



Property Address: 177 LANG STREET	Vendor ID: 15389940.1_407061
City, State, Zip: SAN JUAN BAUTISTA, CA 95045	Deal Name:
Loan Number: 2142	Inspection Date: 08/04/2023
2nd Loan / Client #:	Subject APN: 002-510-017-000
Borrower / Owner of Record: John Flaniken	Lender / Client: Premier Money Source, Inc.

Property Occupancy Status: Tenant Does the Property Appear Secure? Yes No Est. Monthly Rent: \$2,749 Sold in the last 12 Months?

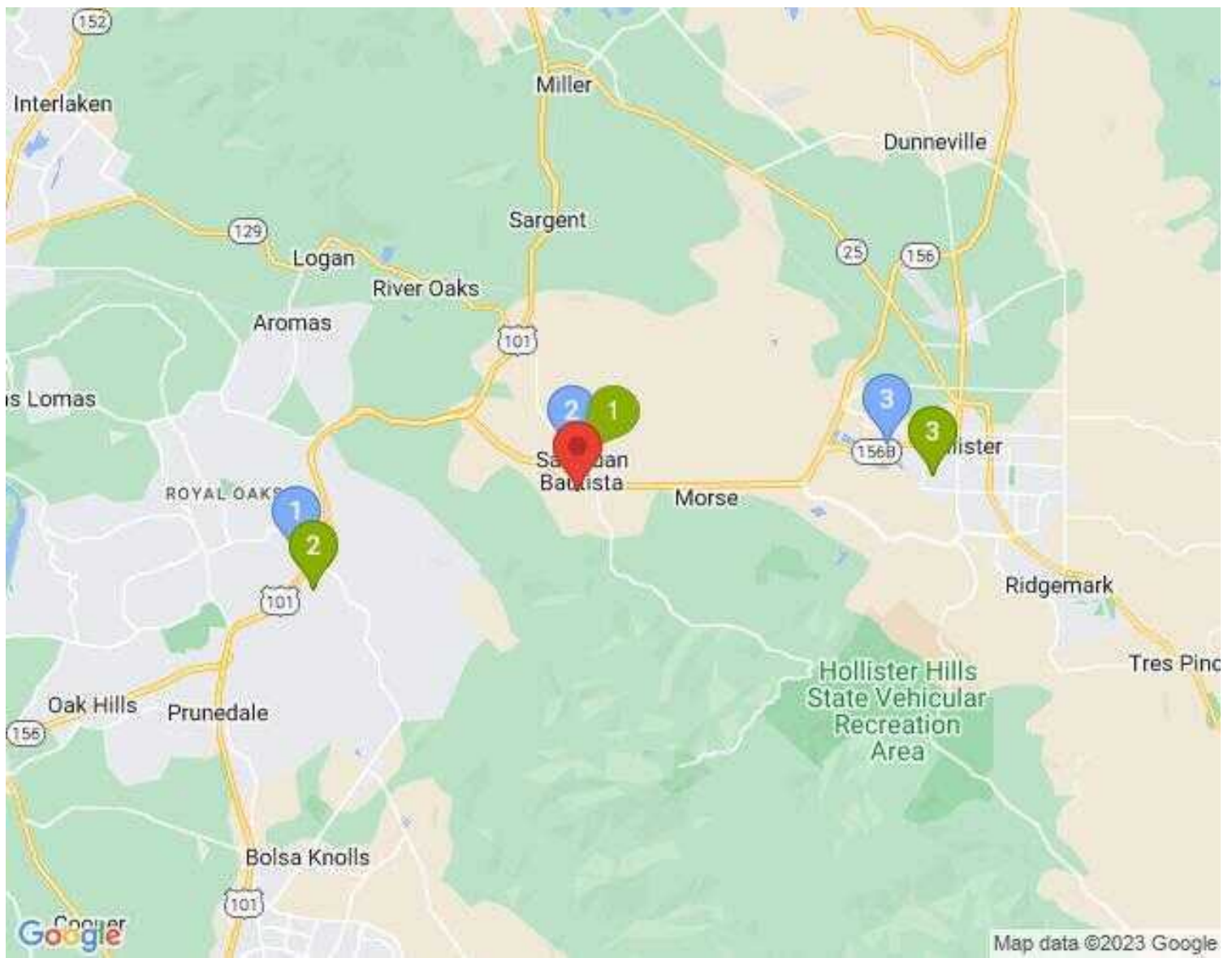
Currently Listed: Yes No Currently List Broker: Compas List Broker Contact #: (408) 499-1860 Initial List Price: \$562,500 Initial List Date: 07/25/2023 Current List Price: \$562,500 DOM / CDOM: 0 / 0 Sale Price:

Is the Subject Listing Currently Pending? Yes No Date of Contract: 07/25/2023 CDOM to Contract: 0 Sale Date:

Subject Property Comments / External Influences
Exterior need new exterior paint and new lawn. Landscape adequately maintained.

