



# VOXTUR

## Broker Price Opinion

 Exterior Inspection  
 Interior Inspection

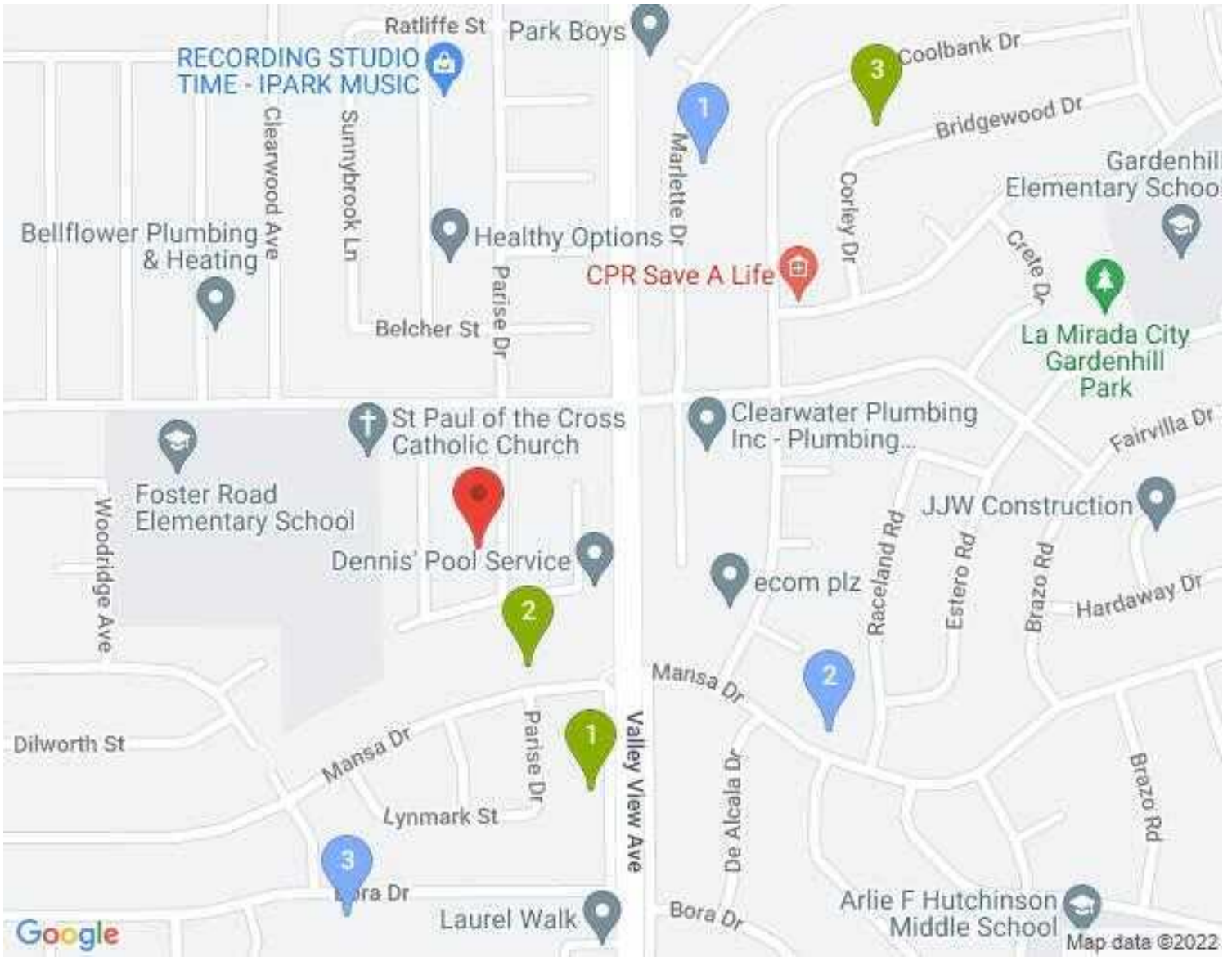
Property Address:	13511 PARISE DRIVE	Vendor ID:	13855866.1_202615
City, State, Zip:	LA MIRADA, CA 90638	Deal Name:	
Loan Number:	001716	Inspection Date:	06/16/2022
2nd Loan / Client #:		Subject APN:	8059-014-014
Borrower / Owner of Record	Joseph Andrew Molina	Lender / Client	Premier Money Source, Inc.

