



# VOXTUR

## Broker Price Opinion

Exterior Inspection  
 Interior Inspection

Property Address:	3479 HOOVER STREET	Vendor ID:	14975190.1_401385
City, State, Zip:	RIVERSIDE, CA 92504	Deal Name:	
Loan Number:	2009	Inspection Date:	04/04/2023
2nd Loan / Client #:		Subject APN:	230-192-041
Borrower / Owner of Record	Osbaldo Castaneda	Lender / Client	Premier Money Source, Inc.

Property Occupancy Status	Owner	Does the Property Appear Secure?	Yes	Est. Monthly Rent	\$2,000	Sold in the last	
Currently Listed	Yes	Currently List Broker	REAL BROKER	List Broker Contact #	(619) 248-6434	Initial List Price	\$450,000
		Initial List Date	03/10/2023	Current List Price	\$450,000	DOM / CDOM	20 / 34
Is the Subject Listing Currently Pending?	Yes	Date of Contract	03/20/2023	CDOM to Contract	34	Sale Price:	
						Sale Date:	

### Subject Property Comments / External Influences

Average

	Subject	Sold comps 1	Sold comps 2	Sold comps 3	List comps 1	List comps 2	List comps 3
							
Address	3479 HOOVER STREET RIVERSIDE, CA 92504	2860 DORLEN ST RIVERSIDE, CA 92504	7285 FIESTA AVE RIVERSIDE, CA 92504	7135 POTOMAC ST RIVERSIDE, CA 92504	3640 NELSON ST RIVERSIDE, CA 92504	7415 LINCOLN AVE RIVERSIDE, CA 92504	4403 SHATTO PL RIVERSIDE, CA 92504
Proximity		0.68	0.66	0.41	0.94	0.62	0.89
Sale/List Price		\$465,000	\$490,000	\$485,500	\$525,000	\$450,000	\$450,000
Sale Date		01/24/2023	02/17/2023	12/19/2022	10/05/2022	02/06/2023	11/14/2022
Price Per Sq.ft.	\$386.86	\$382.72	\$439.07	\$403.24	\$436.77	\$395.78	\$360.58
Initial List Price	\$450,000	\$449,900	\$465,000	\$479,000	\$525,000	\$450,000	\$499,000
Initial List Date	03/10/2023	09/21/2022	12/19/2022	11/06/2022	10/05/2022	02/06/2023	11/14/2022
Current/Final List	\$450,000	\$465,000	\$490,000	\$485,000	\$525,000	\$450,000	\$450,000
DOM/CDOM	20 /	131 / 131	60 / 60	44 / 44	181 / 181	56 / 56	141 / 141
Sales Type		Fair Market	Fair Market	Fair Market	Fair Market	Fair Market	Fair Market
Finance Incentives	0	0	0	0	0	0	0
Living Area	1202	1215	1116	1204	1202	1137	1248
#Rooms/Bed/Bath All	4 / 2 / 1	7 / 4 / 2	6 / 3 / 2	4 / 2 / 1	5 / 3 / 1	6 / 3 / 1.5	5 / 3 / 1
Year Built	1967	1971	1971	1928	1952	1970	1920
Bsmnt SqFt/Finished							
Lot Size	0.34	0.14	0.17	0.17	0.15	0.12	0.25
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	0	1	1
Condition	C4	C4	C4	C3	C4	C4	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	Yes / Yes / No	Yes / Yes / No	Yes / Yes / No	Yes / Yes / No	Yes / Yes / No	Yes / Yes / No	Yes / Yes / No
Fireplace	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Garage	1 Detached	2 Attached	2 Attached	1 Detached	2 Detached	1 Attached	2 Detached
Other Features	Average	Average	Average	Average	Average	Average	Average
HOA Fees	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Subdivision	PETERSON	PETERSON	VICTORIA COLLECTION	PETERSON	PETERSON	PETERSON	PETERSON
Rent Potential	\$2,000						
Annual Gross Income	\$24,000						
Likely Sale Price					\$525,000	\$450,000	\$450,000
Gross Rent Multiplier	19.38						
School District	Ramona High	Ramona High	Arlington High	Ramona High	Ramona High	Ramona High	Ramona High
Common Amenities							
Data Source - ID	MLS-IV23042861	MLS-IV22206350	MLS-DW22258737	MLS-IV22237745	MLS-IV22216668	MLS-CV23017946	MLS-TR22242947

