



VOXTUR

Broker Price Opinion

 Exterior Inspection
 Interior Inspection

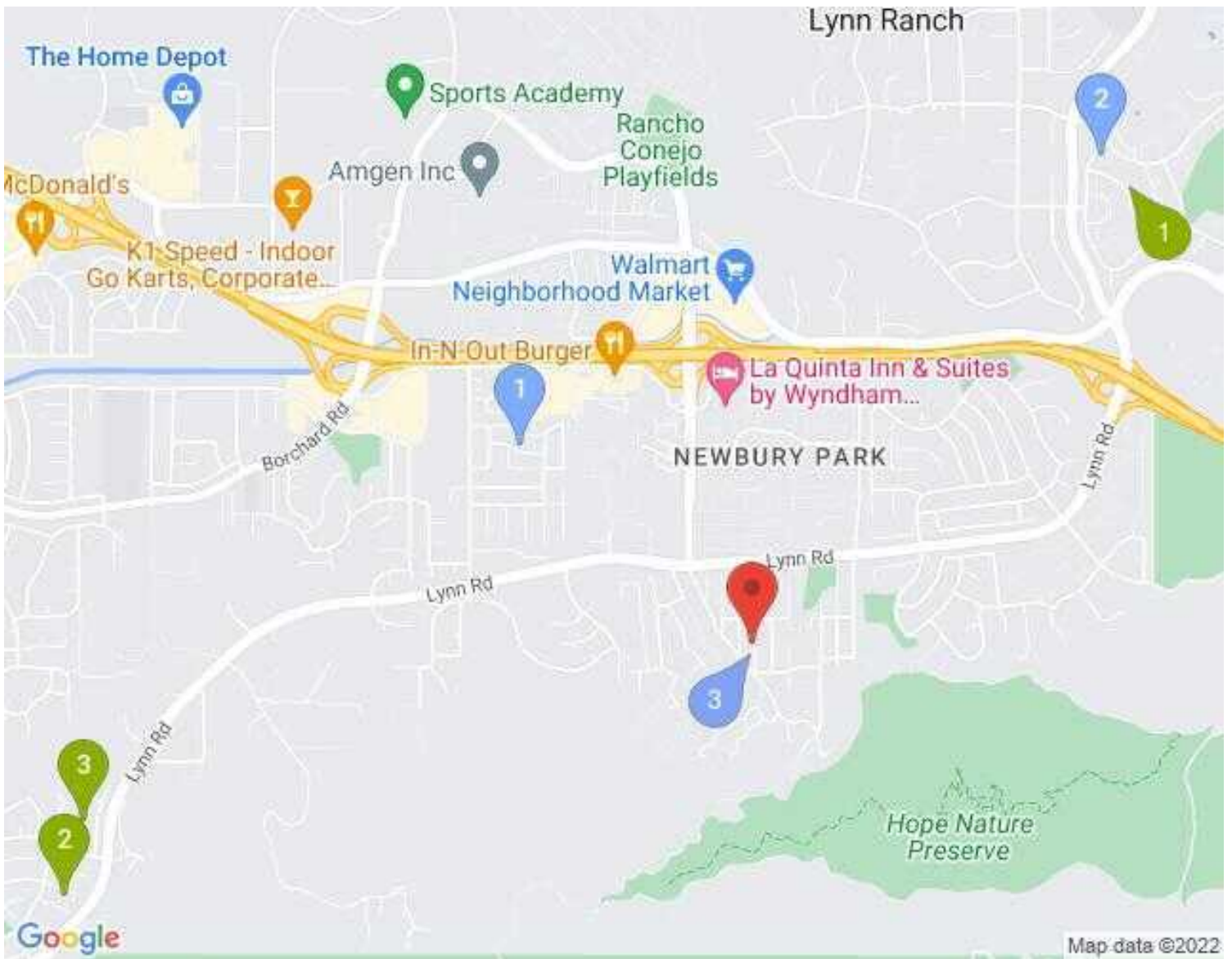
Property Address:	255 MAPLE ROAD	Vendor ID:	13656594.1_191362
City, State, Zip:	NEWBURY PARK, CA 91320	Deal Name:	
Loan Number:	001650	Inspection Date:	05/06/2022
2nd Loan / Client #:		Subject APN:	673-0-100-140
Borrower / Owner of Record	Noe J Angeles	Lender / Client	Premier Money Source, Inc.

