

BROKER'S PRICE OPINION - FORM 201
SUBJECT PROPERTY INFORMATION

Client Name: Premier Money Source, Inc.	Borrower's Name: Mohiuddin Syed	Loan Number: 002351	
Street Address: 4303 North Gearhart Ave	City: Fresno	State: CA	Zip Code: 93726
Ownership Type: FS			

SUBJECT PROPERTY MARKET PRICES

Estimated Market Time:	(90 days)		(90 days)		(30 days)		(90 days)	
Suggested List Price:	As Is List	\$ 366,000	As Repaired List	\$ 366,000	Quick Sale	\$ 351,000	Land	\$ 13,842
Suggested List Price:	As Is Sale	\$ 351,000	As Repaired Sale	\$ 351,000	Quick Sale	\$ 336,000	Land	\$ 13,842

SUBJECT PROPERTY ITEMIZED REPAIRS

Title	Description	Cost
Repair 1		\$ 0
Repair 2		\$ 0
Repair 3		\$ 0
Repair 4		\$ 0
Repair 5		\$ 0
Estimated Total		\$ 0

SUBJECT PROPERTY REPAIRS

Lender Required Property Repairs:	\$ 0	Contribution of Value:	\$ 0
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Explain Required Repairs:

SUBJECT PROPERTY CHARACTERISTICS

Type: Single Family Residential	Condition: Avg	Square Feet: 1535
Bedroom: 3	Bathroom: 2 1/2	Garage: 1 Att
Year Built: 1957	Lot Size: 0.14 Ac	Basement: No
APN#: 428-206-09	Has the subject property been listed in the last 12 months? No	
Previous List Price: \$ 0	Previous DOM: N/A	Is the subject property currently listed? No
Current List Price: \$ 0	Current DOM: N/A	Population Density: Suburban

SUBJECT PROPERTY COMMENTS

Subject property appears to be occupied and in average condition with nothing negative to note at this time. Lack of available comps consistent to subject property characteristics, as such proximity parameters had to be extended in order to find comps to reach an accurate and commensurate depiction of value. Lack of available comps consistent to subject property characteristics, as such SQ FT parameters had to be extended in order to find comps to reach an accurate and commensurate depiction of value. This property is being remodeled. Someone was there working on it.

Property Status

Vacant:	No	Vandalized:	No	Locked/Secured:	Yes	Winterized:	No
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COMPARABLE SALE INFORMATION (★ indicates the comparable considered most similar in value to subject)

Property Address	Ownership Type	Type	Cond	Prox	Sq.Ft	BR	Bath	Lot Sz	Garage	Basement	Year	LP	SP	Sale Date	\$ PSF	DOM
3660 N LAFAYETTE AVE FRESNO	FS	SFR-Det	Avg	4.07 Mi	1276	4	2	0.17 Ac	2 Att	No	1959	349,900	350,000	2023-03-28	274	41
4953 E HARVEY AVE FRESNO (★)	FS	SFR-Det	Avg	3.50 Mi	1456	3	1 1/2	0.15 Ac	2 Att	No	1977	349,900	351,000	2023-09-28	241	52
3533 E REDLANDS AVE FRESNO	FS	SFR-Det	Avg	0.85 Mi	1437	3	2	0.16 Ac	2 Att	No	1955	350,000	352,000	2023-10-31	245	67
1. Comments: You must see this beautifully designed home. Thenatural light shines through the new dual panewindows throughout the home. New cabinets, andquartz counter tops complement the updatedkitchen with stainless steel appliances. New paint,LED lighting and													MLS# 590430	Sale Type: CV		
2. Comments: Just Listed!! This Gorgeous 3 Bedroom, 2 Bath.Shows like a Model!! This Home Has BeenCompletely Remodeled. The Home Features anOpen Floor Plan That Makes You Feel Right AtHome! As you Enter Be Sure to Be ImpressedFrom The New Laminate Flooring/Carpet													MLS# 600431	Sale Type: CV		
3. Comments: Beautiful 3/2 within walking distance of EinsteinPark and Centennial Elementary. Great curbappeal with a long drive way for plenty of parkingand a porch made for plant-lovers. You will enter to a quaint living room with a fireplace focal pointand a co													MLS# 601022	Sale Type: CV		

ACTIVE COMPARABLE SALE (★ indicates the comparable considered most similar in value to subject)

Property Address	Ownership Type	Type	Cond	Prox	Sq. Ft	BR	Bath	Lot Sz	Gar	Basement	Year	Orig LP	Curr LP	\$ PSF	DOM
1428 N FINE AVE FRESNO	FS	SFR-Det	Avg	3.14 Mi	1296	3	1 1/2	0.15 Ac	2 Att	No	1961	355,000	355,000	274	20
5506 E MADISON AVE FRESNO (★)	FS	SFR-Det	Avg	4.64 Mi	1407	3	1 1/2	0.37 Ac	2 Det	No	1951	355,800	355,800	253	108
470 W PINEDALE AVE FRESNO	FS	SFR-Det	Avg	3.86 Mi	1260	3	1 1/2	0.14 Ac	1 Port	No	1961	358,000	358,000	284	62
1. Comments: This 3 bedroom 2 bath home has a separateliving room area from the family room near theupdated kitchen. New cabinets, fixtures, tileflooring, exterior and interior painting have allbeen done. Great opportunity for first time buyer orto add to your po													MLS# 608551		
2. Comments: Welcome to your new home! THIS IS AN OPPORTUNITY THAT YOU DONTWANT TO MISS This home features 3 bed 2 bath and is locatednear highway 180/Clovis exit. Uncover the hugepotential this oversized lot offers and the countrylike living of this quiet neighb													MLS# 605210		
3. Comments: Investors dream! Great opportunity to own twodetached units on one lot within walking distanceof The Meat Market, Walmart, and the MexicanConsulate. Located within the award-winningClovis Unified School District, the property is alsowithin minutes of													MLS# 606780		

