



# VOXTUR

## Broker Price Opinion

 Exterior Inspection  
 Interior Inspection

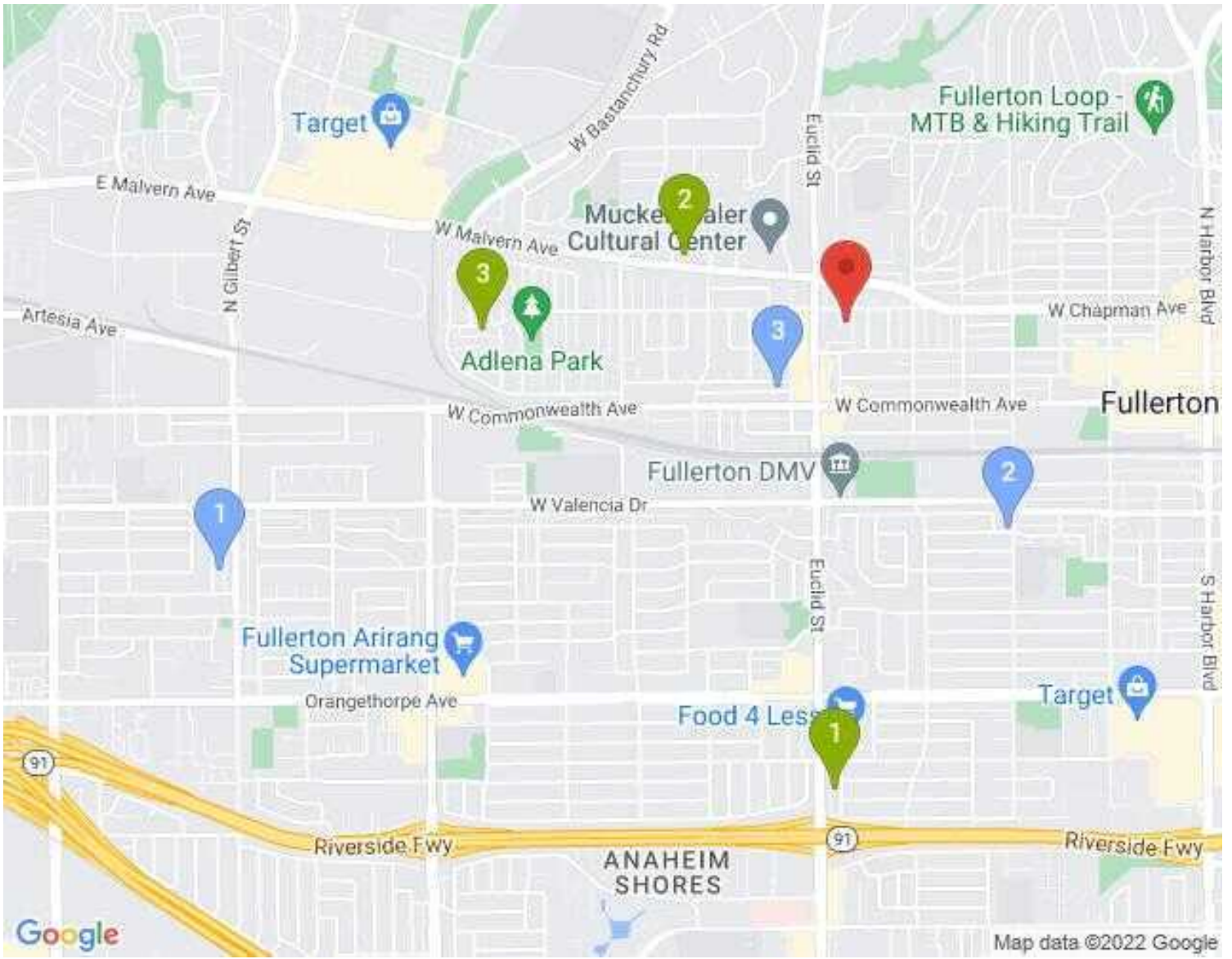
Property Address:	328 NORTH ROOSEVELT AVENUE	Vendor ID:	13986846.1_349597
City, State, Zip:	FULLERTON, CA 92832	Deal Name:	
Loan Number:	001742	Inspection Date:	07/13/2022
2nd Loan / Client #:		Subject APN:	031-221-09
Borrower / Owner of Record	Joseph Andrew Molina	Lender / Client	Premier Money Source, Inc.