Property Occupancy Status	Owner	Does the Property Appear Secure?	Yes	Est. Monthly Rent	\$2,500	Sold in the last	
Currently Listed	Yes	Currently List Broker	REMAX TIFFANY	List Broker Contact #	(714) 478-2054	Initial List Price	\$650,000
		Initial List Date	06/10/2022	Current List Price	\$650,000	DOM / CDOM	6 / 8
Is the Subject Listing Currently Pending?	Yes	Date of Contract	06/15/2022	CDOM to Contract	8	Sale Price:	
						Sale Date:	

Subject Property Comments / External Influences  
**The subject appeared to be in overall average condition showing no signs of deferred maintenance from the inspection.**

	Subject	Sold comps 1	Sold comps 2	Sold comps 3	List comps 1	List comps 2	List comps 3
Address	13511 PARISE DRIVE LA MIRADA, CA 90638	13102 MARLETTE DR LA MIRADA, CA 90638	14269 MANSO DR LA MIRADA, CA 90638	14008 BORA DR LA MIRADA, CA 90638	13637 VALLEY VIEW AVE LA MIRADA, CA 90638	14133 MANSO DR LA MIRADA, CA 90638	14313 BRIDGEWOOD DR LA MIRADA, CA 90638
Proximity		0.29	0.26	0.25	0.17	0.08	0.38
Sale/List Price		\$855,000	\$850,000	\$815,000	\$815,000	\$795,000	\$824,990
Sale Date		04/04/2022	06/16/2021	03/08/2022	06/04/2022	05/27/2022	05/18/2022
Price Per Sq.ft.	\$753.55	\$798.32	\$679.46	\$724.44	\$712.41	\$706.67	\$624.05
Initial List Price	\$650,000	\$799,999	\$749,999	\$749,000	\$815,000	\$795,000	\$824,990
Initial List Date	06/10/2022	02/21/2022	05/20/2021	01/28/2022	06/04/2022	05/27/2022	05/18/2022
Current/Final List	\$650,000	\$799,999	\$749,999	\$749,000	\$815,000	\$795,000	\$824,990
DOM/CDOM	6 /	4 / 4	19 / 19	39 / 39	12 / 12	20 / 20	29 / 29
Sales Type		Fair Market	Fair Market	Fair Market	Fair Market	Fair Market	Fair Market
Finance Incentives	NONE	NONE	NONE	NONE	NONE	NONE	NONE
Living Area	1128	1071	1251	1125	1144	1125	1322
#Rooms/Bed/Bath All	6 / 3 / 1.5	7 / 3 / 2	7 / 3 / 2	7 / 3 / 2	8 / 4 / 2	8 / 4 / 2	7 / 3 / 2
Year Built	1957	1959	1959	1956	1956	1956	1959
Bsmnt SqFt/Finished							
Lot Size	0.14	0.14	0.19	0.15	0.14	0.14	0.13
Property Type	SF Detach	SF Detach	SF Detach	SF Detach	SF Detach	SF Detach	SF Detach
Style / Quality	Contemp / Q3	Contemp / Q3	Contemp / Q3	Contemp / Q3	Contemp / Q3	Contemp / Q3	Contemp / Q3
# of Units	1	1	1	1	1	1	1
Condition	C3	C3	C3	C3	C3	C3	C3
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	No / No / No	No / No / No	No / No / No	No / No / No	No / No / No	No / No / No	No / No / No
Fireplace	No	No	No	No	No	No	No
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	NONE	NONE	NONE	NONE	NONE	NONE	NONE
Rent Potential	\$2,500						
Annual Gross Income	\$30,000						
Likely Sale Price					\$815,000	\$795,000	\$824,990
Gross Rent Multiplier	28.33						
School District	Norwalk - La M ...	La Mirada High	La Mirada High	La Mirada High	La Mirada High	La Mirada High	La Mirada High
Common Amenities							
Data Source - ID	County Tax-	MLS-PW22030277	MLS-SW21103910	MLS-TR22017247	MLS-CV22120110	MLS-PW22108785	MLS-LG22101724

