



VOXTUR

Broker Price Opinion

Exterior Inspection
 Interior Inspection

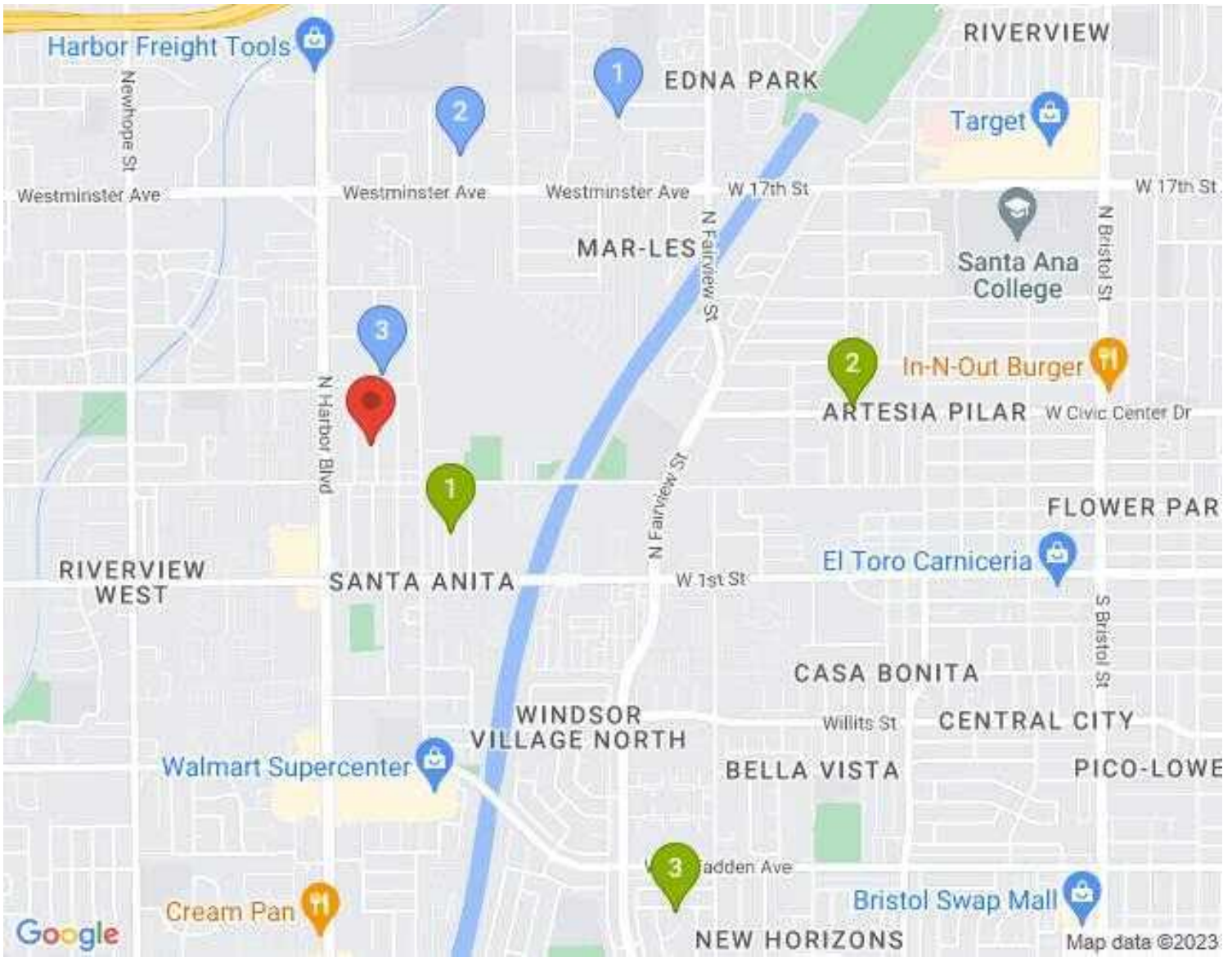
Property Address:	614 NORTH BEWLEY STREET	Vendor ID:	14761050.1_251730
City, State, Zip:	SANTA ANA, CA 92703	Deal Name:	
Loan Number:	001930	Inspection Date:	01/26/2023
2nd Loan / Client #:		Subject APN:	198-161-17
Borrower / Owner of Record	Carlos Vasquez	Lender / Client	Premier Money Source, Inc.