Property Occupancy Status	Unknown	Does the Property Appear Secure?	Yes	Est. Monthly Rent	\$3,050	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
Subject does not appear to have a guest house

Subject	Sold comps 1	Sold comps 2	Sold comps 3	List comps 1	List comps 2	List comps 3	
Address	255 MAPLE ROAD NEWBURY PARK, CA 91320	1827 TIPPERARY LN NEWBURY PARK, CA 91320	618 Knollview Ln Thousand Oaks, CA 91360	271 MAPLE RD NEWBURY PARK, CA 91320	915 Dunbar Ln Thousand Oaks, CA 91360	2938 Lodgewood St NEWBURY PARK, CA 91320	610 Barrington Ct NEWBURY PARK, CA 91320
Proximity	0.79	1.55	0.03	1.53	1.88	1.78	
Sale/List Price	\$687,500	\$700,000	\$765,000	\$750,000	\$785,000	\$839,000	
Sale Date	01/14/2022	04/22/2022	04/14/2022	04/16/2022	03/31/2022	04/23/2022	
Price Per Sq.ft.	\$551.59	\$520.44	\$584.31	\$517.24	\$668.65	\$737.91	
Initial List Price	\$680,000	\$673,000	\$800,000	\$750,000	\$785,000	\$839,000	
Initial List Date	10/27/2021	02/09/2022	03/17/2022	04/16/2022	03/31/2022	04/23/2022	
Current/Final List	\$680,000	\$673,000	\$750,000	\$750,000	\$785,000	\$839,000	
DOM/CDOM	77 / 77	73 / 73	28 / 28	19 / 19	35 / 35	12 / 12	
Sales Type	Fair Market	Fair Market	Fair Market	Fair Market	Fair Market	Fair Market	
Finance Incentives	None	None	None	None	None	None	
Living Area	1260	1321	1198	1456	1174	1137	
#Rooms/Bed/Bath All	7 / 3 / 2	7 / 3 / 1	6 / 2 / 2	7 / 3 / 2	7 / 3 / 2	7 / 3 / 2	
Year Built	1970	1979	1967	1988	1976	1971	
Bsmnt SqFt/Finished							
Lot Size	0.11	0.09	0.07	0.13	0.08	0.17	
Property Type	SF Detach	SF Detach	SF Detach	SF Detach	SF Detach	SF Detach	
Style / Quality	Contemp / Q4	Contemp / Q4	Contemp / Q4	Contemp / Q4	Contemp / Q4	Contemp / Q4	
# of Units	1	1	1	1	1	1	
Condition	C4	C4	C4	C4	C3	C4	
Pool/Spa	None	No / No	No / No	No / No	No / No	No / No	
View	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	
Fireplace	Yes	Yes	Yes	Yes	Yes	Yes	
Garage	2 Carport	2 Attached	2 Attached	2 Detached	2 Attached	2 Attached	
Other Features	None	None	None	None	None	None	
HOA Fees	\$0	\$0	\$0	\$0	\$0	\$0	
Subdivision	VENTU PARK	Kelly Park	Racquet Club Villas	VENTU PARK	Racquet Club Villas	American Oaks	
Rent Potential	\$3,050						
Annual Gross Income	\$36,600						
Likely Sale Price				\$750,000	\$785,000	\$839,000	
Gross Rent Multiplier	18.99						
School District	Conejo Valley ...	Conejo Valley ...	Conejo Valley ...	Newbury Park High	Conejo Valley ...	Conejo Valley ...	
Common Amenities							
Data Source - ID	County Tax-Dat ...	MLS-V1-9148	MLS-222000565	MLS-V1-11274	MLS-222001725	MLS-V1-11600	MLS-222001876

