



VOXTUR

Broker Price Opinion

☒ Exterior Inspection
☐ Interior Inspection

| | | | |
|----------------------------|----------------------|------------------|-----------------------|
| Property Address: | 19400 PARTHENIA ST | Vendor ID: | 12782274.1_202615 |
| City, State, Zip: | NORTHRIDGE, CA 91324 | Deal Name: | |
| Loan Number: | 19400 Parthenia St | Inspection Date: | 11/26/2021 |
| 2nd Loan / Client #: | | Subject APN: | 2783-024-007 |
| Borrower / Owner of Record | NA NA | Lender / Client | Trimark Funding, Inc. |

| | | | | | | | |
|---|-------|----------------------------------|------------------|-----------------------|----------------|--------------------|-----------|
| Property Occupancy Status | Owner | Does the Property Appear Secure? | Yes | Est. Monthly Rent | \$2,500 | Sold in the last | |
| Currently Listed | Yes | Currently List Broker | LEONEL MOLINA JR | List Broker Contact # | (562) 225-9740 | Initial List Price | \$710,000 |
| | | | | Initial List Date | 03/21/2021 | Current List Price | \$725,000 |
| | | | | DOM / CDOM | 148 / 148 | Sale Price: | |
| Is the Subject Listing Currently Pending? | Yes | Date of Contract | 11/06/2021 | CDOM to Contract | 148 | Sale Date: | |

Subject Property Comments / External Influences

The subject appeared to be in overall average condition showing no signs of deferred maintenance from the inspection.

| | Subject | Sold comps 1 | Sold comps 2 | Sold comps 3 | List comps 1 | List comps 2 | List comps 3 |
|-----------------------|---|---|---|--|---|---|---|
| |  |  |  |  |  |  |  |
| Address | 19400 PARTHENIA ST NORTHRIDGE, CA 91324 | 8141 CALVIN AVE RESEDA, CA 91335 | 19012 ECCLES ST NORTHRIDGE, CA 91324 | 8748 OAKDALE AVE NORTHRIDGE, CA 91324 | 20426 LORNE ST WINNETKA, CA 91306 | 8460 HATILLO AVE WINNETKA, CA 91306 | 19936 COMMUNITY ST WINNETKA, CA 91306 |
| Proximity | | 0.66 | 0.57 | 0.61 | 1.49 | 0.6 | 0.8 |
| Sale/List Price | | \$936,000 | \$930,000 | \$915,000 | \$799,000 | \$1,099,000 | \$820,000 |
| Sale Date | | 09/17/2021 | 08/12/2021 | 10/14/2021 | 11/08/2021 | 10/21/2021 | 11/12/2021 |
| Price Per Sq.ft. | \$592.36 | \$530.61 | \$554.56 | \$519.89 | \$592.73 | \$559 | \$512.82 |
| Initial List Price | \$710,000 | \$840,000 | \$799,000 | \$815,000 | \$799,000 | \$1,099,000 | \$795,000 |
| Initial List Date | 03/21/2021 | 08/10/2021 | 05/27/2021 | 09/08/2021 | 11/08/2021 | 10/21/2021 | 11/12/2021 |
| Current/Final List | \$725,000 | \$840,000 | \$850,000 | \$815,000 | \$799,000 | \$1,099,000 | \$820,000 |
| DOM/CDOM | 148 / | 38 / 38 | 77 / 77 | 36 / 36 | 19 / 19 | 37 / 37 | 15 / 15 |
| Sales Type | | Fair Market | Fair Market | Fair Market | Fair Market | Fair Market | Fair Market |
| Finance Incentives | NONE | NONE | NONE | NONE | NONE | NONE | NONE |
| Living Area | 1570 | 1764 | 1677 | 1760 | 1348 | 1966 | 1599 |
| #Rooms/Bed/Bath All | 7 / 3 / 2 | 8 / 3 / 3 | 8 / 3 / 3 | 9 / 4 / 3 | 7 / 3 / 2 | 8 / 4 / 2 | 7 / 3 / 2 |
| Year Built | 1958 | 1955 | 1956 | 1957 | 1954 | 1948 | 1981 |
| Bsmnt SqFt/Finished | | | | | | | |
| Lot Size | 0.17 | 0.16 | 0.19 | 0.17 | 0.20 | 0.22 | 0.13 |
| Property Type | SF Detach | SF Detach | SF Detach | SF Detach | SF Detach | SF Detach | SF Detach |
| Style / Quality | Contemp / Q3 | Contemp / Q3 | Contemp / Q3 | Contemp / Q3 | Contemp / Q3 | Contemp / Q3 | Contemp / Q3 |
| # 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 / No / No | No / No / No | No / No / No | No / No / No | No / No / No | No / No / No | No / No / No |
| Fireplace | No | No | No | No | No | No | No |
| Garage | 2 Attached | 2 Attached | 2 Attached | 2 Attached | 2 Attached | 2 Attached | 2 Attached |
| Other Features | NONE | NONE | NONE | NONE | NONE | NONE | NONE |
| HOA Fees | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |
| Subdivision | NONE | NONE | NONE | NONE | NONE | NONE | NONE |
| Rent Potential | \$2,500 | | | | | | |
| Annual Gross Income | \$30,000 | | | | | | |
| Likely Sale Price | | | | | \$799,000 | \$1,099,000 | \$820,000 |
| Gross Rent Multiplier | 31 | | | | | | |
| School District | Grover Clevea ... | Grover Clevea ... | Grover Clevea ... | Chatsworth Cha ... | Grover Clevea ... | Grover Clevea ... | Grover Clevea ... |
| Common Amenities | | | | | | | |
| Data Source - ID | County Tax- | MLS-BB21175099 | MLS-SR21112655 | MLS-SR21169644 | MLS-BB21235934 | MLS-21-796834 | MLS-PW21242611 |