Property Occupancy Status	Owner	Does the Property Appear Secure?	Yes	Est. Monthly Rent	\$3,500	Sold in the last	
Currently Listed	No	Currently List Broker		Initial List Price		12 Months?	
Is the Subject Listing Currently Pending?		Date of Contract		CDOM to Contract		Sale Price:	
						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	614 NORTH BEWLEY STREET SANTA ANA, CA 92703	2742 STRAWBERRY LN SANTA ANA, CA 92703	13912 HARPER ST SANTA ANA, CA 92703	909 N BEWLEY ST SANTA ANA, CA 92703	223 N LAUREL ST SANTA ANA, CA 92703	1917 W CIVIC CENTER DR SANTA ANA, CA 92703	2614 W ADRIN WAY SANTA ANA, CA 92703
Proximity		1.06	0.79	0.18	0.31	1.25	1.44
Sale/List Price		\$685,000	\$670,000	\$650,000	\$510,000	\$600,000	\$733,000
Sale Date		11/21/2022	12/01/2022	08/28/2022	12/19/2022	11/28/2022	12/15/2022
Price Per Sq.ft.	\$896.41	\$885.01	\$598.21	\$690.75	\$560.44	\$516.80	\$668.19
Initial List Price		\$685,000	\$670,000	\$650,000	\$510,000	\$600,000	\$825,000
Initial List Date		08/24/2022	07/14/2022	07/14/2022	12/19/2022	11/28/2022	12/15/2022
Current/Final List		\$685,000	\$670,000	\$650,000	\$510,000	\$600,000	\$733,000
DOM/CDOM		89 / 89	140 / 140	7 / 7	40 / 40	28 / 28	45 / 45
Sales Type		Fair Market	Fair Market	Fair Market	Fair Market	Fair Market	Fair Market
Finance Incentives		0	0	0	0	0	0
Living Area	753	774	1120	941	910	1161	1097
#Rooms/Bed/Bath All	4 / 2 / 1	4 / 2 / 1	7 / 4 / 2	4 / 2 / 1	5 / 3 / 1	5 / 3 / 1	6 / 3 / 2
Year Built	1947	1950	1949	1952	1933	1958	1960
Bsmnt SqFt/Finished							
Lot Size	0.14	0.18	0.19	0.15	0.09	0.12	0.14
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	1 Attached	2 Attached	2 Attached	None	1 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	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Rent Potential	\$3,500						
Annual Gross Income	\$42,000						
Likely Sale Price					\$510,000	\$600,000	\$733,000
Gross Rent Multiplier	16.07						
School District	Los Amigos High	Los Amigos High	Los Amigos High	Los Amigos High	Los Amigos High	Los Amigos High	Los Amigos High
Common Amenities							
Data Source - ID	County Tax-tax	MLS-PW22124244	MLS-PW22153423	MLS-PW22156110	MLS-CV22212133	MLS-OC22248491	MLS-OC22191474

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	\$675,000	\$675,000	\$100,000	\$670,000
Recommended List Price	\$675,000	\$675,000		
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
•	614 NORTH BEWLEY STREET	SANTA ANA	2	1	0.14		1947		
1	2742 STRAWBERRY LN	SANTA ANA	2	1	0.18	11/21/2022	1950	\$685,000	1.06
2	13912 HARPER ST	SANTA ANA	4	2	0.19	12/01/2022	1949	\$670,000	0.79
3	909 N BEWLEY ST	SANTA ANA	2	1	0.15	08/28/2022	1952	\$650,000	0.18
1	223 N LAUREL ST	SANTA ANA	3	1	0.09	12/19/2022	1933	\$510,000	0.31
2	1917 W CIVIC CENTER DR	SANTA ANA	3	1	0.12	11/28/2022	1958	\$600,000	1.25
3	2614 W ADRIN WAY	SANTA ANA	3	2	0.14	12/15/2022	1960	\$733,000	1.44

