



VOXTUR

Broker Price Opinion

 Exterior Inspection
 Interior Inspection

Property Address:	3434 Mayfair Blvd	Vendor ID:	14221314.1_325628
City, State, Zip:	FRESNO, CA 93703	Deal Name:	
Loan Number:	1779	Inspection Date:	09/02/2022
2nd Loan / Client #:		Subject APN:	446-192-06
Borrower / Owner of Record	Latasha Carter	Lender / Client	Premier Money Source, Inc.

Property Occupancy Status	Tenant	Does the Property Appear Secure?	Yes	Est. Monthly Rent	\$1,500	Sold in the last	
Currently Listed	No	Currently List Broker		List Broker Contact #		12 Months?	
Initial List Price		Initial List Date		Current List Price		Sale Price:	
DOM / CDOM						Sale Date:	
Is the Subject Listing Currently Pending?		Date of Contract		CDOM to Contract			

Subject Property Comments / External Influences
No MLS history found. Per tax records, last transfer on 10/13/2003 as a dissolution-no value given

Subject	Sold comps 1	Sold comps 2	Sold comps 3	List comps 1	List comps 2	List comps 3	
Address	3434 Mayfair Blvd FRESNO, CA 93703	3521 CIRCLE CT E FRESNO, CA 93703	3505 N MAYFAIR DR N FRESNO, CA 93703	3833 ARDEN DR S FRESNO, CA 93703	3436 E HARVARD AVE FRESNO, CA 93703	3457 E HOME AVE FRESNO, CA 93703	3934 MAYWOOD DR S FRESNO, CA 93703
Proximity		0.14	0.26	0.4	0.39	0.33	0.5
Sale/List Price		\$261,000	\$281,000	\$295,000	\$285,000	\$275,000	\$235,000
Sale Date		06/28/2022	07/01/2022	07/13/2022	06/27/2022	08/25/2022	05/13/2022
Price Per Sq.ft.	\$222.67	\$214.29	\$225.70	\$254.53	\$235.54	\$215.86	\$209.82
Initial List Price		\$220,000	\$270,000	\$285,000	\$295,000	\$275,000	\$250,000
Initial List Date		04/02/2022	05/26/2022	05/08/2022	06/27/2022	08/25/2022	05/13/2022
Current/Final List		\$220,000	\$270,000	\$285,000	\$285,000	\$275,000	\$235,000
DOM/CDOM		11 / 11	7 / 7	14 / 14	36 / 36	8 / 8	97 / 97
Sales Type		Fair Market	Fair Market	Fair Market	Fair Market	Fair Market	Fair Market
Finance Incentives		0	0	0	0	0	0
Living Area	1235	1218	1245	1159	1210	1274	1120
#Rooms/Bed/Bath All	6 / 3 / 1	6 / 3 / 1	5 / 2 / 1	6 / 3 / 1	5 / 2 / 1	6 / 3 / 1	5 / 2 / 1
Year Built	1948	1954	1950	1951	1950	1942	1949
Bsmnt SqFt/Finished							
Lot Size	0.15	0.17	0.17	0.15	0.15	0.15	0.17
Property Type	SF Detach	SF Detach	SF Detach	SF Detach	SF Detach	SF Detach	SF Detach
Style / Quality	Ranch / Q4	Ranch / Q4	Ranch / Q4	Ranch / Q4	Ranch / Q4	Ranch / Q4	Ranch / Q4
# of Units	1	1	1	1	1	1	1
Condition	C4	C4	C3	C3	C3	C3	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	Yes / Yes / No	Yes / Yes / No	Yes / Yes / No	Yes / Yes / No	Yes / Yes / No	Yes / Yes / No	Yes / Yes / No
Fireplace	No	No	Yes	Yes	Yes	Yes	No
Garage	1 Attached	None	1 Attached	1 Attached	2 Attached	1 Attached	1 Attached
Other Features	None	None	None	None	None	None	None
HOA Fees	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Subdivision	Mayfair	Mayfair	Mayfair	Mayfair	Mayfair	Mayfair	Mayfair
Rent Potential	\$1,500						
Annual Gross Income	\$18,000						
Likely Sale Price					\$285,000	\$275,000	\$235,000
Gross Rent Multiplier	15.28						
School District	Fresno Unified	Fresno Unified	Fresno Unified	Fresno Unified	Fresno Unified	Fresno Unified	Fresno Unified
Common Amenities							
Data Source - ID	County Tax-446 ...	MLS-575492	MLS-578604	MLS-577474	MLS-580593	MLS-583817	MLS-577778

