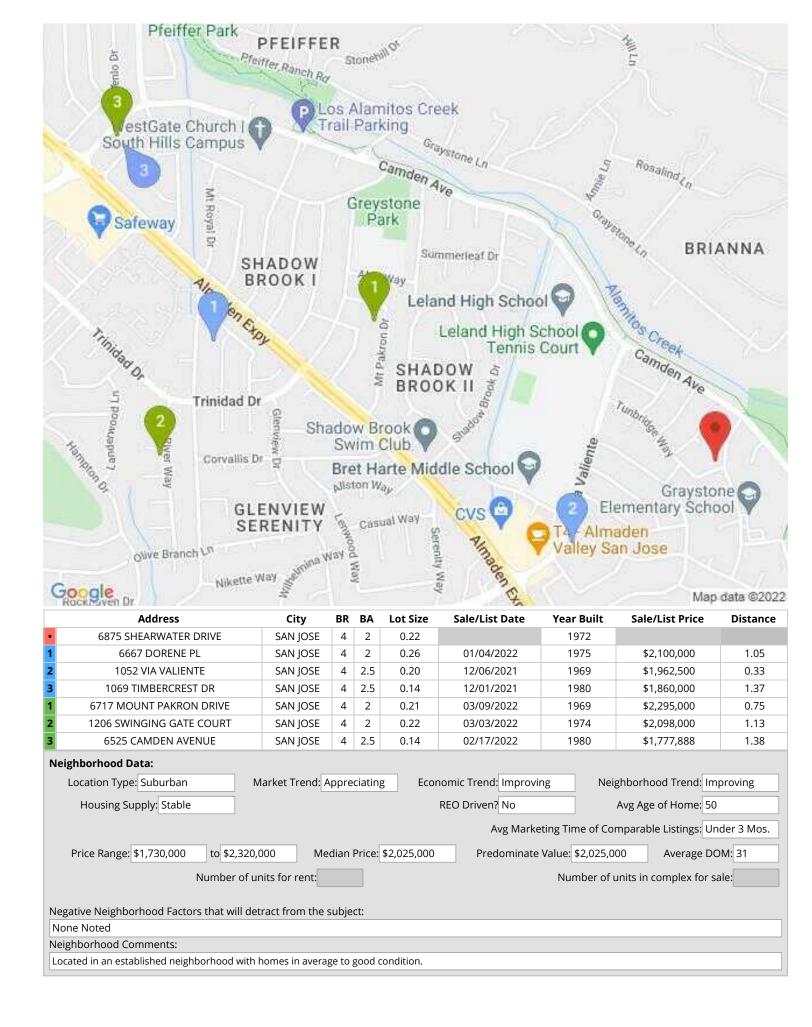


City, Suite, Zip, S	Property	Address: 6875 SH	EARWATER DRIVF			Vendor ID:	13394076.1	407061		
Laun Number: D1574 Inspection Date: C3/18/2022 Carl Laun / Client R Subject APR: TO1-42-102 Subject APR: TO1-42-102 Property Occupancy Status Owner Doas the Property Appear Secure? Yes Est. Monthly Rent [4-227 Sold on the last To1-42-102 Currenty Listed Currenty Lister Cortact To and the static Cortact Total List Property Comments / List Comps 1 List comps 1 List comps 2 Sold on the last Subject Using Currenty Pending? Date of Contract CDOM to Contract Sold Comps 2 Sold comps 3 List comps 1 List comps 2 List comps 2 List comps 1 List comps 2 List comps 1										
Subject APN: Tot-2:102 Borrowr / Owner / O										
Barrower / Owner of Record David Fan Lender / Client Premitr Money Source. Inc. Property Occupancy Status Covner Dees the Property Appear Secure? Yes Est. Monthly Rent 54.227 Sold in the Las										
Property Occupancy Status Owner Does the Property Appear Secure? Yes Est. Monthly Rent 14.227 Sold in the last 24 Months? Currently Liste Currently Liste Broker List Broker Contact.# Initial List Price Initial List Date Current List Price DOM / CDOM Sale Price Subject Property Comments? Listenal Influences CDOM to Contract Sale Price Sale Price Subject Property Comments? Listenal Influences Sold comps 2 Sold comps 2 Sold comps 2 Sold comps 2 List comps 1 List comps 2 List comps 7 Address 687:59-ERAWWATE Sold comps 2 Sold comps 2 Sold comps 2 Sold comps 2 List comps 1 L										
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Visual exterior inspection shows no sign of needed repair. Subject Sold comps 1 Sold comps 2 Sold comps 3 List comps 1 List comps 3 Address 6875 9HEARWATER BARVE SWNDSE CA95120 6667 DORENE PL SWNDSE CA95120 1052 VMAULENTE SNNDSE CA95120 1053 VMAUSE CA95120 1053 VMAUSE CA95120 1053 VMAUSE CA95120 1072 VMAUS		<u> </u>	0							
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DRNE SAN JOSE, CA 95120 SAN JOSE, CA 95120 SA										
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Property Type SF Detach Se Detach<		0.22	0.26	0.20	0 14	0.21		0.22	0 14	
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# of Units111111111ConditionC4C4C4C4C4C4C3C3Pool/SpaNoneNo / NoYes / NoNo / NoNo / NoYes / YesNo / NoPool/SpaResidentialResidentialResidentialResidentialResidentialResidentialPorch/Patio/DeckYes / No / NoNo / No / NoNo / Yes / YesNo / No / NoNo / Yes / YesNo / No / NoFireplaceYesYesYesYesYesYesNo / NoNo / No / NoGarage3 Attached3 Attached2 Attached2 Attached2 Attached2 AttachedOther FeaturesNoneShedNoneNoneShedNoneShedNoneHOA Fees\$0\$0\$450\$0\$0\$0\$0\$0SubdivisionALMADEN VALLEYALMADEN VALLEYALMADEN VALLEYALMADEN VALLEYALMADEN VALLEYALMADEN VALLEYAnnual Gross Income\$1,277,888\$2,295,000\$2,098,000\$1,777,888Gross Rent Multiplier38.92San JoseLeland HighLeland HighLeland HighLeland HighLeland HighCommon AmenitiesCounty Tax-N/AMLS-ML81873143MLS-ML81866875MLS-ML8186827MLS-ML81881583MLS-ML8188080MLS-ML81878806Market Time 30-90 daysAs-Is Price Estimate\$1,974,000\$2,013,000\$2,013,000\$2,013,000\$1,1715,000\$2,013,000 <td>1 2 21</td> <td>2-Story Conv / Q4</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td>	1 2 21	2-Story Conv / Q4								