**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

**\$465,000****\$465,000****\$193,156**

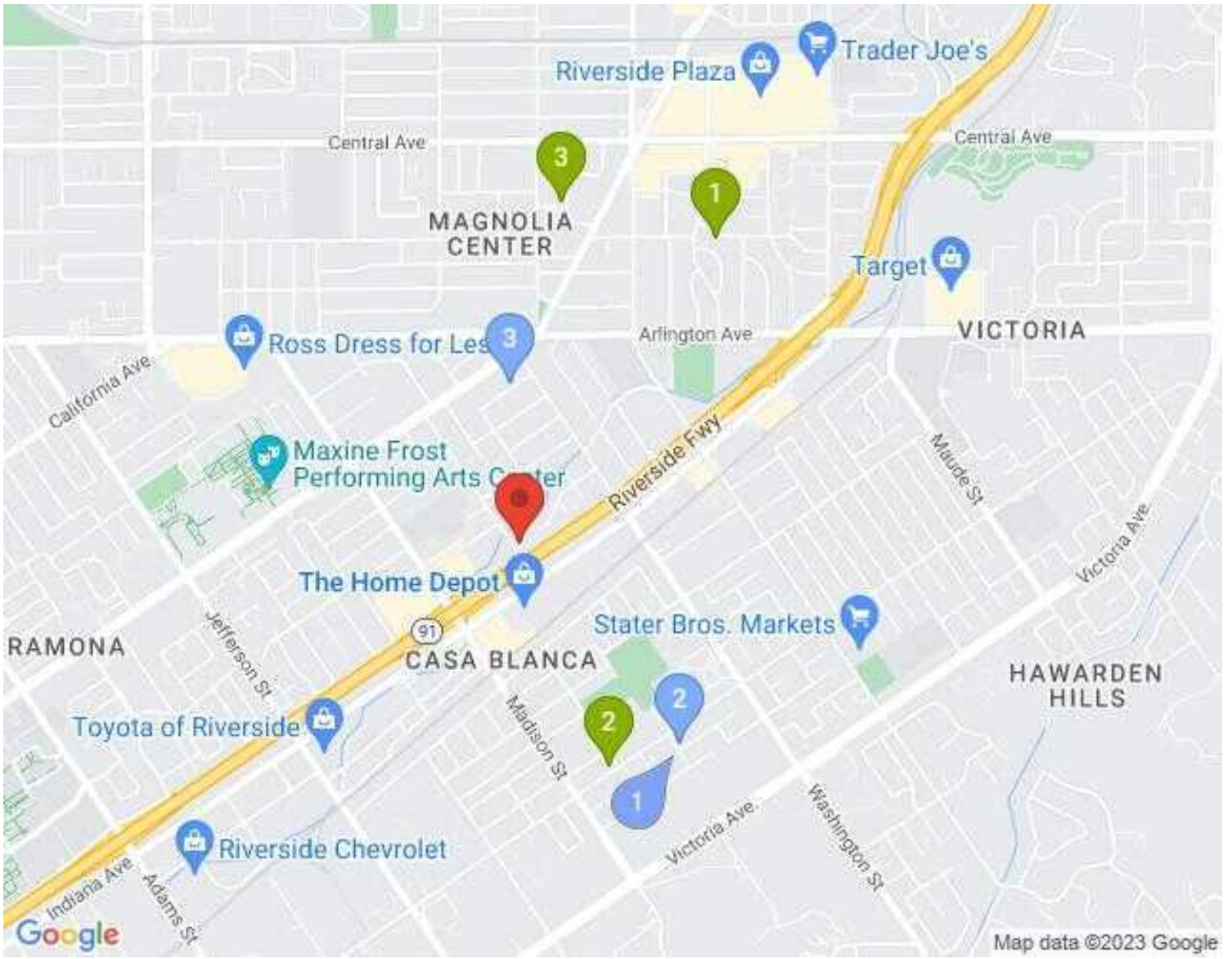
\$450,000

Recommended List Price

**\$470,000****\$470,000**

Recommended Sales Strategy:

