



VOXTUR

Broker Price Opinion

Exterior Inspection
 Interior Inspection

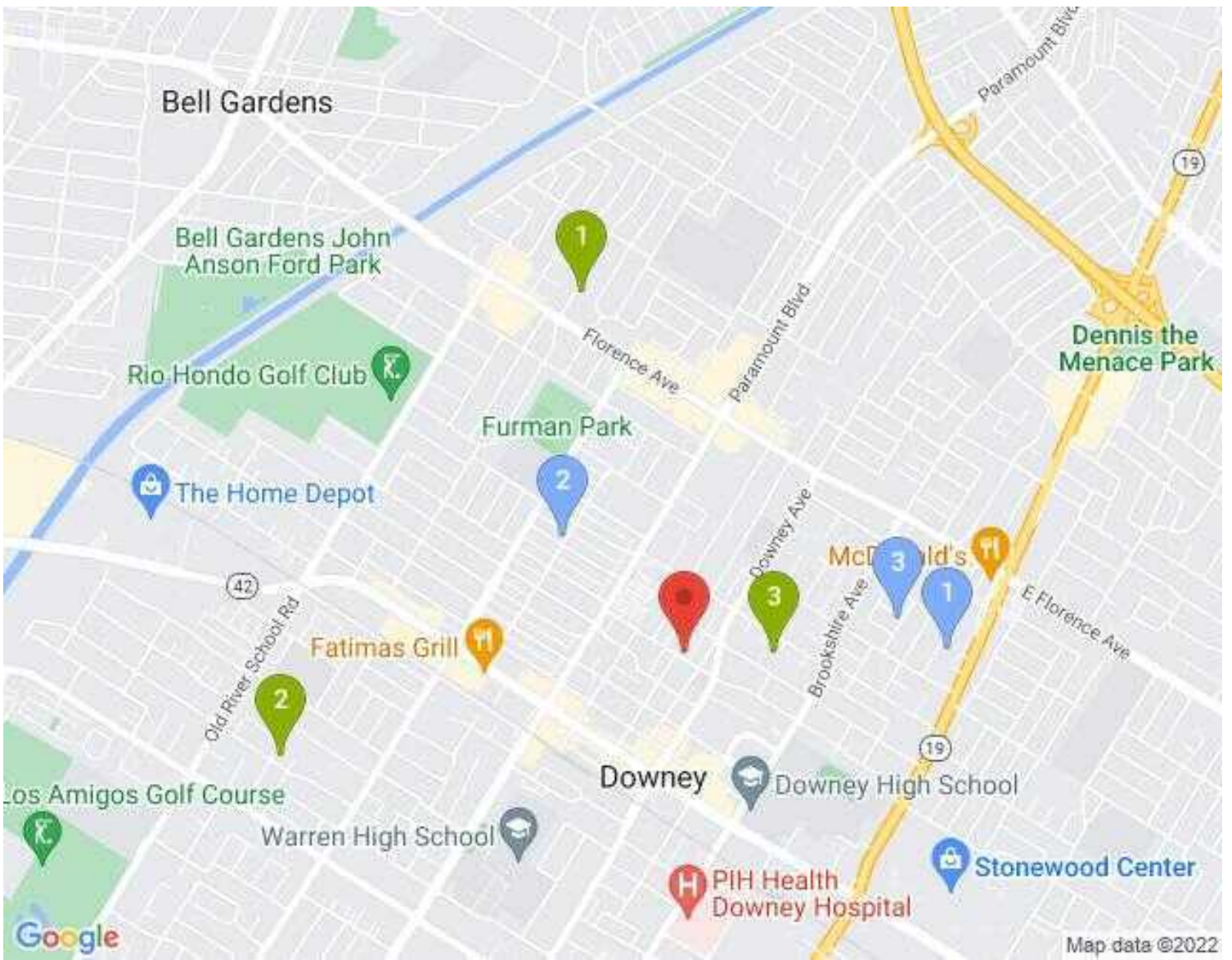
Property Address:	10736 LA REINA AVENUE, DOWNEY	Vendor ID:	14161788.1_202615
City, State, Zip:	DOWNEY, CA 90241	Deal Name:	
Loan Number:	001775	Inspection Date:	08/15/2022
2nd Loan / Client #:		Subject APN:	6253-004-018
Borrower / Owner of Record	Wily Barrios Flores	Lender / Client	Premier Money Source, 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	Century 21 Award-Tem Redhawk	List Broker Contact #	(951) 691-7892	Initial List Price	\$864,988
		Initial List Date	06/07/2022	Current List Price	\$905,000	DOM / CDOM	45 / 45
Is the Subject Listing Currently Pending?	Yes	Date of Contract	07/07/2022	CDOM to Contract	9	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	10736 LA REINA AVENUE, DOWNEY DOWNEY, CA 90241	10406 TRISTAN DR DOWNEY, CA 90241	7847 6TH ST DOWNEY, CA 90241	8564 BIGBY ST DOWNEY, CA 90241	10004 WILEY BURKE AVE DOWNEY, CA 90240	11718 JULIUS AVE DOWNEY, CA 90241	10617 DOLAN AVE DOWNEY, CA 90241
Proximity		0.68	0.43	0.56	0.97	1.08	0.23
Sale/List Price		\$925,000	\$915,000	\$870,000	\$950,000	\$839,999	\$975,000
Sale Date		04/26/2022	06/09/2022	07/06/2022	07/04/2022	07/03/2022	05/17/2022
Price Per Sq.ft.	\$642.56	\$644.15	\$680.80	\$544.09	\$588.60	\$468.23	\$743.71
Initial List Price	\$864,988	\$835,000	\$849,000	\$905,000	\$950,000	\$890,000	\$975,000
Initial List Date	06/07/2022	03/14/2022	05/09/2022	05/16/2022	07/04/2022	07/03/2022	05/17/2022
Current/Final List	\$905,000	\$835,000	\$849,000	\$875,000	\$950,000	\$839,999	\$975,000
DOM/CDOM	45 /	8 / 8	31 / 31	25 / 25	41 / 41	42 / 42	90 / 90
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	1424	1436	1344	1599	1614	1794	1311
#Rooms/Bed/Bath All	7 / 3 / 2	7 / 3 / 2	7 / 3 / 2	7 / 3 / 2	7 / 3 / 2	9 / 4 / 3	7 / 3 / 2
Year Built	1923	1952	1940	1949	1949	1950	1951
Bsmnt SqFt/Finished							
Lot Size	0.17	0.27	0.16	0.15	0.21	0.14	0.20
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					\$950,000	\$839,999	\$975,000
Gross Rent Multiplier	30.5						
School District	Warren High	Downey High	Warren High	Downey High	Warren High	Warren High	Downey High
Common Amenities							
Data Source - ID	County Tax-	MLS-PW22042303	MLS-DW22096178	MLS-PW22101464	MLS-DW22135719	MLS-IG22136958	MLS-DW22104498