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Rent Potential\$4,227Image: state							LLEY ALMA			
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Recommended List Price \$2,013,000 \$2,013,000	-									
	Recomme	nded List Price			· · ·			,		
	Recommended	Sales Strategy:				Repaired				



	ility of Subject: y Buyer: Move-up buyers Types of Financing the Subject will NOT qualify for: N/A
	e a problem for resale? If yes, please explain:
None Not	
Comparab	
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-loo laminate flooring. Across from the kitchen, the spacious living room
Comment Service Pro	r s: ovider Comments:
provided immediat	iteria 1 bed and 1 bath variance, 20% GLA variance, 10 years variance, COE 6 months, within 2 miles radius. Specific adjustments are on the report for each comp. Potential buyers are move-up buyers. There's a shortage of comparables with similar living space within e 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 condition, and proximity. Most weight placed on Sale 2 Similar beds, living space, lot size, age, and condition

Vendor Comments:

Service Provider Signature	/s/ Sirima Chantalakwong	BPO Effective Date	03/20/2022
Service Provider Company	Insync Value Inc	Service Provider Lic. Num.	01460948

Repairs		
Recommended Repairs would bring the subject to	: \$1,974,000	
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

6875 SHEARWATER DRIVE 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

Neither Voxtur Appraisal Services LLC nor any of its affiliates, members, managers or contractors makes any representation or warranty as to the accuracy or completeness of the information contained in this Broker Price Opinion. You should use good faith efforts in determining that the content of all information to be provided to or obtained by you is accurate. This analysis has been performed by a licensed real estate professional and is intended for the benefit of the addressee only. The Broker Price Opinion is not to be construed as an appraisal and may not be used as such for any purpose. The purpose of this BPO is to provide an estimate of the probable sales price of the property, utilizing the sales comparison approach methodology and will not be used for loan origination. This opinion may not be used by any party as the primary basis to determine the value of a parcel of real property for a mortgage loan origination, including first and second mortgages, refinances or equity lines of credit. Notwithstanding any preprinted language to the contrary, this opinion is not an appraisal of the market value of the property. If an appraisal is desired, the services of a licensed appraiser must be obtained.