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	Close to schools , shopping and freeway access .
Sale 2 Comments	Property is on a large lot with front and back yard and very large palm trees
Sale 3 Comments	Exiting the kitchen you will find a large patio great for entertaining, 2 large avocado and many other fruit trees. The 1-car attached garage
List 1 Comments	The home features 3 bedrooms/1 bathroom, with living room and a kitchen with dining area
List 2 Comments	3 Bedroom and 1 Bath, Probate listing, no court confirmation needed. newer roof and water
List 3 Comments	New kitchen with quartz countertops, new kitchen sink, new stainless-steel appliances

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. Due to lack of comps in area had to extend beyond 15% range of value . Most weight placed on List 1 Most similar in gla and in lot size. Most weight placed on Sale 1 Most similar in gla and in lot size.

Vendor Comments:

Service Provider Signature

/s/ Benjamin Garcia

BPO Effective Date

01/27/2023

Service Provider Company

SML Business Solutions Corporation

Service Provider Lic. Num.

01724215

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

614 NORTH BEWLEY STREET
SANTA ANA, CA 92703



Subject Side

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SANTA ANA, CA 92703



Subject Side

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Subject Address Verification

614 NORTH BEWLEY STREET
SANTA ANA, CA 92703



Subject Street

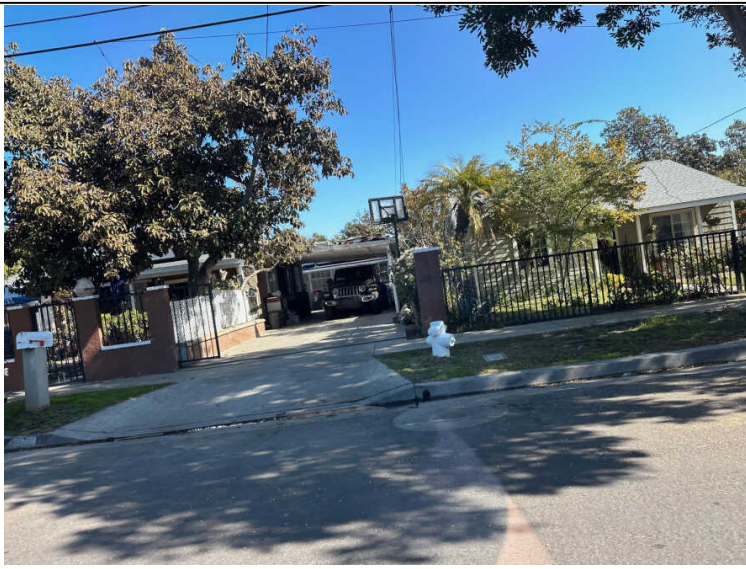
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Subject Street

614 NORTH BEWLEY STREET
SANTA ANA, CA 92703





Subject What's across from Subject

614 NORTH BEWLEY STREET
SANTA ANA, CA 92703



Subject Satellite View

614 NORTH BEWLEY STREET
SANTA ANA, CA 92703



Comparable Sale #1

2742 STRAWBERRY LN
SANTA ANA, CA 92703
Sale Date: 11/21/2022
Sale Price: \$685,000



Comparable Sale #2

13912 HARPER ST
SANTA ANA, CA 92703
Sale Date: 12/01/2022
Sale Price: \$670,000



Comparable Sale #3

909 N BEWLEY ST
SANTA ANA, CA 92703
Sale Date: 08/28/2022
Sale Price: \$650,000



Comparable Listing #1

223 N LAUREL ST
SANTA ANA, CA 92703
List Price: \$510,000



Comparable Listing #2

1917 W CIVIC CENTER DR
SANTA ANA, CA 92703
List Price: \$600,000



Comparable Listing #3

2614 W ADRIN WAY
SANTA ANA, CA 92703
List Price: \$733,000

Disclaimer

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