NEIGHBORHOOD DATA

Management Co Name: The Financial Shop Inc	Management Co Phone: 559-250-3819	Rental Market: Lease potential (monthly): \$ 1,997
Neighborhood Trend: Stable	Neighborhood Trend Rate (monthly %): 0	Comparable Sales: 90 Days
Comparable Listing: 90 Days		

There is new construction nearby:	No	Price Range:	\$ 0 - \$ 0	Distance from Subject: 3-6 miles Describe neighborhood factors that would detract from property: Well established properly maintained suburban neighborhood of homes within close proximity to all amenities.
Number of similar listings within 1 mile:	0	Price Range:	\$ 0 - \$ 0	
There is REO competition in the area:	No	Price Range:	\$ 0 - \$ 0	
Property Taxes are Current:	Yes	Amount:	\$ 9,394	
Mello-Roos/Special Assesment Property:	No	Amount:	\$ 0	
Special Assessments/Homeowner Dues:	No	Amount:	\$ 0	

LISTING AGENT INFORMATION

Name: N/A	Firm Name: N/A	Phone Number: N/A	Subject MLS: N/A
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BPO PREPARATION

Broker Firm Name: The Financial Shop Inc	Preparer: Elsie Gomez	Phone Number: 559-250-3819
Broker Tax ID#: 1710188	Inspection Date: 2024-03-14	Report Date: 2024-03-14
Office proximity to subject: 3.16 Mi	Explain if more than 40 miles:	

SUBJECT PHOTOS

Front



House Number



Side



Street



COMPARABLE PHOTOS

Sale 1



Sale 2



Sale 3



Listing 1



Listing 2



Listing 3



SUBJECT MAP



LISTING LEGEND AND INFORMATION	STREET ADDRESS	ZIP CODE	PROXIMITY
 SUBJECT PROPERTY	4303 North Gearhart Ave	93726	0 MI
 COMPARABLE SALE 1	3660 N LAFAYETTE AVE	93705	4.07 Mi
 COMPARABLE SALE 2	4953 E HARVEY AVE	93727	3.50 Mi
 COMPARABLE SALE 3	3533 E REDLANDS AVE	93726	0.85 Mi
 COMPARABLE LISTING 1	1428 N FINE AVE	93727	3.14 Mi
 COMPARABLE LISTING 2	5506 E MADISON AVE	93727	4.64 Mi
 COMPARABLE LISTING 3	470 W PINEDALE AVE	93650	3.86 Mi

[Property History](#)

Listing Summary

[Map](#)

[Report Violation](#)

Listing #590430 \$349,900 (LP) (03/28/2023) \$350,000 (SP) Price/SqFt: 274.29 SP % LP: 100.03	3660 N Lafayette Ave, Fresno, CA 93705-2638* Sold (03/28/23) DOM/CDOM: 5/5	Bed: 4*	Baths: 2	Sq Ft: 1276*	Lot Sz: 7420*
		Area: 705	Yr: 1959*		

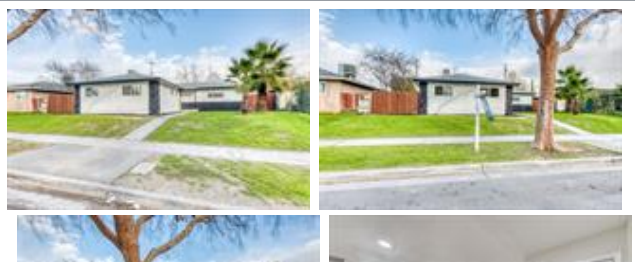
Remarks

You must see this beautifully designed home. The natural light shines through the new dual pane windows throughout the home. New cabinets, and quartz counter tops complement the updated kitchen with stainless steel appliances. New paint, LED lighting and new flooring add touches of beauty in the Living room, dining area, and bedrooms. The exterior has it all! Beautiful paint, roof, AC, and refinished pool. Located in close proximity to schools,, shopping, parks, and freeways. Perfect for a first time buyer or

Picture



[Pictures \(28\)](#)



Agent Office	Christopher Cissel (ID: 6760) Primary:559-824-9452 Secondary:559-272-9676 Lic: 01371997 Premier Valley Realty (ID:81009) Phone: 559-272-9676, FAX: 866-847-9871 Office Lic.: 01954692	Property Subtypes	Single Family
Property Type	Residential		
Transaction Type	Sale		
Status	Sold (03/28/23)		
Agreement Type	Excl. Right to Sell		
Email Offers	Yes		
Email Address	thegreatdane2.cc@gmail.com		
County	Fresno	APN	43325218
Beds	4*	Baths	2
Approx Square Feet	1,276*	Sq Ft Source Tax Records	Price / SqFt 274.29
Lot Sq Ft (approx)	7,420*	Lot Acres (approx) 0.1703	Lot Size Source (Tax Records)
Year Built	1959*		
Property ADU	No		
Sqft of ADU	0		
Rent \$	0		
Year Built	0		
Cross Street	Dakoya / Hughes	Entry Date	02/15/23
Listing Date	02/15/23		
On Market Date	02/15/23		
Owner Name	Evc Homes Llc Pinnacle Investments Llc	Owner Phone	
Occupant Type	Caretaker		
Phone To Show	(559) 824-9452		
School District	Fresno Unified (High School: Fresno; Junior High School: Fort Miller; Grade School: Roeding)		
Directions to Property	From Dakota and Hughes, South on Hughes. West on Garland.		
Commission (Selling Office)	2.5%		
Variable Rate	No		

Selling Information

Selling Price	350,000	Selling Date	03/28/23
Listing Price	349,900	Pending Date	02/20/23
SP % LP	100.03	Original Price	349,900
Financing	Conventional		

