



VOXTUR

Broker Price Opinion

Exterior Inspection
 Interior Inspection

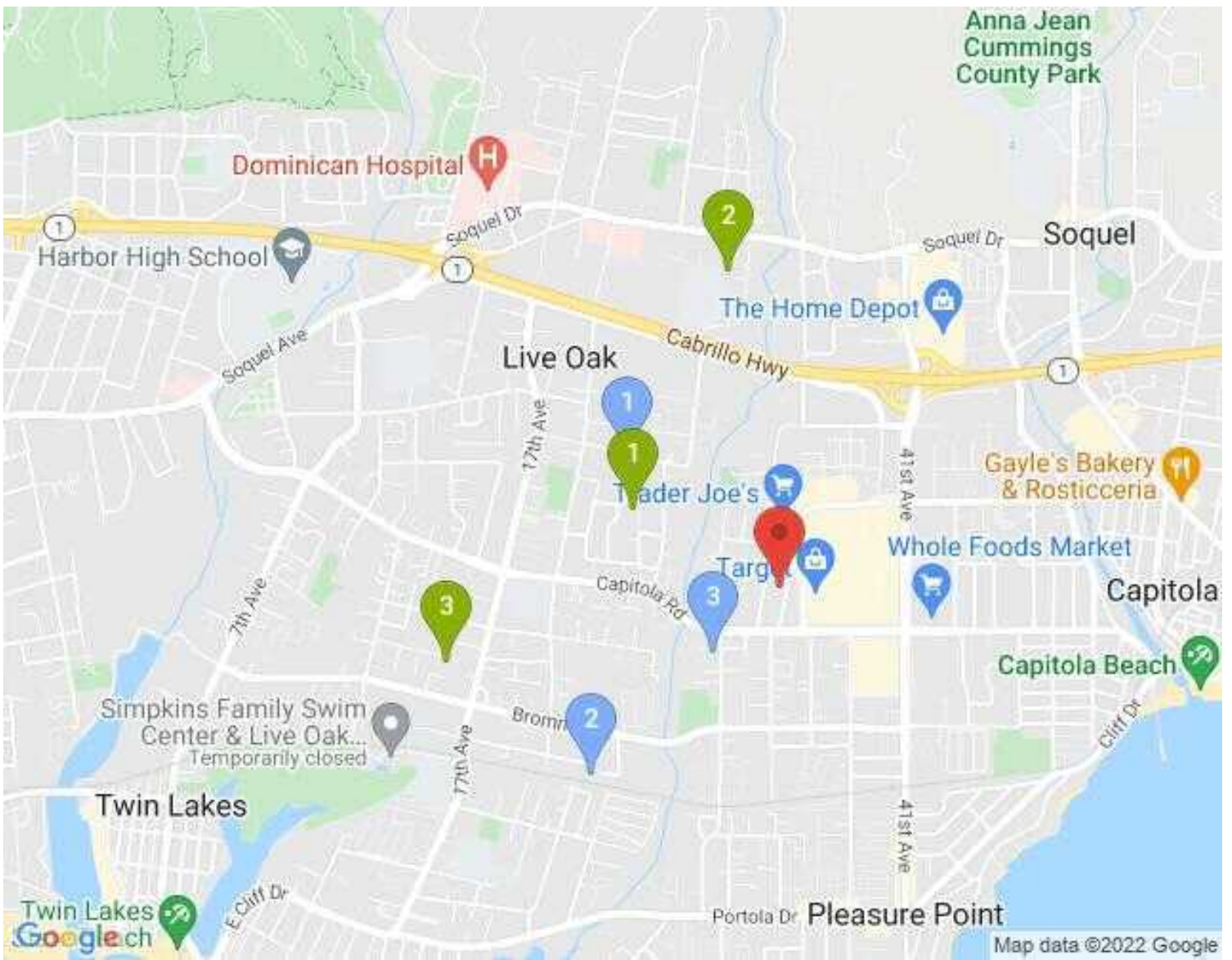
Property Address:	1815 SOMMERFELD AVENUE	Vendor ID:	13583364.1_407061
City, State, Zip:	SANTA CRUZ, CA 95062	Deal Name:	
Loan Number:	001644	Inspection Date:	04/28/2022
2nd Loan / Client #:		Subject APN:	031-082-05
Borrower / Owner of Record	John Flaniken	Lender / Client	Premier Money Source, Inc.