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	\$695,000	\$695,000	\$171,000	\$690,000
Recommended List Price	\$730,000	\$730,000		
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
•	255 MAPLE ROAD	NEWBURY PARK	3	2	0.11		1970		
1	1827 TIPPERARY LN	NEWBURY PARK	3	1	0.09	01/14/2022	1979	\$687,500	0.79
2	618 Knollview Ln	Thousand Oaks	2	2	0.07	04/22/2022	1967	\$700,000	1.55
3	271 MAPLE RD	NEWBURY PARK	3	2	0.13	04/14/2022	1988	\$765,000	0.03
1	915 Dunbar Ln	Thousand Oaks	3	2	0.08	04/16/2022	1967	\$750,000	1.53
2	2938 Lodgewood St	NEWBURY PARK	3	2	0.17	03/31/2022	1976	\$785,000	1.88
3	610 Barrington Ct	NEWBURY PARK	3	2	0.18	04/23/2022	1971	\$839,000	1.78

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	This comp is similar to the subject in key areas such as room count, GLA, style, condition, amenities, and most important location. Comp is slightly superior in GLA and equal in room count. Comp is similar and a good indicator of the subjects market.
Sale 2 Comments	This comp is similar to the subject in key areas such as room count, GLA, style, condition, amenities, and most important location. Comp is slightly inferior in GLA and equal in room count. Comp is similar and a good indicator of the subjects market.
Sale 3 Comments	This comp is similar to the subject in key areas such as room count, style, condition, amenities, and most important location. Comp is superior in GLA but equal in room count. Comp is on the same block and a good indicator of the subjects market.
List 1 Comments	This comp is similar to the subject in key areas such as room count, style, condition, amenities, and most important location. Comp is superior in GLA and equal in room count. Comp is similar and a good indicator of the subjects market.
List 2 Comments	This comp is similar to the subject in key areas such as room count, GLA, style, condition, amenities, and most important location. Comp is equal in GLA and room count. Comp is similar and a good indicator of the subjects market.
List 3 Comments	This comp is similar to the subject in key areas such as room count, GLA, style, condition, amenities, and most important location. Comp is slightly inferior in GLA but equal in room count. Comp is similar and a good indicator of the subjects market.

Comments:

Service Provider Comments:

The subject is well represented by the comparables on the basis of all major value drivers, including age, condition, GLA, room counts and proximity. Price opinion is consistent with the sold comps. At least one sold and one list comp are within .5 mile of the subject. Sold comps closed within 6 months. The values are based on the current market trends in this area. Values have increased over the past 9 months on all property in this area. In this current market the values are based on the recent sales and listings in this area taking into account the current market trends. Based on the recent sales and listings you can establish a basic idea on the true market value of the subject at this time. Report utilized most similar comparable sold comp 2 to provide value. Most weight placed on List 2 Comp used is similar in most major drivers and represents subject's market. Most weight placed on Sale 2 Comp used is similar in most major drivers and represents subject's market.

Vendor Comments:

VV from the previous. Online resources supports the value. The current report is showing the value is supported since the comps are close and offer similar features. The siding and garage has had some work based on the previous exterior photo.