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	\$915,000	\$915,000	\$150,000	\$905,000
Recommended List Price	\$925,000	\$925,000		
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
•	10736 LA REINA AVENUE, DOWNEY	DOWNEY	3	2	0.17		1923		
1	10406 TRISTAN DR	DOWNEY	3	2	0.27	04/26/2022	1952	\$925,000	0.68
2	7847 6TH ST	DOWNEY	3	2	0.16	06/09/2022	1940	\$915,000	0.43
3	8564 BIGBY ST	DOWNEY	3	2	0.15	07/06/2022	1949	\$870,000	0.56
1	10004 WILEY BURKE AVE	DOWNEY	3	2	0.21	07/04/2022	1949	\$950,000	0.97
2	11718 JULIUS AVE	DOWNEY	4	3	0.14	07/03/2022	1950	\$839,999	1.08
3	10617 DOLAN AVE	DOWNEY	3	2	0.20	05/17/2022	1951	\$975,000	0.23

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. Address confirmed by using google maps 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

08/16/2022

Service Provider Company

Ursulo Investments LLC

Service Provider Lic. Num.

01946059

Repairs

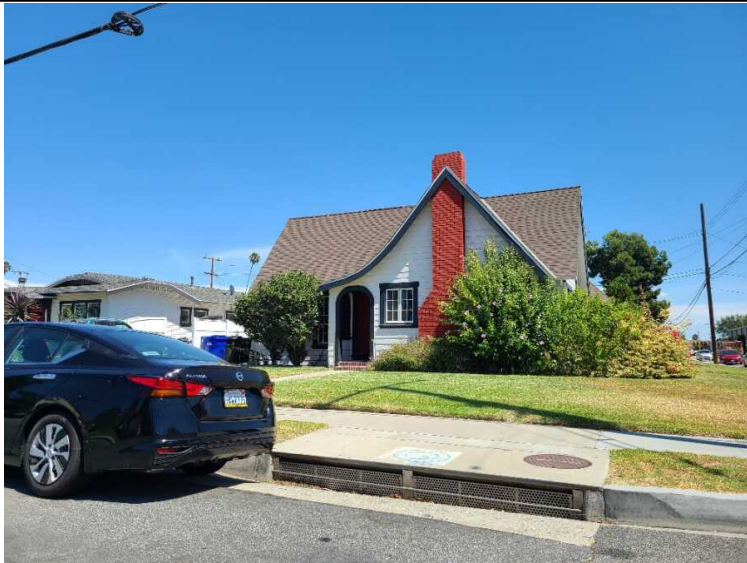
Recommended Repairs would bring the subject to: \$915,000

