4 / 2	8 / 4 / 2	8 / 4 / 2.5
Year Built	1972	1975	1969	1980	1969	1974	1980
Bsmnt SqFt/Finished							
Lot Size	0.22	0.26	0.20	0.14	0.21	0.22	0.14
Property Type	SF Detach	SF Detach	SF Detach	SF Detach	SF Detach	SF Detach	SF Detach
Style / Quality	2-Story Conv / Q4	Single Story / Q4	2-Story Conv / Q4	2-Story Conv / Q4	Single Story / Q4	Single Story / Q4	2-Story Conv / Q4
# of Units	1	1	1	1	1	1	1
Condition	C4	C4	C4	C4	C4	C3	C3
Pool/Spa	None	No / No	Yes / No	No / No	No / No	Yes / Yes	No / No
View	Residential	Residential	Mountain	Residential	Residential	Residential	Residential
Porch/Patio/Deck	Yes / No / No	No / No / No	No / Yes / Yes	No / Yes / No	No / No / No	No / Yes / Yes	No / No / No
Fireplace	Yes	Yes	Yes	Yes	Yes	Yes	No
Garage	3 Attached	3 Attached	2 Attached	2 Attached	2 Attached	3 Attached	2 Attached
Other Features	None	Shed	None	None	Shed	Shed	None
HOA Fees	\$0	\$0	\$450	\$0	\$0	\$0	\$0
Subdivision	ALMADEN VALLEY	ALMADEN VALLEY	ALMADEN VALLEY	ALMADEN VALLEY	ALMADEN VALLEY	ALMADEN VALLEY	ALMADEN VALLEY
Rent Potential	\$4,227						
Annual Gross Income	\$50,724						
Likely Sale Price					\$2,295,000	\$2,098,000	\$1,777,888
Gross Rent Multiplier	38.92						
School District	San Jose	Leland High	Leland High	Leland High	Leland High	Leland High	Leland High
Common Amenities							
Data Source - ID	County Tax-N/A	MLS-ML81873143	MLS-ML81866875	MLS-ML81868287	MLS-ML81881583	MLS-ML81880830	MLS-ML81878806

Market Time 30-90 days	As-Is Price Estimate	As-Repaired Price Estimate	Land Only Price	30-Day Quick Sale Price
90-Day Marketing Time	\$1,974,000	\$1,974,000	\$862,000	\$1,915,000
Recommended List Price	\$2,013,000	\$2,013,000		
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
•	6875 SHEARWATER DRIVE	SAN JOSE	4	2	0.22		1972		
1	6667 DORENE PL	SAN JOSE	4	2	0.26	01/04/2022	1975	\$2,100,000	1.05
2	1052 VIA VALIENTE	SAN JOSE	4	2.5	0.20	12/06/2021	1969	\$1,962,500	0.33
3	1069 TIMBERCREST DR	SAN JOSE	4	2.5	0.14	12/01/2021	1980	\$1,860,000	1.37
1	6717 MOUNT PAKRON DRIVE	SAN JOSE	4	2	0.21	03/09/2022	1969	\$2,295,000	0.75
2	1206 SWINGING GATE COURT	SAN JOSE	4	2	0.22	03/03/2022	1974	\$2,098,000	1.13
3	6525 CAMDEN AVENUE	SAN JOSE	4	2.5	0.14	02/17/2022	1980	\$1,777,888	1.38

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 single story home in one of Almaden's best neighborhoods. Come see and make it your next home. Located in the highly desire public schools ranked as one of the best in San Jose Unified.
Sale 2 Comments	Almaden Valley two story home on a generous sized lot with mature landscaping, privacy and pool and spa.
Sale 3 Comments	Inviting home on tree-lined street with high ceilings, wood floors, and flexible floor plan. Sunny kitchen with granite countertops, walk-in pantry, eat-in kitchen, built in bar area, wine refrigerator.
List 1 Comments	The impressive living room is replete with vaulted ceilings and bay windows with views of the lush grounds in the distance.
List 2 Comments	Spacious living room with antique fireplace and custom etched windows overlooking backyard. Expanded laundry room with storage cabinets and utility sink.
List 3 Comments	Welcome to the beautiful move-in-ready two-story home with kitchen and all bathrooms remodeled. The floor is adorned with hardwood-look laminate flooring. Across from the kitchen, the spacious living room

Comments:

Service Provider Comments:

Search criteria -- 1 bed and 1 bath variance, 20% GLA variance, 10 years variance, COE 6 months, within 2 miles radius. Specific adjustments are provided on the report for each comp. Potential buyers are move-up buyers. There's a shortage of comparables with similar living space within immediate area so expansion of search distance, age, GLA and lot size is necessary. Most weight placed on List 1 Similar beds/baths, living space, lot size, age, condition, and proximity. Most weight placed on Sale 2 Similar beds, living space, lot size, age, and condition