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	\$275,000	\$275,000	\$29,263	\$265,000
Recommended List Price	\$275,900	\$275,900		
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
•	3434 Mayfair Blvd	FRESNO	3	1	0.15		1948		
1	3521 CIRCLE CT E	FRESNO	3	1	0.17	06/28/2022	1954	\$261,000	0.14
2	3505 N MAYFAIR DR N	FRESNO	2	1	0.17	07/01/2022	1950	\$281,000	0.26
3	3833 ARDEN DR S	FRESNO	3	1	0.15	07/13/2022	1951	\$295,000	0.4
1	3436 E HARVARD AVE	FRESNO	2	1	0.15	06/27/2022	1950	\$285,000	0.39
2	3457 E HOME AVE	FRESNO	3	1	0.15	08/25/2022	1942	\$275,000	0.33
3	3934 MAYWOOD DR S	FRESNO	2	1	0.17	05/13/2022	1949	\$235,000	0.5

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: Investor 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	Marketing Remark This house is located in the historic Mayfair District. The layout of this house is very desirable. The house needs a full renovation and that is why it is priced where it is. Once this house is completed, it will make a family very happy. Offers will be chosen
Sale 2 Comments	Marketing Remark This adorable home is a 2 Bed 1 Bath, and move in ready! Hardwood flooring in living area and bedrooms along with tile flooring in the kitchen and updated bathroom. Dual pane windows along with ceiling fans throughout the home . The lovely updated kitchen with g
Sale 3 Comments	Marketing Remark Cute and clean 3/1 in the Mayfair area with a 1 car garage, and a large back yard. This home has a large living room, new interior paint, and newer vinyl dual paned windows. The huge back yard has a shed and a covered patio area. Termite work is already done, an
List 1 Comments	Marketing Remark Spacious and affordable! Newer AC, large living room with laminated floors and a beautiful view of the courtyard. Both rooms have walking closets and ceiling fans. The kitchen is open to the dining area and has been recently updated. Nicely painted and move in r
List 2 Comments	Marketing Remark Charming older home remodeled with new carpets in living room, bedrooms. Luxury vinyl tile in dining, kitchen and bath. All new dual pane windows. Freshly painted interior. Fireplace in living room. One car garage with washer/dryer hookup in garage. Large room o
List 3 Comments	Marketing Remark Charming 2 bedroom / 1 bathroom home. Large tiled living room. Picturesque windows in kitchen, overlooking a huge backyard. Outdoor brick fireplace situated in covered patio. Garage was converted to a third bedroom. Kitchen and bath are in need of some updates.

Comments:

Service Provider Comments:

Subject is in average-good As-Is market condition and will likely qualify for all financing. No repairs required or recommended. Value conclusion is an aggregate of all adjusted values and weighted to the adjusted average of all sold comps, SC1 and LC3 as the most equal in most features including condition. Most weight placed on List 3 Most equal in most features specifically condition Most weight placed on Sale 1 Most equal in most features specifically condition

Vendor Comments:

Service Provider Signature /s/ Andrea Phillips

Service Provider Company Andrea J Phillips

BPO Effective Date 09/02/2022

Service Provider Lic. Num. 01849127

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

3434 Mayfair Blvd
FRESNO, CA 93703



Subject Side

3434 Mayfair Blvd
FRESNO, CA 93703



Subject Side

3434 Mayfair Blvd
FRESNO, CA 93703



Subject Address Verification

3434 Mayfair Blvd
FRESNO, CA 93703



Subject Street Sign

3434 Mayfair Blvd
FRESNO, CA 93703



Subject Street

3434 Mayfair Blvd
FRESNO, CA 93703



Subject Street

3434 Mayfair Blvd
FRESNO, CA 93703



Subject What's across from Subject

3434 Mayfair Blvd
FRESNO, CA 93703



Subject Satellite View

3434 Mayfair Blvd
FRESNO, CA 93703



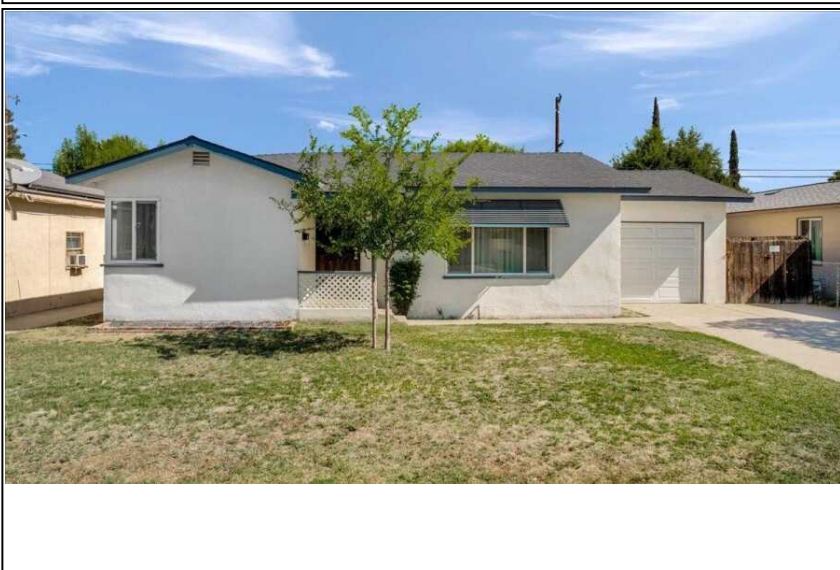
Comparable Sale #1

3521 CIRCLE CT E
FRESNO, CA 93703
Sale Date: 06/28/2022
Sale Price: \$261,000



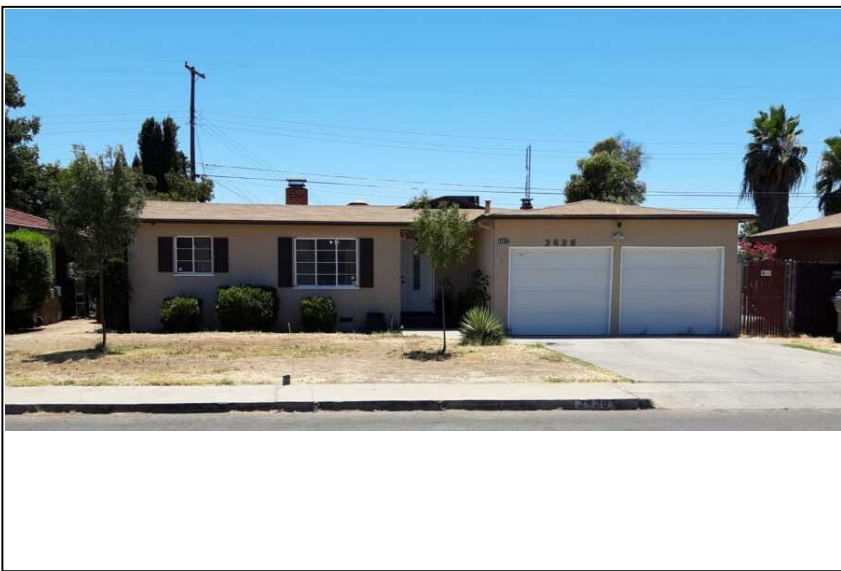
Comparable Sale #2

3505 N MAYFAIR DR N
FRESNO, CA 93703
Sale Date: 07/01/2022
Sale Price: \$281,000



Comparable Sale #3

3833 ARDEN DR S
FRESNO, CA 93703
Sale Date: 07/13/2022
Sale Price: \$295,000



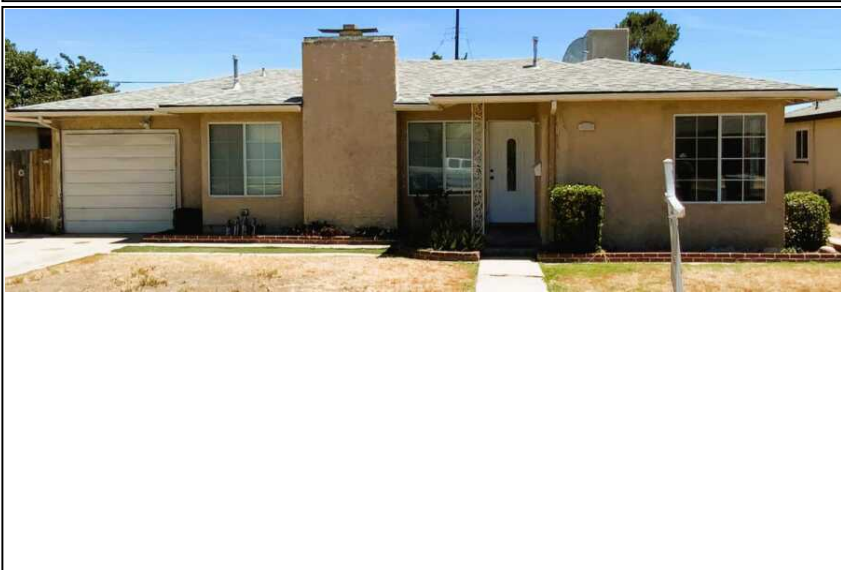
Comparable Listing #1

3436 E HARVARD AVE
FRESNO, CA 93703
List Price: \$285,000



Comparable Listing #2

3457 E HOME AVE
FRESNO, CA 93703
List Price: \$275,000



Comparable Listing #3

3934 MAYWOOD DR S
FRESNO, CA 93703
List Price: \$235,000

Disclaimer

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