Property Occupancy Status	Owner	Does the Property Appear Secure?	Yes	Est. Monthly Rent	\$4,170	Sold in the last	
Currently Listed	Yes	Currently List Broker	RE/MAX Dynasty	List Broker Contact #	(562) 882-2596	Initial List Price	\$670,000
		Initial List Date	06/23/2022	Current List Price	\$670,000	DOM / CDOM	20 / 20
Is the Subject Listing Currently Pending?	Yes	Date of Contract	06/24/2022	CDOM to Contract	19	Sale Price:	
						Sale Date:	

Subject Property Comments / External Influences  
**All information was gathered from Tax Record.**

	Subject	Sold comps 1	Sold comps 2	Sold comps 3	List comps 1	List comps 2	List comps 3
Address	328 NORTH ROOSEVELT AVENUE FULLERTON, CA 92832	520 S PAULA DR 520 S PAULA DR, CA 92833	517 S RICHMAN AVE FULLERTON, CA 92832	1108 W AMERIGE AVE FULLERTON, CA 92833	1507 S ROOSEVELT AVE FULLERTON, CA 92832	1427 W MALVERN AVE FULLERTON, CA 92833	1910 W CHAPMAN AVE FULLERTON, CA 92833
Proximity		1.75	0.68	0.24	1.21	0.45	0.94
Sale/List Price		\$630,000	\$701,421	\$735,000	\$685,000	\$725,000	\$765,000
Sale Date		05/16/2022	03/16/2022	05/20/2022	06/16/2022	05/05/2022	05/18/2022
Price Per Sq.ft.	\$582.56	\$634.44	\$492.92	\$742.42	\$478.69	\$657.30	\$676.39
Initial List Price	\$670,000	\$600,000	\$660,000	\$699,000	\$685,000	\$775,000	\$725,000
Initial List Date	06/23/2022	04/27/2022	02/15/2022	04/23/2022	06/16/2022	05/05/2022	05/18/2022
Current/Final List	\$670,000	\$600,000	\$660,000	\$699,000	\$685,000	\$725,000	\$765,000
DOM/CDOM	20 /	19 / 19	29 / 29	27 / 27	27 / 27	69 / 69	56 / 56
Sales Type		Fair Market	Fair Market	Fair Market	Fair Market	Fair Market	Fair Market
Finance Incentives	Cash	Cash	Cash	Conventional	Cash	Conventional	Conventional
Living Area	1193	993	1423	990	1431	1103	1131
#Rooms/Bed/Bath All	6 / 3 / 1	5 / 2 / 1	7 / 3 / 2	5 / 2 / 1	7 / 3 / 2	5 / 2 / 1	6 / 3 / 1
Year Built	1948	1952	1955	1954	1955	1934	1952
Bsmnt SqFt/Finished							
Lot Size	0.20	0.14	0.16	0.14	0.15	0.14	0.24
Property Type	SF Detach	SF Detach	SF Detach	SF Detach	SF Detach	SF Detach	SF Detach
Style / Quality	Single Story / Q4	Single Story / Q4	Single Story / Q4	Single Story / Q4	Single Story / Q4	Single Story / Q4	Single Story / Q4
# of Units	1	1	1	1	1	1	1
Condition	C4	C4	C4	C4	C4	C4	C4
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 / Yes / No	No / Yes / No	No / Yes / No	No / Yes / Yes	No / Yes / No	No / Yes / No	No / Yes / No
Fireplace	No	No	Yes	Yes	No	No	No
Garage	2 Detached	2 Detached	1 Detached	2 Detached	2 Detached	2 Carport	2 Detached
Other Features	None	None	None	None	None	None	None
HOA Fees	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Subdivision	Unavailable	Unavailable	FULLERTON CREST	ASPENS	Unavailable	GLENWOOD	CRESTWOOD
Rent Potential	\$4,170						
Annual Gross Income	\$50,040						
Likely Sale Price					\$685,000	\$725,000	\$765,000
Gross Rent Multiplier	13.89						
School District	Buena Park High	Fullerton Join ...	Buena Park High	Buena Park High	Buena Park High	Buena Park High	Buena Park High
Common Amenities							
Data Source - ID	County Tax-DW2 ...	MLS-OC22086456	MLS-CV22030659	MLS-PW22083237	MLS-22-168945	MLS-PW22093830	MLS-IG22105572