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

10736 LA REINA AVENUE, DOWNEY
DOWNEY, CA 90241



Subject Side

10736 LA REINA AVENUE, DOWNEY
DOWNEY, CA 90241



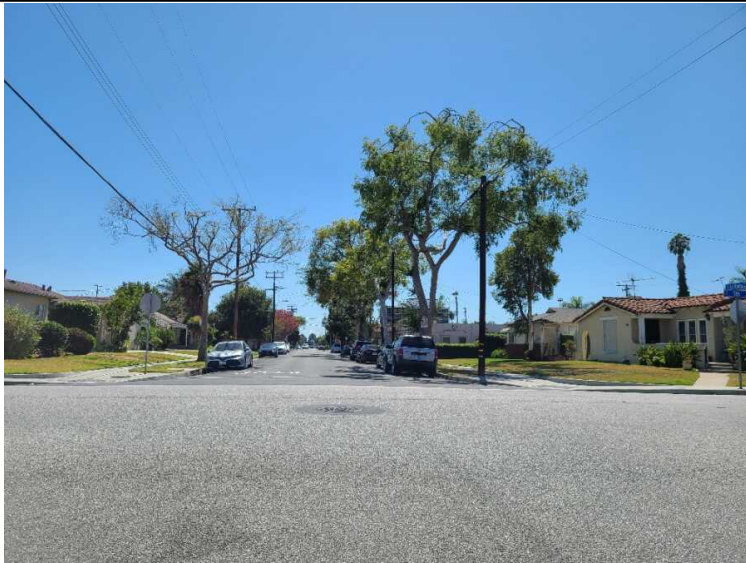
Subject Side

10736 LA REINA AVENUE, DOWNEY
DOWNEY, CA 90241



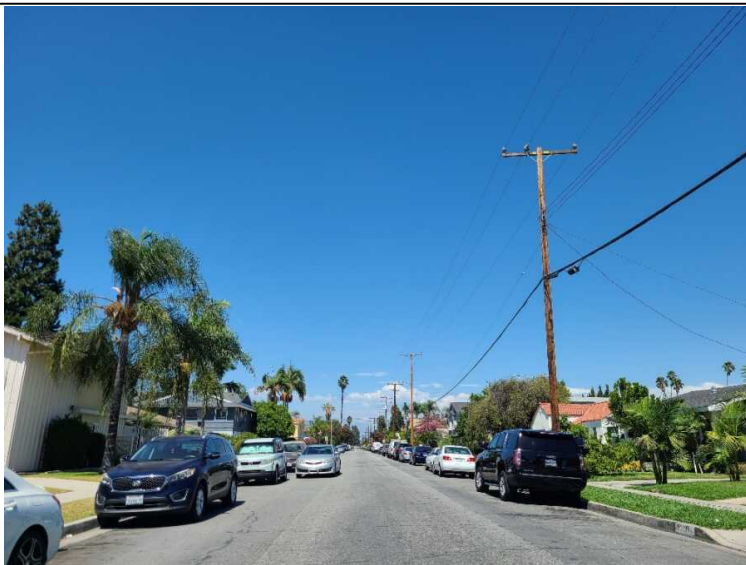
Subject Address Verification

10736 LA REINA AVENUE, DOWNEY
DOWNEY, CA 90241



Subject Street

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DOWNEY, CA 90241



Subject Street

10736 LA REINA AVENUE, DOWNEY
DOWNEY, CA 90241

Subject What's across from Subject

10736 LA REINA AVENUE, DOWNEY
DOWNEY, CA 90241



Subject Satellite View

10736 LA REINA AVENUE, DOWNEY
DOWNEY, CA 90241





Comparable Sale #1

10406 TRISTAN DR
DOWNEY, CA 90241
Sale Date: 04/26/2022
Sale Price: \$925,000



Comparable Sale #2

7847 6TH ST
DOWNEY, CA 90241
Sale Date: 06/09/2022
Sale Price: \$915,000



Comparable Sale #3

8564 BIGBY ST
DOWNEY, CA 90241
Sale Date: 07/06/2022
Sale Price: \$870,000



Comparable Listing #1

10004 WILEY BURKE AVE
DOWNEY, CA 90240
List Price: \$950,000



Comparable Listing #2

11718 JULIUS AVE
DOWNEY, CA 90241
List Price: \$839,999



Comparable Listing #3

10617 DOLAN AVE
DOWNEY, CA 90241
List Price: \$975,000

Disclaimer

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