Property Occupancy Status	Owner	Does the Property Appear Secure?	Yes	Est. Monthly Rent	\$4,440	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	1815 SOMMERFELD AVENUE SANTA CRUZ, CA 95062	2304 MATTISON LN SANTA CRUZ, CA 95062	2320 KINSLEY STREET SANTA CRUZ, CA 95062	2988 CHILDERS LN SANTA CRUZ, CA 95062	1955 ENCINA DRIVE SANTA CRUZ, CA 95062	112 ORION STREET SANTA CRUZ, CA 95065	1500 DOUGMAR DRIVE SANTA CRUZ, CA 95062
Proximity		0.5	0.66	0.23	0.42	0.8	0.85
Sale/List Price		\$1,350,000	\$1,300,000	\$1,275,000	\$1,350,000	\$1,100,000	\$1,199,000
Sale Date		04/13/2022	11/12/2021	11/01/2021	04/19/2022	04/04/2022	04/14/2022
Price Per Sq.ft.	\$980.51	\$996.31	\$813.01	\$799.37	\$845.34	\$790.23	\$770.07
Initial List Price		\$1,099,000	\$999,000	\$1,295,000	\$1,350,000	\$1,100,000	\$1,199,000
Initial List Date		04/01/2022	10/10/2021	09/07/2021	04/19/2022	04/04/2022	04/14/2022
Current/Final List		\$1,099,000	\$999,000	\$1,295,000	\$1,350,000	\$1,100,000	\$1,199,000
DOM/CDOM		5 / 5	3 / 3	24 / 24	6 / 6	10 / 10	8 / 8
Sales Type		Fair Market	Fair Market	Fair Market	Fair Market	Fair Market	Fair Market
Finance Incentives		0	0	0	0	0	0
Living Area	1334	1355	1599	1595	1597	1392	1557
#Rooms/Bed/Bath All	7 / 3 / 2	6 / 3 / 2	6 / 3 / 2	6 / 3 / 2.5	6 / 3 / 2	6 / 3 / 2	7 / 4 / 2
Year Built	1964	1968	1966	1994	1966	1963	1964
Bsmnt SqFt/Finished							
Lot Size	0.17	0.14	0.19	0.11	0.21	0.17	0.16
Property Type	SF Detach	SF Detach	SF Detach	SF Detach	SF Detach	SF Detach	SF Detach
Style / Quality	Ranch / Q4	Ranch / Q4	Ranch / Q4	2-Story Conv / Q4	Ranch / Q4	Ranch / Q4	Ranch / Q4
# of Units	1	1	1	1	1	1	1
Condition	C4	C4	C4	C4	C4	C5	C3
Pool/Spa	None	No / No	No / No	No / Yes	No / Yes	No / No	No / No
View	Residential	Residential	Residential	Residential	Residential	Residential	Residential
Porch/Patio/Deck	No / No / No	No / No / No	No / No / Yes	No / No / No	No / No / No	No / No / No	No / No / 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	None	None	None	None	None	None	None
HOA Fees	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Subdivision	Santa Cruz	Santa Cruz	Santa Cruz	Santa Cruz	Santa Cruz	Santa Cruz	Santa Cruz
Rent Potential	\$4,440						
Annual Gross Income	\$53,280						
Likely Sale Price					\$1,350,000	\$1,100,000	\$1,199,000
Gross Rent Multiplier	24.55						
School District	Santa Cruz	Santa Cruz	Santa Cruz	Santa Cruz	Santa Cruz	Santa Cruz	Santa Cruz
Common Amenities							
Data Source - ID	County Tax-	MLS-ML81884496	MLS-ML81866273	MLS-ML81860806	MLS-ML81887654	MLS-ML81885373	MLS-ML81886512

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	\$1,308,000	\$1,308,000	\$508,000	\$1,269,000
Recommended List Price	\$1,334,000	\$1,334,000		
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
•	1815 SOMMERFELD AVENUE	SANTA CRUZ	3	2	0.17		1964		
1	2304 MATTISON LN	SANTA CRUZ	3	2	0.14	04/13/2022	1968	\$1,350,000	0.5
2	2320 KINSLEY STREET	SANTA CRUZ	3	2	0.19	11/12/2021	1966	\$1,300,000	0.66
3	2988 CHILDERS LN	SANTA CRUZ	3	2.5	0.11	11/01/2021	1994	\$1,275,000	0.23
1	1955 ENCINA DRIVE	SANTA CRUZ	3	2	0.21	04/19/2022	1966	\$1,350,000	0.42
2	112 ORION STREET	SANTA CRUZ	3	2	0.17	04/04/2022	1963	\$1,100,000	0.8
3	1500 DOUGMAR DRIVE	SANTA CRUZ	4	2	0.16	04/14/2022	1964	\$1,199,000	0.85

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: First time buyers Types of Financing the Subject will NOT qualify for: N/A

Will this be a problem for resale? If yes, please explain:

None Noted

Comparables:

Sale 1 Comments	Adorable 3/2 single level home in convenient Live Oak location. Great price for home with excellent floor plan and ideal setting for indoor/outdoor California lifestyle. Lovely hardwood and tile flooring, plus family room/dining area/ kitchen.
Sale 2 Comments	This is the home you have been looking for. Single level with an 8400 sf lot located on a tucked away street yet close to everything. Well loved by the same family since 2005, this home is ready for you to make it your own.
Sale 3 Comments	This is a great location near beaches, theater, restaurants and neighborhood parks. Perfect combination of privacy and convenience. Vaulted ceilings create that calming feeling of space. Arched windows provide cascades of natural light spilling into your open floor plan
List 1 Comments	Captivating and Centrally Located Home in Santa Cruz! Nestled on a large lot only minutes from shopping, this 3BR/2BA residence is delightfully charmed with marvelous midcentury architectural influences, beautiful exterior bricks
List 2 Comments	Perfect 3BR 2BA starter home in a great location with an attached two car garage, large driveway with plenty of room for RV parking. This home has a large spacious yard that great for kids, gardening, or possibly add an ADU for additional income or guests.
List 3 Comments	Enjoy the Santa Cruz lifestyle in this ranch style single level that can live as a 3 or 4 bedroom, 2 bath home. Has the benefit of being tucked away at the end of a cul-de-sac on a quiet street. It's been updated with fresh landscaping, paint, and flooring.