Vendor Comments:

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

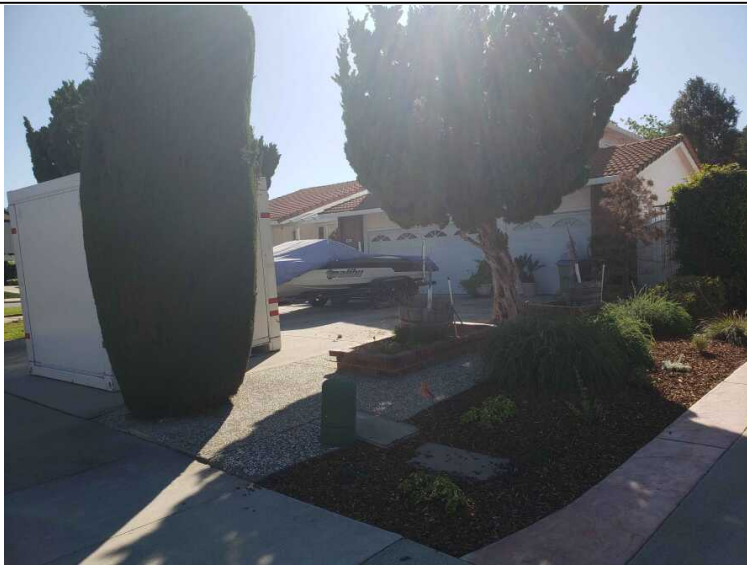
RepairsRecommended Repairs would bring the subject to:

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

6875 SHEARWATER DRIVE
SAN JOSE, CA 95120



Subject Side

6875 SHEARWATER DRIVE
SAN JOSE, CA 95120



Subject Side

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SAN JOSE, CA 95120



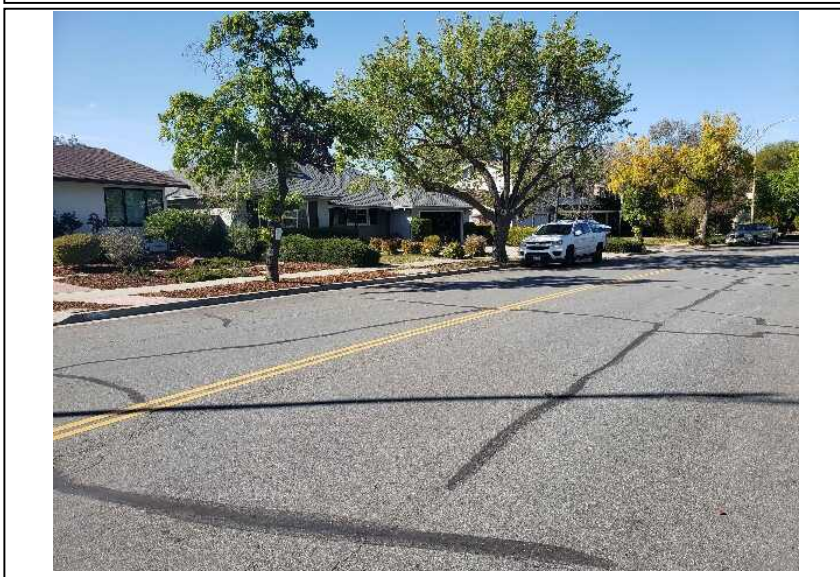
Subject Address Verification

6875 SHEARWATER DRIVE
SAN JOSE, CA 95120



Subject Street

6875 SHEARWATER DRIVE
SAN JOSE, CA 95120



Subject Street

6875 SHEARWATER DRIVE
SAN JOSE, CA 95120



Subject What's across from Subject

6875 SHEARWATER DRIVE
SAN JOSE, CA 95120



Subject Satellite View

6875 SHEARWATER DRIVE
SAN JOSE, CA 95120



Comparable Sale #1

6667 DORENE PL
SAN JOSE, CA 95120
Sale Date: 01/04/2022
Sale Price: \$2,100,000



Comparable Sale #2

1052 VIA VALIENTE
SAN JOSE, CA 95120
Sale Date: 12/06/2021
Sale Price: \$1,962,500



Comparable Sale #3

1069 TIMBERCREST DR
SAN JOSE, CA 95120
Sale Date: 12/01/2021
Sale Price: \$1,860,000



Comparable Listing #1

6717 MOUNT PAKRON DRIVE
SAN JOSE, CA 95120
List Price: \$2,295,000



Comparable Listing #2

1206 SWINGING GATE COURT
SAN JOSE, CA 95120
List Price: \$2,098,000



Comparable Listing #3

6525 CAMDEN AVENUE
SAN JOSE, CA 95120
List Price: \$1,777,888

Disclaimer

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