	Subject	Sold Comp 1	Sold Comp 2	Sold Comp 3	List Comp 1	List Comp 2	List Comp 3
Address	177 LANG STREET SAN JUAN BAUTISTA, CA 95045	6630 LEON DRIVE SALINAS, CA 93907	5 VIA SERRA SAN JUAN BAUTISTA, CA 95045	110 BRIDGE RD HOLLISTER, CA 95023	14 VIA PADRE SAN JUAN BAUTISTA, CA 95045	19260 MALLORY CANYON ROAD SALINAS, CA 93907	820 B ST HOLLISTER, CA 95023
Proximity		5.78	0.75	6.28	0.66	5.66	7.11
Sale/List Price		\$769,000	\$650,000	\$525,000	\$700,000	\$699,900	\$549,000
Sale Date		07/17/2023	09/29/2022	05/02/2023	05/26/2023	08/12/2022	07/17/2023
Price Per Sq.ft.	\$349.81	\$438.18	\$442.18	\$434.60	\$396.83	\$531.84	\$457.50
Initial List Price	\$562,500	\$799,000	\$765,000	\$475,000	\$769,500	\$749,900	\$549,000
Initial List Date	07/25/2023	03/16/2023	08/03/2022	03/24/2023	05/26/2023	08/12/2022	07/17/2023
Current/Final List	\$562,500	\$779,000	\$649,999	\$475,000	\$700,000	\$699,900	\$549,000
DOM/CDOM	0 /	89 / 89	39 / 39	39 / 39	42 / 42	357 / 357	18 / 18
Sales Type		Fair Market	Fair Market	Fair Market	Fair Market	Fair Market	Fair Market
Finance Incentives	Conventional	0	0	0	0	0	0
Living Area	1608	1755	1470	1208	1764	1316	1200
#Rooms/Bed/Bath All	7 / 3 / 2.5	5 / 3 / 2	5 / 3 / 2	5 / 3 / 2	5 / 3 / 2	5 / 3 / 2	6 / 3 / 2.5
Year Built	1987	1966	1984	1970	1986	1954	1969
Bsmnt SqFt/Finished	200 / 100	/	/	/	/	/	/
Lot Size	0.38	0.56	0.11	0.14	0.11	0.33	0.18
Property Type	SF Detach	SF Detach	SF Detach	SF Detach	SF Detach	SF Detach	SF Detach
Style / Quality	2-Story Conv / Q4	2-Story Conv / Q4	Ranch / Q4	Ranch / Q4	Ranch / Q4	Ranch / Q4	Ranch / Q4
# of Units	1	1	1	1	1	1	1
Condition	C5	C4	C4	C5	C4	C4	C5
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 / No / Yes	No / No / No	No / No / No	No / No / No	No / No / No	No / No / No
Fireplace	Yes	Yes	Yes	No	Yes	Yes	No
Garage	2 Attached	2 Attached	2 Attached	2 Attached	2 Attached	1 Attached	2 Attached
Other Features	None	None	None	None	None	None	None
HOA Fees	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Subdivision	San Juan Bautista	Salinas	San Juan Bautista	Hollister	San Juan Bautista	Salinas	Hollister
Rent Potential	\$2,749						
Annual Gross Income	\$32,988						
Likely Sale Price					\$700,000	\$699,900	\$549,000
Gross Rent Multiplier	17.05						
School District	Anzar High	North Monterey County Unified	Anzar High	San Benito High	Aromas/San Juan Unified	North Monterey County Unified	San Benito High
Common Amenities							
Data Source - ID	MLS-ML81935021	MLS-ML81921786	MLS-ML81902525	MLS-ML81922641	MLS-ML81929761	MLS-ML81898579	MLS-ML81935304

Market Time 30-90 days	As-Is Price Estimate	As-Repaired Price Estimate	Land Only Price	30-Day Quick Sale Price
90-Day Marketing Time	\$562,500	\$565,500	\$164,000	\$546,000
Recommended List Price	\$574,000	\$577,000	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
•	177 LANG STREET	SAN JUAN BAUTISTA	3	2.5	0.38		1987		
1	6630 LEON DRIVE	SALINAS	3	2	0.56	07/17/2023	1966	\$769,000	5.78
2	5 VIA SERRA	SAN JUAN BAUTISTA	3	2	0.11	09/29/2022	1984	\$650,000	0.75
3	110 BRIDGE RD	HOLLISTER	3	2	0.14	05/02/2023	1970	\$525,000	6.28
1	14 VIA PADRE	SAN JUAN BAUTISTA	3	2	0.11	05/26/2023	1986	\$700,000	0.66
2	19260 MALLORY CANYON ROAD	SALINAS	3	2	0.33	08/12/2022	1954	\$699,900	5.66
3	820 B ST	HOLLISTER	3	2.5	0.18	07/17/2023	1969	\$549,000	7.11

