



# VOXTUR

## Broker Price Opinion

Exterior Inspection  
 Interior Inspection

Property Address:	2009 CARFAX AVENUE	Vendor ID:	13905210.1_251730
City, State, Zip:	LONG BEACH, CA 90815	Deal Name:	
Loan Number:	001728	Inspection Date:	07/01/2022
2nd Loan / Client #:		Subject APN:	7231-003-019
Borrower / Owner of Record	Joseph Andrew Molina	Lender / Client	Premier Money Source, Inc.

Property Occupancy Status	Owner	Does the Property Appear Secure?	No	Est. Monthly Rent	\$4,000	Sold in the last	
Currently Listed		List Broker Contact #		Initial List Price		12 Months?	
No				Current List Price		Sale Price:	
Is the Subject Listing Currently Pending?		Date of Contract		CDOM to Contract		Sale Date:	

Subject Property Comments / External Influences  
**Conforming neighborhood with homes of similar style and age. Neighborhood appears maintained and near school, parks, and rec**

	Subject	Sold comps 1	Sold comps 2	Sold comps 3	List comps 1	List comps 2	List comps 3
Address	2009 CARFAX AVENUE LONG BEACH, CA 90815	2010 SNOWDEN AVE LONG BEACH, CA 90815	2024 CONQUISTA AVE LONG BEACH, CA 90815	6280 E STEARNS ST LONG BEACH, CA 90815	1970 MCNAB AVE LONG BEACH, CA 90815	2250 FAUST AVE LONG BEACH, CA 90815	6150 E BENMORE ST LONG BEACH, CA 90815
Proximity		0.08	0.08	0.18	0.13	0.46	1.07
Sale/List Price		\$905,000	\$875,000	\$964,000	\$899,900	\$875,000	\$949,000
Sale Date		07/30/2021	07/26/2021	03/15/2022	06/28/2022	05/26/2022	06/28/2022
Price Per Sq.ft.	\$788.14	\$688.74	\$668.96	\$817.64	\$866.12	\$853.66	\$751.98
Initial List Price		\$799,000	\$825,000	\$899,000	\$899,900	\$850,000	\$949,000
Initial List Date		06/29/2021	05/25/2021	02/03/2022	06/28/2022	05/26/2022	06/28/2022
Current/Final List		\$799,000	\$825,000	\$899,000	\$899,900	\$875,000	\$949,000
DOM/CDOM		10 / 10	15 / 15	4 / 4	2 / 2	34 / 34	2 / 2
Sales Type		Fair Market	Fair Market	Fair Market	Fair Market	Fair Market	Fair Market
Finance Incentives		0	0	0	0	0	0
Living Area	1180	1314	1308	1179	1039	1025	1262
#Rooms/Bed/Bath All	6 / 3 / 2	5 / 3 / 1	6 / 3 / 2	5 / 3 / 1	5 / 3 / 1	5 / 3 / 1	6 / 3 / 2
Year Built	1953	1952	1952	1952	1952	1952	1954
Bsmnt SqFt/Finished							
Lot Size	0.14	0.14	0.14	0.14	0.14	0.14	0.15
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	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 / Yes / No	No / Yes / No	No / Yes / No	No / Yes / No	No / Yes / No	No / Yes / No	No / Yes / No
Fireplace	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Garage	1 Attached	2 Attached	2 Attached	2 Attached	2 Attached	2 Attached	2 Attached
Other Features	n/a	n/a	n/a	n/a	n/a	n/a	n/a
HOA Fees	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Subdivision	PLAZA SOUTH OF SPRING	PLAZA SOUTH OF SPRING	PLAZA SOUTH OF SPRING	PLAZA SOUTH OF SPRING	PLAZA SOUTH OF SPRING	PLAZA SOUTH OF SPRING	PLAZA SOUTH OF SPRING
Rent Potential	\$4,000						
Annual Gross Income	\$48,000						
Likely Sale Price					\$899,900	\$875,000	\$949,000
Gross Rent Multiplier	19.38						
School District	Wilson High	Wilson High	Wilson High	Wilson High	Wilson High	Wilson High	Wilson High
Common Amenities							
Data Source - ID	County Tax-tax	MLS-PW21141172	MLS-PW21105058	MLS-PW22009477	MLS-PW22140636	MLS-SB22074712	MLS-PW22138297