Comments			
Selling Agent	Susana Santacruz (7838)	Selling Office	All State Homes (80907)
Selling Co-Agent		Selling Co-Office	
Multiple Offers	No		
Concessions	No		

General Information

Style	Ranch
Region	Urban
Area	705
Lot Dimensions	70X106
Zoning	RS5
# of Stories	Single Story
Master Bedroom Level	Main
Sewer/Water	Public Water, Public Sewer
Gas & Electric	Public Utilities
Unit Description	Ground Floor
Rentals Allowed	Yes
Energy Efficiency	Dual Pane Windows, 13+ SEER A/C
Solar	No
Supra Lockbox	Yes
Lock Box Location	Hose Bib
Showing	Call Agent
Showing Instructions	Call listing agent
Under Surveillance	No

Interior Features

Heating & Cooling	Central Heat & Cool
Foundation	Wood Subfloor
Flooring	Carpet, Vinyl
Laundry	In Garage
Bath Features	Tub/Shower, Shower
Kitchen	F/S Range/Oven, Gas Appliances, Electric Appliances, Dishwasher
Basement	None

Exterior Features

Parking Features	Existing RV Parking		
Carpport Spaces	0		
Garage Spaces	2	Pool	Yes
Garage Type	Attached		
Roofing	Composition		
Exterior	Stucco, Brick		
Front of House Faces	West		
Yard	Sprinklers Front		
Pool Type	In Ground		
Pool Status	Private		
Pool Features	Gunite		
Spa	No		
Patio Features	Concrete		

Financial Data

Special Disclosure	Agent/Owner Related (Pinnacle Investments is a Lic Realtor)
Seller Will Consider	Government, Conventional, Cash
Short Sale	No
Auction	No
REO/Bank Owned	No
Is Listing Contingent on the seller finding a replacement property?	No
1st Trust Deed Amt.	\$0.00
2nd Trust Deed Amt.	\$0.00
Additional Debt	\$0.00

Mobile Home & Assoc.

Home Owners Assoc	No
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* Denotes information autofilled from tax records.

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 U.S. Patent 6,910,045

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[Property History](#)

Listing Summary

[Map](#)

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Listing #600431	4953 E Harvey Ave, Fresno, CA 93727-2312*	Sold (09/28/23)	DOM/CDOM: 18/18
\$349,900 (LP) (10/04/2023)	Bed: 3*	Baths: 1.75*	Sq Ft: 1456*
\$351,000 (SP)	Area: 727	Yr: 1977*	Lot Sz: 6600*
Price/SqFt: 241.07			
SP % LP: 100.31			

Remarks

Just Listed!! This Gorgeous 3 Bedroom, 2 Bath. Shows like a Model!! This Home Has Been Completely Remodeled. The Home Features an Open Floor Plan That Makes You Feel Right At Home! As you Enter Be Sure to Be Impressed From The New Laminate Flooring/Carpet, Recessed Lighting, New Lighting Fixtures, New Roof, New Water Heater, New AC, New Exterior/Interior Paint, New Dual Pane Windows, New Electrical and Plumbing Throughout! Welcome To The Kitchen it's Just Charming. It

Picture



[Pictures \(26\)](#)



Agent Office	Victoria F Munoz (ID: 10417) Primary:559-284-6000 Lic: 01725106		
Property Type	Rod Aluisi Real Estate (ID:387) Phone: 559-227-7000, FAX: 559-227-0186	Property Subtypes	Office Lic.: 01520227
Transaction Type	Residential		Single Family
Status	Sale		
Agreement Type	Sold (09/28/23)		
Email Offers	Excl. Right to Sell		
Email Address	Yes		
	Toriemer1@gmail.com		
County	Fresno	APN	45604832
Beds	3*	Baths	1.75*
Approx Square Feet	1,456*	Sq Ft Source	Tax Records
Lot Sq Ft (approx)	6,600*	Lot Acres (approx)	0.1515
Year Built	1977*		Price / SqFt 241.07
Property ADU	No		Lot Size Source (Tax Records)
Sqft of ADU	0		
Rent \$	0		
Year Built	0		
Cross Street	Olive/Willow	Entry Date	08/22/23
Listing Date	08/07/23	Owner Phone	
On Market Date	08/07/23		
Owner Name	Owner of Record		
Occupant Type	Caretaker		
Phone To Show	(559) 871-1268		
School District	Fresno Unified (High School: McLane; Junior High School: Scandinavian; Grade School: Ewing)		
Schools Comment	BUYER TO VERIFY		
Agent Remarks	Call or text agent Sarah Gilles for showings 559-871-1268. NO SHOWING TIME. Easy to show. Please submit all offers with DU approval and or VOF. Escrow is Pre opened with Jackie Snyder at Old Republic Title. Seller never occupied the property.		
Directions to Property	From Olive head south on Fine. Home is a corner lot, located on east side of street.		
Commission (Selling Office)	2.0%		
Variable Rate	No		

Selling Information

Selling Price 351,000
Listing Price 349,900
SP % LP 100.31
Financing Conventional
Comments
Selling Agent Tou H Yang (27050)
Selling Co-Agent
Multiple Offers Yes
Number of Offers 3
Concessions No

Selling Date 09/28/23
Pending Date 08/25/23
Original Price 349,900

Selling Office Berkshire Hathaway HomeServices California Realty (8087801)
Selling Co-Office

General Information

Region Urban
Area 727
Lot Dimensions 55X120
Zoning R1
of Stories Single Story
Master Bedroom Level Main
Sewer/Water Public Water, Public Sewer
Gas & Electric Public Utilities
Special Features Security Gate
Energy Efficiency Dual Pane Windows
Solar No
Supra Lockbox Yes
Lock Box Location GAS METER
Showing Lockbox, Call Agent (559-871-1268 CALL SARAH), CBS Code Required, Alarm
Showing Instructions PLEASE CONTACT SARAH GILLES FOR ALL SHOWINGS 5598711268
Under Surveillance Yes