<b>Market Time 0-30 days</b>	<b>As-Is Price Estimate</b>	<b>As-Repaired Price Estimate</b>	<b>Land Only Price</b>	<b>30-Day Quick Sale Price</b>
90-Day Marketing Time	<b>\$850,000</b>	<b>\$850,000</b>	<b>\$100,000</b>	<b>\$830,000</b>
Recommended List Price	<b>\$860,000</b>	<b>\$860,000</b>		
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
•	13511 PARISE DRIVE	LA MIRADA	3	1.5	0.14		1957		
1	13102 MARLETTE DR	LA MIRADA	3	2	0.14	04/04/2022	1959	\$855,000	0.29
2	14269 MANSA DR	LA MIRADA	3	2	0.19	06/16/2021	1959	\$850,000	0.26
3	14008 BORA DR	LA MIRADA	3	2	0.15	03/08/2022	1956	\$815,000	0.25
1	13637 VALLEY VIEW AVE	LA MIRADA	4	2	0.14	06/04/2022	1956	\$815,000	0.17
2	14133 MANSA DR	LA MIRADA	4	2	0.14	05/27/2022	1956	\$795,000	0.08
3	14313 BRIDGEWOOD DR	LA MIRADA	3	2	0.13	05/18/2022	1959	\$824,990	0.38

**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: OWNER Types of Financing the Subject will NOT qualify for: NONE

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

None Noted

**Comparables:**

Sale 1 Comments	Sale 1 similar to subject due to similar condition and property type, well maintained.
Sale 2 Comments	Sale 2 is similar to subject with similar condition. Similar property style and dimensions.
Sale 3 Comments	Sale 3 is similar to subject due to condition and property type. Similar property style and similar dimensions.
List 1 Comments	List 1 is in similar condition to subject, well maintained.
List 2 Comments	List 2 is similar to subject due to similar GLA, condition and location.
List 3 Comments	List 3 is similar to subject due to condition and similar subject dimensions. Similar property style and area.

**Comments:**

Service Provider Comments:

Value based on comp data found from the MLS, I used comparables within the same market. Based on the current comps and market the subject should sell in the indicated range as based on competitive sales and listings. After a thorough search in the MLS for comps of similar size and property type, I had to extend over a 1 mile radius in this area due to a lack of comparables found that were similar and reasonable substitutes for subject property. Subject's lot size varies over 10% of comparables, the age difference in some comparables are over 5 years and distance of some comparables are over 1/2 mile from subject in terms of driving distance, this is due to the property type, size and location, I had to extend search criteria to obtain sales and listings comparable to subject. The comparables used are still suitable comparables to subject property and market value is not affected. Most weight placed on List 2 Listing 2 is similar to subject in size and style. Most weight placed on Sale 2 Sale 2 is most similar in condition and location.

Vendor Comments:

Service Provider Signature

/s/ Francisco Ursulo

BPO Effective Date

06/18/2022

Service Provider Company

Ursulo Investments LLC

Service Provider Lic. Num.

01946059

**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**

13511 PARISE DRIVE  
LA MIRADA, CA 90638



**Subject Side**

13511 PARISE DRIVE  
LA MIRADA, CA 90638



**Subject Side**

13511 PARISE DRIVE  
LA MIRADA, CA 90638





**Subject Address Verification**

13511 PARISE DRIVE  
LA MIRADA, CA 90638



**Subject Street**

13511 PARISE DRIVE  
LA MIRADA, CA 90638



**Subject Street**

13511 PARISE DRIVE  
LA MIRADA, CA 90638

**Subject What's across from Subject**

13511 PARISE DRIVE  
LA MIRADA, CA 90638



**Subject Other**

13511 PARISE DRIVE  
LA MIRADA, CA 90638



**Subject Satellite View**

13511 PARISE DRIVE  
LA MIRADA, CA 90638







**Comparable Sale #1**

13102 MARLETTE DR  
LA MIRADA, CA 90638  
Sale Date: 04/04/2022  
Sale Price: \$855,000



**Comparable Sale #2**

14269 MANSA DR  
LA MIRADA, CA 90638  
Sale Date: 06/16/2021  
Sale Price: \$850,000



**Comparable Sale #3**

14008 BORA DR  
LA MIRADA, CA 90638  
Sale Date: 03/08/2022  
Sale Price: \$815,000





**Comparable Listing #1**

13637 VALLEY VIEW AVE  
LA MIRADA, CA 90638  
List Price: \$815,000



**Comparable Listing #2**

14133 MANSA DR  
LA MIRADA, CA 90638  
List Price: \$795,000



**Comparable Listing #3**

14313 BRIDGEWOOD DR  
LA MIRADA, CA 90638  
List Price: \$824,990

# Disclaimer

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