 As - Is Repaired



	Address	City	BR	BA	Lot Size	Sale/List Date	Year Built	Sale/List Price	Distance
•	3479 HOOVER STREET	RIVERSIDE	2	1	0.34		1967		
1	2860 DORLEN ST	RIVERSIDE	4	2	0.14	01/24/2023	1971	\$465,000	0.68
2	7285 FIESTA AVE	RIVERSIDE	3	2	0.17	02/17/2023	1971	\$490,000	0.66
3	7135 POTOMAC ST	RIVERSIDE	2	1	0.17	12/19/2022	1928	\$485,500	0.41
1	3640 NELSON ST	RIVERSIDE	3	1	0.15	10/05/2022	1952	\$525,000	0.94
2	7415 LINCOLN AVE	RIVERSIDE	3	1.5	0.12	02/06/2023	1970	\$450,000	0.62
3	4403 SHATTO PL	RIVERSIDE	3	1	0.25	11/14/2022	1920	\$450,000	0.89

**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:

NA

Will this be a problem for resale? If yes, please explain:

None Noted

**Comparables:**

Sale 1 Comments	4 Br 2 Bath Needs a little TLC. Could be a nice home with a little work! Located close to Park, Public Transportation and easy access to FWY. BOM
Sale 2 Comments	Wonderful corner lot house ready for a new family to enjoy and start making new memories, perfectly maintained 3 bedrooms, 2 bathrooms home is located in a great Riverside neighborhood. When you walk through the front door, you're greeted with a very open feeling and flow from th
Sale 3 Comments	Remodeled turnkey home on beautiful street lined with large trees in the Magnolia Center neighborhood. Spacious living room, 2 bedrooms and 1 bathroom. NEW interior and exterior paint, NEW Quartz countertops, original hardwood floors, NEW carpet, and NEW fixtures. Abundant storag
List 1 Comments	Close to shopping stores. Close to schools and parks.
List 2 Comments	One Story Family home in Riverside, Features 3 Bedrooms, 1.5 Bathrooms, Living Room with Fireplace, and Kitchen. The Kitchen has breakfast area, Tile floors, newer style cabinets, countertops and appliances. Property has large fenced yard. Plenty of room to store vehicles. Attach
List 3 Comments	Beautiful 3 Bedroom corner home in Riverside with a large lot. Property was upgraded within the last 5 years with newer kitchen cabinets, quartz counter top, laminated flooring, upgraded bathroom, windows, AC/Heating system system, New dual pane windows, light fixtures, newer wat

**Comments:**

Service Provider Comments:

Close to shopping stores. Close to freeway access. Close to schools and parks. Very limited amount of similar comparables, Search criteria had to be expanded and adjusted. Adjustments have been made. Best available comparables have been used. There is high demand on the area. Very active market area. Most weight placed on List 2 Smaller sqft. Limited amount of comps, Best available comps have been used. Most weight placed on Sale 1 Similar sqft. Limited amount of comps, Best available comps have been used.

Vendor Comments:

Service Provider Signature   
Service Provider Company

BPO Effective Date   
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**

3479 HOOVER STREET  
RIVERSIDE, CA 92504



**Subject Side**

3479 HOOVER STREET  
RIVERSIDE, CA 92504



**Subject Side**

3479 HOOVER STREET  
RIVERSIDE, CA 92504



**Subject Address Verification**

3479 HOOVER STREET  
RIVERSIDE, CA 92504



**Subject Street**

3479 HOOVER STREET  
RIVERSIDE, CA 92504



**Subject Street**

3479 HOOVER STREET  
RIVERSIDE, CA 92504

**Subject What's across from Subject**

3479 HOOVER STREET  
RIVERSIDE, CA 92504



**Subject Satellite View**

3479 HOOVER STREET  
RIVERSIDE, CA 92504





**Comparable Sale #1**

2860 DORLEN ST  
RIVERSIDE, CA 92504  
Sale Date: 01/24/2023  
Sale Price: \$465,000



**Comparable Sale #2**

7285 FIESTA AVE  
RIVERSIDE, CA 92504  
Sale Date: 02/17/2023  
Sale Price: \$490,000



**Comparable Sale #3**

7135 POTOMAC ST  
RIVERSIDE, CA 92504  
Sale Date: 12/19/2022  
Sale Price: \$485,500



**Comparable Listing #1**

3640 NELSON ST  
RIVERSIDE, CA 92504  
List Price: \$525,000



**Comparable Listing #2**

7415 LINCOLN AVE  
RIVERSIDE, CA 92504  
List Price: \$450,000



**Comparable Listing #3**

4403 SHATTO PL  
RIVERSIDE, CA 92504  
List Price: \$450,000

# Disclaimer

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