Interior Features

Heating & Cooling Central Heat & Cool
Foundation Both
Flooring Carpet, Laminate
of Fireplaces 1.0
Fireplace Type Gas Insert
Fireplace Location LIVING ROOM
Laundry Inside
Bath Features Tub/Shower, Shower
Kitchen F/S Range/Oven, Dishwasher, Eating Area, Breakfast Bar, Pantry, Refrigerator
Dining Room Features Formal

Exterior Features

Site Amenities Corner
Parking Features Potential RV Parking
Carpport Spaces 0
Garage Spaces 2 **Pool** No
Garage Type Attached
Roofing Composition
Exterior Stucco
Yard Sprinklers Front, Fenced, Mature Landscape
Patio Features Covered

Financial Data

Seller Will Consider Government, Conventional, Cash
Short Sale No
Auction No
REO/Bank Owned No
Is Listing Contingent on the seller finding a replacement property? No
1st Trust Deed Amt. \$0.00
2nd Trust Deed Amt. \$0.00
Additional Debt \$0.00

Mobile Home & Assoc.

Home Owners Assoc No

* Denotes information autofilled from tax records.

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 U.S. Patent 6,910,045

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[Property History](#)

Listing Summary

[Map](#)

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Listing #601022 3533 E Redlands Ave, Fresno, CA 93726-5856* **Sold** (10/31/23) **DOM/CDOM:** 12/12
\$350,000 (LP) (12/06/2023)
\$352,000 (SP) **Bed:** 3* **Baths:** 2 **Sq Ft:** 1437* **Lot Sz:** 7040*
 Price/SqFt: **244.95** **Area:** 726 **Yr:** 1955*
SP % LP: 100.57

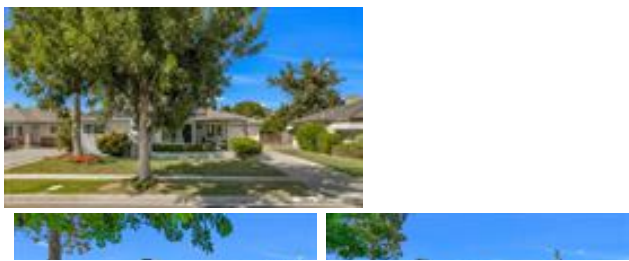
Remarks

Beautiful 3/2 within walking distance of Einstein Park and Centennial Elementary. Great curb appeal with a long drive way for plenty of parking and a porch made for plant-lovers. You will enter to a quaint living room with a fireplace focal point and a convenient ceiling fan. Masterfully updated kitchen with a stunning hood vent over a gas range, granite countertops, and a double oven. The original floors are gorgeous and so well kept. The back bathroom has been remodeled to feature a step in shower with a bench, perfect for

Picture



[Pictures \(38\)](#)



Agent Office	Stephanie A Clark (ID: 21156) Primary:559-916-5444 Lic: 01989505		
Property Type	CMT Properties, Inc. (ID:82519) Phone: 559-349-8589 Office Lic.: 02029152	Property Subtypes	Single Family
Transaction Type	Residential		
Status	Sale		
Agreement Type	Sold (10/31/23) (Pending cancellation)		
Email Offers	Excl. Right to Sell		
Email Address	Yes		
	stephanie@scoutfresnohomes.com		
County	Fresno	APN	43715324
Beds	3*	Baths	2
Approx Square Feet	1,437*	Sq Ft Source Tax Records	Price / SqFt 244.95
Lot Sq Ft (approx)	7,040*	Lot Acres (approx) 0.1616	Lot Size Source (Tax Records)
Year Built	1955*		
Property ADU	No		
Sqft of ADU	0		
Rent \$	0		
Year Built	0		
Cross Street	S/Dakota, W/Millbrook	Entry Date	08/25/23
Listing Date	08/25/23		
On Market Date	08/25/23	Owner Phone	
Owner Name	Greg Williams & Dawn Williams		
Occupant Type	Owner		
School District	Fresno Unified (High School: Hoover; Junior High School: Tioga; Grade School: Centennial)		
Schools Comment	Buyer to verify if important		
Agent Remarks	Use Showingtime. No showings until open house on 9/10/23. Solar is financed at c. \$245 per month through dividend finance. Buyer to assume the loan, The balance is around \$31,500. Please confirm with lenders that this amount is acceptable for qualification.		
Directions to Property	S/Dakota, W/Millbrook		
Commission (Selling Office)	2.5%		
Variable Rate	No		

Selling Information

Selling Price 352,000 **Selling Date** 10/31/23

Listing Price	350,000	Pending Date	09/15/23
SP % LP	100.57	Original Price	350,000
Financing	VA		
Comments			
Selling Agent	Michelle Bartel (17907)	Selling Office	Rod Aluisi Real Estate (387)
Selling Co-Agent		Selling Co-Office	
Multiple Offers	Yes		
Number of Offers	4		
Concessions	No		

General Information

Region	Urban
Area	726
Lot Dimensions	64X110
Zoning	RS5
# of Stories	Single Story
Master Bedroom Level	Lower
Sewer/Water	Public Water, Public Sewer
Gas & Electric	Public Utilities
Solar	Yes
Solar Type	Other
Leased Equipment	Solar Panels
Supra Lockbox	No
Showing	Dog Inside, Dog Outside, ShowingTime
Showing Instructions	Text agent 559-916-5444 or use showingtime if back up.
Under Surveillance	Yes

Interior Features

Heating & Cooling	Central Heat & Cool
Foundation	Wood Subfloor
# of Fireplaces	1.0
Laundry	Inside, Utility Room
Bath Features	Tub/Shower, Shower
Kitchen	F/S Range/Oven, Gas Appliances

Rooms

Main Bedroom Level	Lower
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Exterior Features

Carport Spaces	0		
Garage Spaces	2	Pool	Yes
Garage Type	Attached		
Roofing	Composition		
Exterior	Stucco		
Pool Type	In Ground		
Pool Status	Private		

Financial Data

Short Sale	No
Auction	No
REO/Bank Owned	No
1st Trust Deed Amt.	\$0.00
2nd Trust Deed Amt.	\$0.00
Additional Debt	\$0.00

Mobile Home & Assoc.