<b>Market Time 90-120 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	\$930,000	\$930,000	\$150,000	\$920,000
Recommended List Price	\$930,000	\$930,000		
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
•	2009 CARFAX AVENUE	LONG BEACH	3	2	0.14		1953		
1	2010 SNOWDEN AVE	LONG BEACH	3	1	0.14	07/30/2021	1952	\$905,000	0.08
2	2024 CONQUISTA AVE	LONG BEACH	3	2	0.14	07/26/2021	1952	\$875,000	0.08
3	6280 E STEARNS ST	LONG BEACH	3	1	0.14	03/15/2022	1952	\$964,000	0.18
1	1970 MCNAB AVE	LONG BEACH	3	1	0.14	06/28/2022	1952	\$899,900	0.13
2	2250 FAUST AVE	LONG BEACH	3	1	0.14	05/26/2022	1952	\$875,000	0.46
3	6150 E BENMORE ST	LONG BEACH	3	2	0.15	06/28/2022	1954	\$949,000	1.07

**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: traditional 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	This Los Altos charmer that has been impeccably maintained by the same owner since 1952
Sale 2 Comments	Spacious 3 bedroom home with a huge backyard, quietly tucked away in Los Altos... only minutes from the university, schools, shopping, restaurants, and freeways.
Sale 3 Comments	From the welcoming entry, you're instantly greeted by the warmth of the immaculate white oak flooring
List 1 Comments	One of Long Beachs Most Desirable Areas! BIKE TO THE BEACH!
List 2 Comments	3 Bedroom 1 bath home on a Large Lot. As you walk through the front door, you will notice a very large living room and dining room.
List 3 Comments	Travertine flooring, a wine refrigerator, dishwasher, gas stove, refrigerator and the washer/dryer which are tastefully disguised

**Comments:**

Service Provider Comments:

Located in area of Maintained homes, subject conforms to area. No adverse conditions were noted at time of inspection based on exterior drive by Central location, close to schools, shopping, and transportation. Located in area of maintained homes subject conforms. The subject is in overall good condition with no items of deferred maintenance noted. The comparable sales and listings are all suburban, detached, single family homes like the subject and are good indicators of value for the subject property. Subject has a for sale sign but is not listed on the mls . Address confirmed by using google maps Most weight placed on List 2 Most similar in gla and in lot size . Most weight placed on Sale 3 Most similar in gla and in lot size .

Vendor Comments:

Service Provider Signature

/s/ Benjamin Garcia

BPO Effective Date

07/02/2022

Service Provider Company

SML Business Solutions Corporation

Service Provider Lic. Num.

01724215

**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**

2009 CARFAX AVENUE  
LONG BEACH, CA 90815



**Subject Side**

2009 CARFAX AVENUE  
LONG BEACH, CA 90815



**Subject Side**

2009 CARFAX AVENUE  
LONG BEACH, CA 90815



**Subject Address Verification**

2009 CARFAX AVENUE  
LONG BEACH, CA 90815



**Subject Street**

2009 CARFAX AVENUE  
LONG BEACH, CA 90815



**Subject Street**

2009 CARFAX AVENUE  
LONG BEACH, CA 90815





**Subject What's across from Subject**

2009 CARFAX AVENUE  
LONG BEACH, CA 90815



**Subject Satellite View**

2009 CARFAX AVENUE  
LONG BEACH, CA 90815



### **Comparable Sale #1**

2010 SNOWDEN AVE  
LONG BEACH, CA 90815  
Sale Date: 07/30/2021  
Sale Price: \$905,000



### **Comparable Sale #2**

2024 CONQUISTA AVE  
LONG BEACH, CA 90815  
Sale Date: 07/26/2021  
Sale Price: \$875,000



### **Comparable Sale #3**

6280 E STEARNS ST  
LONG BEACH, CA 90815  
Sale Date: 03/15/2022  
Sale Price: \$964,000





**Comparable Listing #1**

1970 MCNAB AVE  
LONG BEACH, CA 90815  
List Price: \$899,900



**Comparable Listing #2**

2250 FAUST AVE  
LONG BEACH, CA 90815  
List Price: \$875,000



**Comparable Listing #3**

6150 E BENMORE ST  
LONG BEACH, CA 90815  
List Price: \$949,000

# Disclaimer

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