Comments:

Service Provider Comments:

Search criteria -- 1 bed and 1 bath variance, 20% GLA variance, COE 6 months, 1 mile for sold and 1 miles for list comps. Specific adjustments are provided on the report for each comp. Since subject requires no repair, listing it as-is will save the pre-marketing time and limit total amount of capital invested. Potential buyers are first time buyers. There's a shortage of comparables with similar living space within immediate area so expansion of age, GLA, value variance and/or lot size is necessary. Most weight placed on List 1 Similar beds/baths, living space, age, condition, lot size, and proximity. Most weight placed on Sale 1 Similar beds/baths, living space, age, condition, lot size, and proximity.

Vendor Comments:

Service Provider Signature /s/ Sirima Chantalakwong

Service Provider Company Insync Value Inc

BPO Effective Date 04/28/2022

Service Provider Lic. Num. 01460948

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

1815 SOMMERFELD AVENUE
SANTA CRUZ, CA 95062



Subject Side

1815 SOMMERFELD AVENUE
SANTA CRUZ, CA 95062



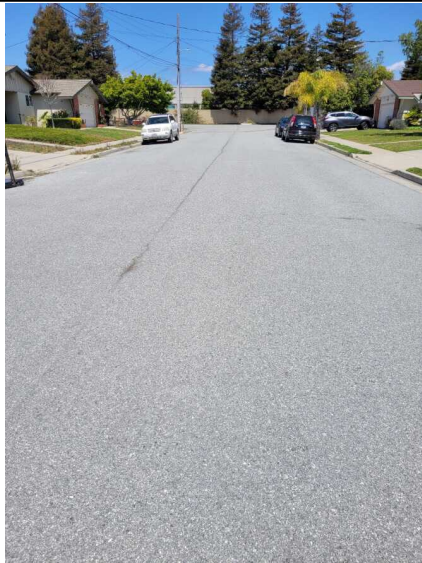
Subject Side

1815 SOMMERFELD AVENUE
SANTA CRUZ, CA 95062



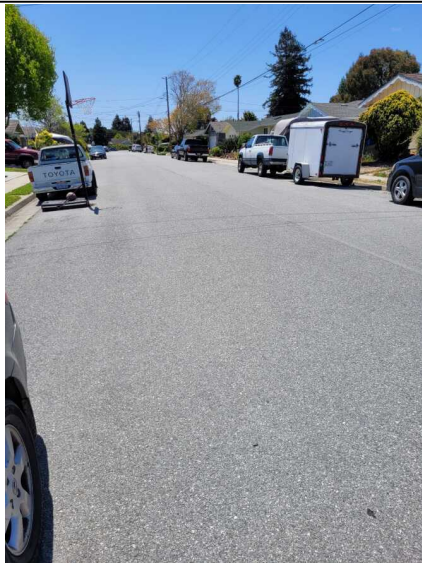
Subject Address Verification

1815 SOMMERFELD AVENUE
SANTA CRUZ, CA 95062



Subject Street

1815 SOMMERFELD AVENUE
SANTA CRUZ, CA 95062



Subject Street

1815 SOMMERFELD AVENUE
SANTA CRUZ, CA 95062



Subject What's across from Subject

1815 SOMMERFELD AVENUE
SANTA CRUZ, CA 95062



Subject Satellite View

1815 SOMMERFELD AVENUE
SANTA CRUZ, CA 95062



Comparable Sale #1

2304 MATTISON LN
SANTA CRUZ, CA 95062
Sale Date: 04/13/2022
Sale Price: \$1,350,000



Comparable Sale #2

2320 KINSLEY STREET
SANTA CRUZ, CA 95062
Sale Date: 11/12/2021
Sale Price: \$1,300,000



Comparable Sale #3

2988 CHILDERS LN
SANTA CRUZ, CA 95062
Sale Date: 11/01/2021
Sale Price: \$1,275,000



Comparable Listing #1

1955 ENCINA DRIVE
SANTA CRUZ, CA 95062
List Price: \$1,350,000



Comparable Listing #2

112 ORION STREET
SANTA CRUZ, CA 95065
List Price: \$1,100,000



Comparable Listing #3

1500 DOUGMAR DRIVE
SANTA CRUZ, CA 95062
List Price: \$1,199,000

Disclaimer

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