Home Owners Assoc	No
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[Property History](#)

Listing Summary

[Map](#)

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Listing #608551 \$355,000 (LP) (02/28/2024) Price/SqFt: 273.92	1428 N Fine Ave, Fresno, CA 93727-1920* Pending (03/05/24) DOM/CDOM: 11/11	Bed: 3*	Baths: 1.75*	Sq Ft: 1296*	Lot Sz: 6600*
		Area: 727	Yr: 1961*		

Remarks

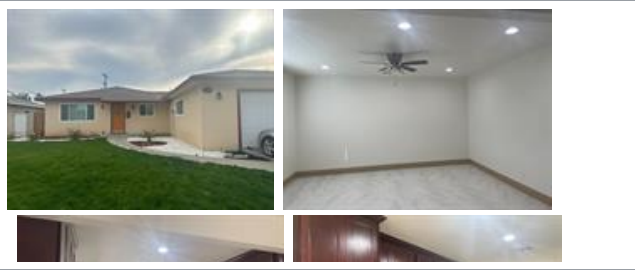
This 3 bedroom 2 bath home has a separate living room area from the family room near the updated kitchen. New cabinets, fixtures, tile flooring, exterior and interior painting have all been done. Great opportunity for first time buyer or to add to your portfolio. Currently tenant occupied but they are aware of the sale.

Please do not disturb tenant. All showings must be scheduled on Showing Time with a 24 hour notice to tenant.

Picture



[Pictures \(6\)](#)



Agent Office	Olidia Mejorado (ID: 25061) Primary: 559-916-1733 Lic: 02048380	Property Subtypes	Single Family
Property Type	Venture Realty Group (ID: 81501) Phone: 559-423-0055 Office Lic.: 01523133		
Transaction Type	Residential		
Status	Sale		
Estimated Selling Date	Pending (03/05/24)		
Agreement Type	Excl. Right to Sell		
Email Offers	Yes		
Email Address	olidiamejorado1820@gmail.com		
County	Fresno	APN	45508515
Beds	3*	Baths	1.75*
Approx Square Feet	1,296*	Sq Ft Source Tax Records	Price / SqFt 273.92
Lot Sq Ft (approx)	6,600*	Lot Acres (approx) 0.1515	Lot Size Source (Tax Records)
Year Built	1961*		
Property ADU	No		
Sqft of ADU	0		
Rent \$	0		
Year Built	0		
Cross Street	E Olive Ave	Entry Date	02/23/24
Listing Date	02/23/24		
On Market Date	02/23/24		
Owner Name	Basicsteps Llc	Owner Phone	
Occupant Type	Tenant		
School District	Fresno Unified (High School: McLane; Junior High School: Scandinavian; Grade School: Ewing)		
Schools Comment	Buyer to verify.		
Agent Remarks	Sold As Is.		
	Monthly rent is \$2100.00. Tenant is aware of sale. 60 day notice will need to be provided to tenant.		
Directions to Property	All remodeling took place in 2022 and 2023, pictures are from when the house was listed for rent. Head West on E Olive Ave toward N Bailey Ave, turn right onto N Willow Ave, turn left onto E Leisure Ave, turn right at the 1st cross street onto N Fine Ave, destination will be on the right.		
Commission (Selling Office)	2.5		

Variable Rate No
Pending Date 03/05/24

General Information

Style Ranch
Region Urban
Area 727
Lot Dimensions 60X110
Zoning RS4
of Stories Single Story
Master Bedroom Level Lower
Sewer/Water Public Water, Public Sewer
Gas & Electric Public Utilities
Solar No
Supra Lockbox No
Showing 24 Hr. Notice (Must Use Showing Time), ShowingTime
Showing Instructions Under Surveillance No

Interior Features

Heating & Cooling Central Heat & Cool
Foundation Concrete
of Fireplaces 1.0
Laundry Inside
Kitchen Gas Appliances

Rooms

Main Bedroom Level Lower

Exterior Features

Carport Spaces 0
Garage Spaces 2
Garage Type Attached
Roofing Composition
Exterior Stucco
Pool No

Financial Data

Seller Will Consider Short Sale Government, Conventional, Cash
Auction No
REO/Bank Owned No
1st Trust Deed Amt. \$0.00
2nd Trust Deed Amt. \$0.00
Additional Debt \$0.00

Mobile Home & Assoc.

Home Owners Assoc No

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[Property History](#)

Listing Summary

[Map](#)

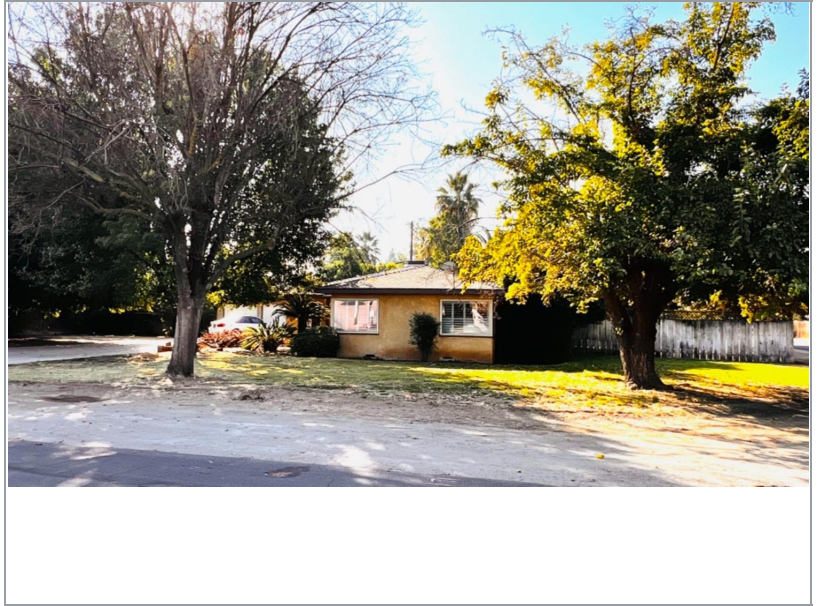
[Report Violation](#)