<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	\$695,000	\$695,000	\$205,000	\$685,000
Recommended List Price	\$700,000	\$700,000		
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
•	328 NORTH ROOSEVELT AVENUE	FULLERTON	3	1	0.20		1948		
1	520 S PAULA DR	520 S PAULA DR	2	1	0.14	05/16/2022	1952	\$630,000	1.75
2	517 S RICHMAN AVE	FULLERTON	3	2	0.16	03/16/2022	1955	\$701,421	0.68
3	1108 W AMERIGE AVE	FULLERTON	2	1	0.14	05/20/2022	1954	\$735,000	0.24
1	1507 S ROOSEVELT AVE	FULLERTON	3	2	0.15	06/16/2022	1955	\$685,000	1.21
2	1427 W MALVERN AVE	FULLERTON	2	1	0.14	05/05/2022	1934	\$725,000	0.45
3	1910 W CHAPMAN AVE	FULLERTON	3	1	0.24	05/18/2022	1952	\$765,000	0.94

**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	To avoid use comps that has been remodeled I was forced to expand the search out to 1.70 miles and 15% variance in GLA. It is similar in style / age, it is equal in bathroom count but it is inferior in bedroom count and GLA.
Sale 2 Comments	To bracket subject's square footage in GLA I was forced to expand the search out to 15% variance in GLA. It is equal in bedroom count, it is similar in age / style / lot size / type but it is superior in GLA.
Sale 3 Comments	To avoid use comps that has been remodeled I was forced to expand the search out to 15% variance in GLA. It is similar in type / style / age but it is inferior in room count / GLA and lot size.
List 1 Comments	To bracket range price I was forced to expand the search out to 1.20 miles and 15% variance in GLA. It is equal in bedroom count, it is similar in age but it is superior in GLA / bathroom count and it is inferior in lot size.
List 2 Comments	It is equal in bathroom count, it is similar in GLA but it is inferior in bedroom count and age.
List 3 Comments	It is equal in bedroom / bathroom count, it is similar in age / lot size / style and GLA.

**Comments:**

Service Provider Comments:

Subject is listed low compared to the type of properties found that are like the subject in the immediate area, value given is the value found in the neighborhood with properties just like ours. Little activity of similar comparables in the area, expanded allowed parameters in order to provide these comps. To avoid use comps that has been remodeled I was forced to expand the search out to 1.70 miles in sale#1, 14 years, 20% variance in lot size, 15% variance in GLA. To bracket range price I had to expand the search out to 1.20 miles in listing#1. Best effort was made to bracket subjects key features and characteristics. Comparable chosen represent the best available at the time that this report was completed. The best three comparable sales and listings were taken from the subject's general market area. Most weight placed on List 2 It is similar in GLA / style / type but it is inferior in bedroom count. Most weight placed on Sale 2 Is equal in bedroom count, it is similar in age /lot but is superior in GLA

Vendor Comments:

Service Provider Signature

BPO Effective Date

Service Provider Company

Service Provider Lic. Num.

**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**

328 NORTH ROOSEVELT AVENUE  
FULLERTON, CA 92832



**Subject Side**

328 NORTH ROOSEVELT AVENUE  
FULLERTON, CA 92832



**Subject Side**

328 NORTH ROOSEVELT AVENUE  
FULLERTON, CA 92832





**Subject Address Verification**

328 NORTH ROOSEVELT AVENUE  
FULLERTON, CA 92832



**Subject Street Sign**

328 NORTH ROOSEVELT AVENUE  
FULLERTON, CA 92832



**Subject Street**

328 NORTH ROOSEVELT AVENUE  
FULLERTON, CA 92832



**Subject Street**

328 NORTH ROOSEVELT AVENUE  
FULLERTON, CA 92832



**Subject What's across from Subject**

328 NORTH ROOSEVELT AVENUE  
FULLERTON, CA 92832



**Subject Satellite View**

328 NORTH ROOSEVELT AVENUE  
FULLERTON, CA 92832





**Comparable Sale #1**

520 S PAULA DR  
520 S PAULA DR, CA 92833  
Sale Date: 05/16/2022  
Sale Price: \$630,000



**Comparable Sale #2**

517 S RICHMAN AVE  
FULLERTON, CA 92832  
Sale Date: 03/16/2022  
Sale Price: \$701,421



**Comparable Sale #3**

1108 W AMERIGE AVE  
FULLERTON, CA 92833  
Sale Date: 05/20/2022  
Sale Price: \$735,000





**Comparable Listing #1**

1507 S ROOSEVELT AVE  
FULLERTON, CA 92832  
List Price: \$685,000



**Comparable Listing #2**

1427 W MALVERN AVE  
FULLERTON, CA 92833  
List Price: \$725,000



**Comparable Listing #3**

1910 W CHAPMAN AVE  
FULLERTON, CA 92833  
List Price: \$765,000

# Disclaimer

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