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: Move-up buyers Types of Financing the Subject will NOT qualify for:

Conventional

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

None Noted

Comparables:

Sale 1 Comments	Great 3 bedroom, 2 baths home in a wonderful neighborhood in North Monterey County. This home features fantastic views of hills and canyons from every directions. Approximately 1755 square foot living space, bonus room for office/ workshop in garage, large deck in the back, huge
Sale 2 Comments	Come live in Historic San Juan Bautista, blocks away from the mission. If you're looking for privacy and natures finest this is the place! This home is nestled in a quiet cul de sac with 3bd/2ba and 1,439 SqFt. Inside you are welcomed with a wood burning fireplace that you can c
Sale 3 Comments	Great Opportunity to add your personal touch. Call your contractor and update this 3-bedroom, 2-bathroom home. The home has a large back and side yard.
List 1 Comments	Located in Historic San Juan Bautista, this 1,764 SqFt, single story home features 3 bedrooms/2 baths, large living room / dining area that opens to the backyard, a spacious kitchen with gas range, tile and carpeted flooring, fireplace, and two-car garage. Enjoy the convenience
List 2 Comments	Great home for first time buyers or investors, tenant will like to stay and rent if an investor buys the property, big back yard for RV or boat. Interior pictures are before tenants moved in
List 3 Comments	Don't miss out on this incredible opportunity! This 3-bed, 2-bath + Den home is waiting for your transformative touch. With a little TLC, you can unlock its full potential and enjoy the rewards. Nestled on a spacious lot near town and schools, convenience meets endless possibilit

Comments:

Service Provider Comments:

Suggested values are based on Sold3 which share the most similar overall characteristics to the subject in items of beds and condition as well as in-line with the current competitions. Potential buyers are move-up buyers. There's a shortage of comparables with similar living space within immediate area so expansion of sold date, search distance, age, GLA, value variance, different style comp and/or lot size is necessary. Most weight placed on List 3 List 3 has similar beds, baths, and condition. Most weight placed on Sale 3 Sold 3 has similar beds and condition.

Vendor Comments:

Service Provider Signature * /s/ Sirima Chantalakwong

BPO Effective Date 08/04/2023

Service Provider Company Insync Value Inc

Service Provider Lic. Num. 01460948

* Service Provider agreed to digital signature upon submission.

Repairs

Recommended Repairs would bring the subject to: \$565,500

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	new exterior paint	\$ 2000
Foundation		\$ 0
Garage		\$ 0
Landscaping	new lawn	\$ 1000
Fence		\$ 0
Other		\$ 0
External Repair Total:		\$ 3000
Repair Total:		\$ 3000



Front

177 LANG STREET
SAN JUAN BAUTISTA, CA 95045



Side

177 LANG STREET
SAN JUAN BAUTISTA, CA 95045



Side

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SAN JUAN BAUTISTA, CA 95045



Address Verification

177 LANG STREET
SAN JUAN BAUTISTA, CA 95045



Street

177 LANG STREET
SAN JUAN BAUTISTA, CA 95045



Street

177 LANG STREET
SAN JUAN BAUTISTA, CA 95045



What's across from Subject

177 LANG STREET
SAN JUAN BAUTISTA, CA 95045



Other

177 LANG STREET
SAN JUAN BAUTISTA, CA 95045



Comparable Sale #1

6630 LEON DRIVE
SALINAS, CA 93907

Sale Date 07/17/2023

Sale Price \$769,000



Comparable Sale #2

5 VIA SERRA
SAN JUAN BAUTISTA, CA 95045

Sale Date 09/29/2022

Sale Price \$650,000



Comparable Sale #3

110 BRIDGE RD
HOLLISTER, CA 95023

Sale Date 05/02/2023

Sale Price \$525,000



Comparable Listing #1

14 VIA PADRE
SAN JUAN BAUTISTA, CA 95045

List Date	05/26/2023
List Price	\$700,000



Comparable Listing #2

19260 MALLORY CANYON ROAD
SALINAS, CA 93907

List Date	08/12/2022
List Price	\$699,900



Comparable Listing #3

820 B ST
HOLLISTER, CA 95023

List Date	07/17/2023
List Price	\$549,000

Disclaimer

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