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

255 MAPLE ROAD
NEWBURY PARK, CA 91320



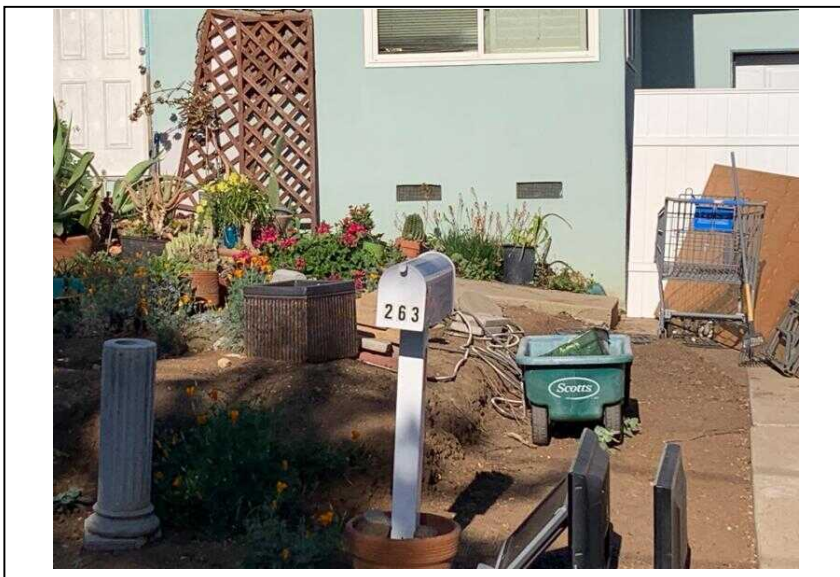
Subject Side

255 MAPLE ROAD
NEWBURY PARK, CA 91320



Subject Side

255 MAPLE ROAD
NEWBURY PARK, CA 91320



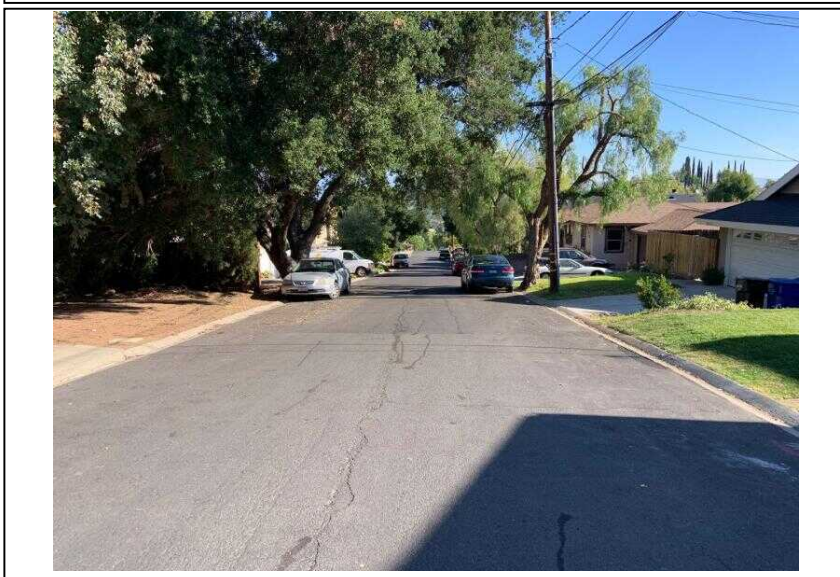
Subject Address Verification

255 MAPLE ROAD
NEWBURY PARK, CA 91320



Subject Street Sign

255 MAPLE ROAD
NEWBURY PARK, CA 91320



Subject Street

255 MAPLE ROAD
NEWBURY PARK, CA 91320



Subject Street

255 MAPLE ROAD
NEWBURY PARK, CA 91320



Subject What's across from Subject

255 MAPLE ROAD
NEWBURY PARK, CA 91320



Subject Satellite View

255 MAPLE ROAD
NEWBURY PARK, CA 91320



Comparable Sale #1

1827 TIPPERARY LN
NEWBURY PARK, CA 91320
Sale Date: 01/14/2022
Sale Price: \$687,500



Comparable Sale #2

618 Knollview Ln
Thousand Oaks, CA 91360
Sale Date: 04/22/2022
Sale Price: \$700,000



Comparable Sale #3

271 MAPLE RD
NEWBURY PARK, CA 91320
Sale Date: 04/14/2022
Sale Price: \$765,000



Comparable Listing #1

915 Dunbar Ln
Thousand Oaks, CA 91360
List Price: \$750,000



Comparable Listing #2

2938 Lodgewood St
NEWBURY PARK, CA 91320
List Price: \$785,000



Comparable Listing #3

610 Barrington Ct
NEWBURY PARK, CA 91320
List Price: \$839,000

Disclaimer

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