Listing #605210 5506 E Madison Ave, Fresno, CA 93727-3328* **Pending AcceptBackup** (02/01/24) **DOM/CDOM:** 66/66
\$355,800 (LP) (01/30/2024) **Bed:** 3* **Baths:** 1.75* **Sq Ft:** 1407* **Lot Sz:** 16200*
 Price/SqFt: **252.88** **Area:** 727 **Yr:** 1951*

Remarks

Welcome to your new home!
 THIS IS AN OPPORTUNITY THAT YOU DONT WANT TO MISS
 This home features 3 bed 2 bath and is located near highway 180/Clovis exit. Uncover the huge potential this oversized lot offers and the country like living of this quiet neighborhood. You will enjoy cozy winters with a woodburning fireplace and fun summer days in the pool. This house really has it all. This is a great opportunity for someone that likes to do handy

Picture



[Pictures \(11\)](#)



Agent Office	Zamara G Ramirez (ID: 13990) Primary:559-394-2351 Secondary:559-394-2351 Lic: 01764370		
Property Type	Envision Realty, Inc. (ID:82366) Phone: 559-369-4407 Office Lic.: 02012823	Property Subtypes	Single Family
Transaction Type	Residential		
Status	Sale		
Estimated Selling Date	Pending AcceptBackup (02/01/24)		
Agreement Type	03/01/24		
Email Offers	Excl. Right to Sell		
Email Address	Yes		
	zamaragramirez@gmail.com		
County	Fresno	APN	46211301
Beds	3*	Baths	1.75*
Approx Square Feet	1,407*	Sq Ft Source	Seller
Lot Sq Ft (approx)	16,200*	Lot Acres (approx)	0.3719
Year Built	1951*	Price / SqFt	252.88
Property ADU	No	Lot Size Source	(Tax Records)
Sqft of ADU	0		
Rent \$	0		
Year Built	0		
Cross Street	De Witt	Entry Date	11/27/23
Listing Date	11/27/23		
On Market Date	11/27/23	Owner Phone	
Owner Name	Frank Ramos & Carol E Robinson		
Occupant Type	Owner		
Phone To Show	(559) 394-2351		
School District	Fresno Unified (High School: Sunnyside; Junior High School: Kings Canyon; Grade School: Easterby)		
Schools Comment	buyer to confirm		
Agent Remarks	Sold as is No Governments loans due to the Feel free to call me with any questions (559) 394-2351		
Directions to Property	from 180 East take the Clovis Ave exit right on Belmont Left on Dewitt the house will be on the corner of Dewitt and Madison		
Commission (Selling Office)	2.5%		
Variable Rate	No		
Pending Date	02/01/24		

General Information

Style	Contemporary
Region	Urban
Area	727
Lot Dimensions	120X135
Zoning	RA
# of Stories	Single Story
Master Bedroom Level	Lower
Sewer/Water	Public Water, Public Sewer
Gas & Electric	Public Utilities
Special Features	Water Softener
Energy Efficiency	Triple Pane Windows
Solar	No
Supra Lockbox	Yes
Lock Box Location	front of home on the water line
Showing	Lockbox, ShowingTime
Showing Instructions	
Under Surveillance	Yes

Interior Features

Heating & Cooling	Central Heat & Cool
Foundation	Wood Subfloor
# of Fireplaces	1.0
Fireplace Type	Masonry
Laundry	Inside
Bath Features	Tub/Shower, Shower
Kitchen	Electric Appliances
Dining Room Features	Formal
Basement	None (there is a crawlspace)

Rooms

Main Bedroom Level	Lower
---------------------------	-------

Exterior Features

Site Amenities	Corner		
Parking Features	Existing RV Parking		
Carport Spaces	0		
Garage Spaces	2	Pool	Yes
Garage Type	Detached		
Roofing	Composition, Tile		
Exterior	Stucco		
Yard	Fenced, Garden Area		
Pool Type	In Ground		
Pool Status	Private		
Patio Features	Covered		

Financial Data

Seller Will Consider	Conventional, Cash
Short Sale	No
Auction	No
REO/Bank Owned	No
1st Trust Deed Amt.	\$0.00
2nd Trust Deed Amt.	\$0.00
Additional Debt	\$0.00

Mobile Home & Assoc.

Home Owners Assoc	No
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* Denotes information autofilled from tax records.

Information herein deemed reliable but not guaranteed, representations are approximate, individual verification recommended.
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 U.S. Patent 6,910,045

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[Property History](#)

Listing Summary

[Map](#)

[Report Violation](#)

Listing #606780 470 W Pinedale Ave, Fresno, CA 93650-1141 **Active** (01/12/24) **DOM/CDOM:** 62/62
\$358,000 (LP) (01/12/2024) **Bed:** 3* **Baths:** 1.75* **Sq Ft:** 1260* **Lot Sz:** 6250*
 Price/SqFt: **284.13** **Area:** 650 **Yr:** 1961*

Remarks

Investors dream! Great opportunity to own two detached units on one lot within walking distance of The Meat Market, Walmart, and the Mexican Consulate. Located within the award-winning Clovis Unified School District, the property is also within minutes of Woodward Park, Riverpark shopping center, and many other shopping and entertainment amenities. The front unit consists of two bedrooms and one bath. The back unit consists of one bedroom and one bath. Both units have their own separate entrances, parking

Picture



[Pictures \(4\)](#)



Agent Office	Suzie K Guluzian (ID: 1338) Home:559-260-2326 Lic: 01209311		
Property Type	Suzie Guluzian, Broker (ID:82059) Phone: 559-260-2326 Office Lic.:	Property Subtypes	Single Family
Transaction Type	Residential		
Status	Sale		
Agreement Type	Active (01/12/24)		
Email Offers	Excl. Right to Sell		
Email Address	Yes		
	sguluzian@sbcglobal.net		
County	Fresno	APN	30303126
Beds	3*	Baths	1.75*
Approx Square Feet	1,260*	Sq Ft Source Tax Records	Price / SqFt 284.13
Lot Sq Ft (approx)	6,250*	Lot Acres (approx) 0.1435	Lot Size Source (Tax Records)
Year Built	1961*		
Property ADU	No		
Sqft of ADU	0		
Rent \$	0		
Year Built	0		
Cross Street	E/Ingrem S/Alluvial		
Listing Date	01/12/24	Entry Date	01/13/24
On Market Date	01/12/24		
Owner Name		Owner Phone	
Occupant Type	Tenant		
Occupant Name	Do not disturb tenant		
School District	Clovis Unified (High School: Clovis West; Junior High School: Kastner; Grade School: Pinedale)		
Schools Comment	Buyer to verify school information.		
Agent Remarks	Both homes are tenants occupied, please do not disturb tenant, do not walk the grounds, make offer(s) subject to inspection. The 2nd home is grandfathered in with the County (buyer to verify). Front house is A (rent is \$955 per month), and back house is B.(rent is \$755 per month). Please be mindful of dogs on the property and at neighboring properties.		
Directions to Property	One street south of Alluvial east of Ingram, 2nd house on the north side of the street.		
Commission (Selling Office)	2.75%		
Variable Rate	No		

General Information

Region	Urban
Area	650
Lot Dimensions	50X125
Zoning	RS5
# of Stories	Single Story
Master Bedroom Level	Main
Sewer/Water	Public Water, Public Sewer
Gas & Electric	Public Utilities
Special Features	Other/See Remarks (Two homes on one lot)
Solar	No
Supra Lockbox	No
Showing	Call Agent
Showing Instructions	Do not disturb tenants. Do not walk the grounds. Drive by on
Safety Awareness	Other
Safety Awareness Comments	Dogs on and the neighbors properties.
Under Surveillance	Yes

Interior Features

Heating & Cooling	Evaporative Cool, Window or Wall A/C
Foundation	Both (Front concrete back sub floors)
Laundry	None

Exterior Features

Parking Features	Carport		
Carport Spaces	1		
Garage Spaces	0	Pool	No
Roofing	Composition		
Exterior	Stucco		
Detached Structures	Other/See Remarks (Two homes on one lot)		

Financial Data

Short Sale	No
Auction	No
REO/Bank Owned	No
1st Trust Deed Amt.	\$0.00
2nd Trust Deed Amt.	\$0.00
Additional Debt	\$0.00

Mobile Home & Assoc.

Home Owners Assoc	No
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* Denotes information autofilled from tax records.

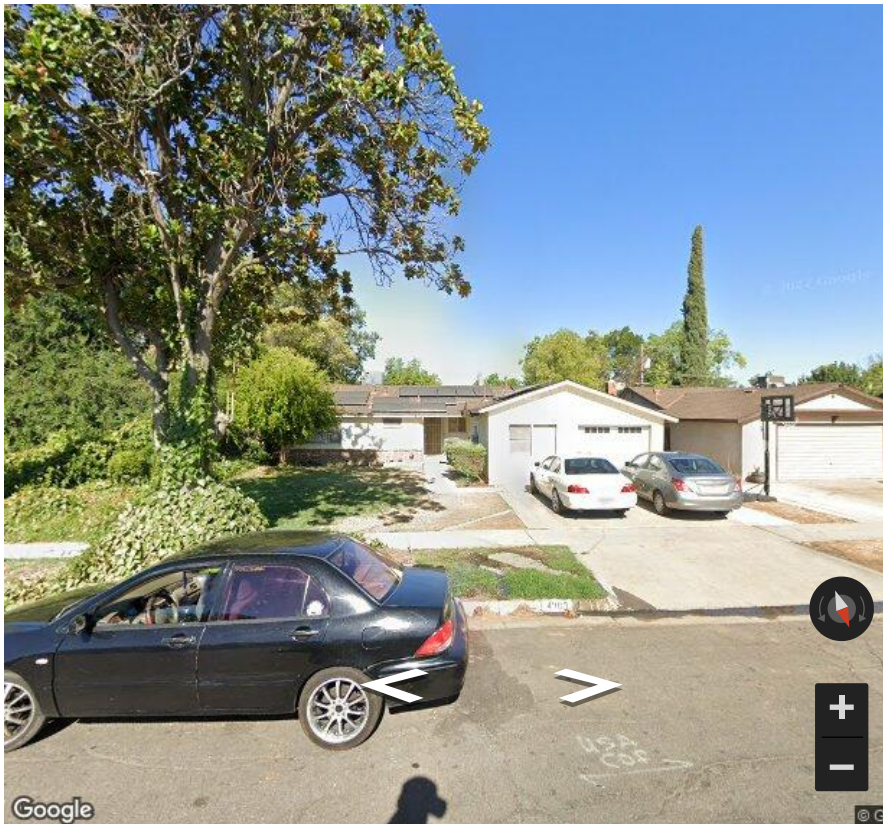
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 U.S. Patent 6,910,045

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4303 N Gearhart Ave, Fresno, CA 93726



■ Closed / Public Record • Sold Date: 11/15/2023, Public Reco

Closed Price
\$181,000 **3 Beds** **2 Baths** **1,535 Sq Ft**

Closed Date
11/15/2023

RVM® RVM® Estimated Range RVM®
\$275,150 \$248K \$303K ★★

RVM® Updated 2/27/2024 RVM® Month Change RVM®
 View Details ↑ \$12,280 ↓ 14

Basic Facts

Type Single Family	Owner Name MOHIUDDIN SYED
Price by Sq. Ft. \$118	Zoning RS5

Pricing Tools

<p>CLOSED PRICE \$181,000 RVM® \$275,150</p>	<p>CMA VALUE Estimate the price of this property using comps. Create CMA →</p>	<p>REFINED VALUE Estimate the price based on the market and condition of the property. Refine Value →</p>	<p>SELLER'S NET SHEET Calculate the Seller's Net Sheet for this property. Create Seller's Net Sheet →</p>
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Source: Public Record and Listing

Property Facts

Name	Public Facts	Your Changes
Property Type*	Single Family	—
Property Subtype	Single Family Residential	—
Bedrooms*	3	—
Total Baths	2	—
Full Baths*	1	—
Partial Baths*	1	—
Living Area (sq ft)*	1,535	—
Building Area (sq ft)	1,535	—
Lot Size*	6,100 sq ft	—
Lot Dimensions	6100 SF	—
Garage	Yes	—

Map



Silverline Title and Escrow

Garage (spaces)	1	-
Year Built*	1957	-
Cooling	Refrigeration	-
Fireplaces	1	-
Construction	Wood	-
Number of Units	0	-
Number of Stories	1	-

* Indicates a field which affects the Refined Value of this property

[+ Add another row](#)
[Reset](#)
[Save](#)

Source: Public Record and Listing

Interior Features

PUBLIC	
1st Floor 1247 sq ft	Garage 216 sq ft
Air Conditioning Type Refrigeration	

Source: Public Record and Listing

Exterior Features

PUBLIC	
Lot Size - Square Feet 6100 sq ft	Lot Size - Acres 0.140 ac
Lot Size - Frontage Feet 61.0 sq ft	Building Quality C
Lot Size - Depth Feet 100.0 sq ft	

Source: Public Record and Listing

Legal Description





Parcel Number 428-206-09	Carrier Route C009
County Fresno County	Abbreviated Description LOT 34 TRACT NO 1474 ASHLAN PARK NO 5
Zoning RS5	Plat Map Check for Plat Map
Census Tract 060190053.012008	

Source: Public



Website: <http://exprealty.workplace.com/groups/SilverlineTitle/>

Additional Resources

- 
Valuate
Analyze investment potential
→
- 
Transactions zipForm Edition
Manage forms & transactions
→
- 
ClimateCheck
Climate change risk rating
→
- 
Risk Factor
Property-specific climate risks
→

Schools

LISTING

No listing schools available...

NICHE

Fresno Unified School District
Fresno County Office Of Education
School District

- C+** Thomas Elementary School
Grades K-6 Public
- C+** Tioga Middle School
Grades 7-8 Public
- B** Herbert Hoover High School
Grades 9-12 Public

Source: Niche and Listing

Owner Facts

Owner Name (Public)
MOHIUDDIN SYED

Mailing Address
5346 N Bond St Fresno CA 93710-7104

Source: Public Record and Listing

Public Record History

- Deed
- Tax

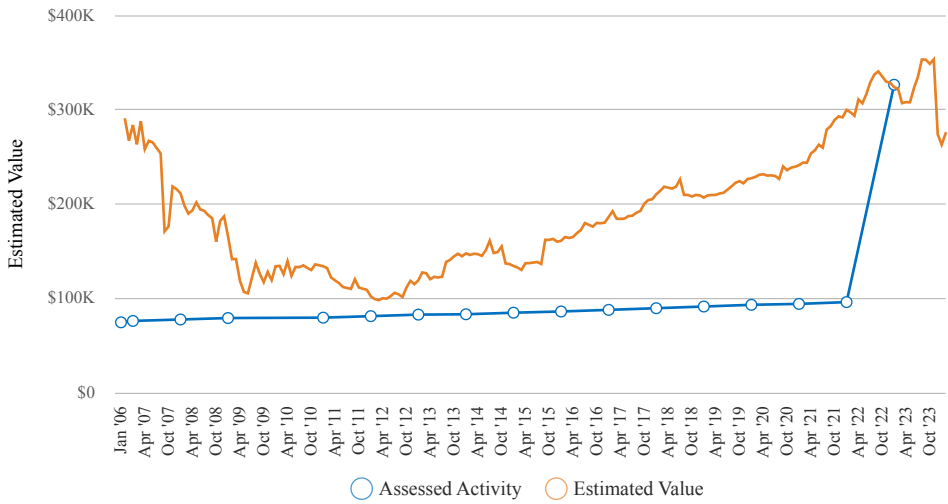
Deed

Contract Date	11/7/2023	9/25/2023	8/21/2023
Recording Date	11/15/2023	11/15/2023	6/2/2023
Document Type	Grant Deed	Quit Claim Deed (non-arm's length)	Contract
Sale Price	\$181,000	-	-
Buyer Name	MOHIUDDIN SYED	GARY ARCE, ESTATE OF JOE MARTINEZ SORIANO	LADONNA VELEZ
Buyer ID	Single Man	Administrator	Individual
Price Code Description	Sales Price or Transfer Tax rounded by county prior to computation. Varies by county.	Transfer Tax on document indicated as Exempt	Document
Seller Name	GARY ARCE, ESTATE OF JOE MARTINEZ SORIANO	LADONNA VELEZ	JOE SORIANO
Seller ID	Administrator	Single Person or Individual	Individual

[View More Details](#) ▾

Source: Public

Estimated Value



Source: Public Record and Listing

Disclaimer

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