Market Time 0-30 days

90-Day Marketing Time

Recommended List Price

Recommended Sales Strategy:

As-Is Price Estimate

\$930,000

\$940,000

As-Repaired Price Estimate

\$930,000

\$940,000

Land Only Price

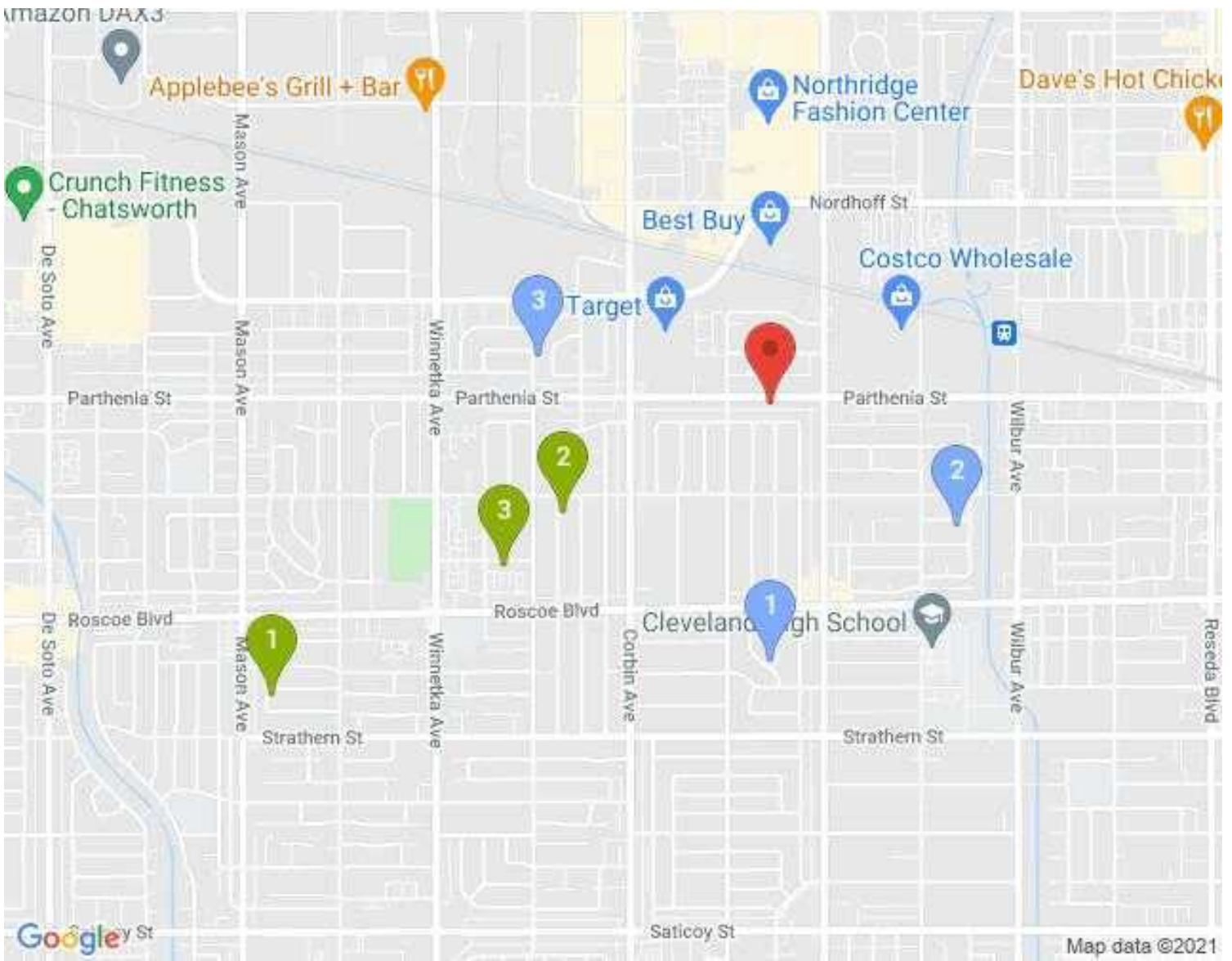
\$100,000

30-Day Quick Sale Price

\$910,000

☒ As - Is

☐ Repaired



| | Address | City | BR | BA | Lot Size | Sale/List Date | Year Built | Sale/List Price | Distance |
|---|--------------------|------------|----|----|----------|----------------|------------|-----------------|----------|
| • | 19400 PARTHENIA ST | NORTHRIDGE | 3 | 2 | 0.17 | | 1958 | | |
| 1 | 8141 CALVIN AVE | RESEDA | 3 | 3 | 0.16 | 09/17/2021 | 1955 | \$936,000 | 0.66 |
| 2 | 19012 ECCLES ST | NORTHRIDGE | 3 | 3 | 0.19 | 08/12/2021 | 1956 | \$930,000 | 0.57 |
| 3 | 8748 OAKDALE AVE | NORTHRIDGE | 4 | 3 | 0.17 | 10/14/2021 | 1957 | \$915,000 | 0.61 |
| 1 | 20426 LORNE ST | WINNETKA | 3 | 2 | 0.20 | 11/08/2021 | 1954 | \$799,000 | 1.49 |
| 2 | 8460 HATILLO AVE | WINNETKA | 4 | 2 | 0.22 | 10/21/2021 | 1948 | \$1,099,000 | 0.6 |
| 3 | 19936 COMMUNITY ST | WINNETKA | 3 | 2 | 0.13 | 11/12/2021 | 1981 | \$820,000 | 0.8 |

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: NONE

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

None Noted

Comparables:

| | |
|--------------------|---|
| Sale 1 Comments | Sale 1 similar to subject due to similar condition and property type, well maintained. |
| Sale 2 Comments | Sale 2 is similar to subject with similar condition. Similar property style and dimensions. |
| Sale 3 Comments | Sale 3 is similar to subject due to condition and property type. Similar property style and similar dimensions. |
| List 1 Comments | List 1 is in similar condition to subject, well maintained. |
| List 2 Comments | List 2 is similar to subject due to similar GLA, condition and location. |
| List 3 Comments | List 3 is similar to subject due to condition and similar subject dimensions. Similar property style and area. |

Comments:

Service Provider Comments:

Value based on comp data found from the MLS, I used comparables within the same market. Based on the current comps and market the subject should sell in the indicated range as based on competitive sales and listings. After a thorough search in the MLS for comps of similar size and property type, I had to extend over a 1 mile radius in this area due to a lack of comparables found that were similar and reasonable substitutes for subject property. Subject's lot size varies over 10% of comparables, the age difference in some comparables are over 5 years and distance of some comparables are over 1/2 mile from subject in terms of driving distance, this is due to the property type, size and location, I had to extend search criteria to obtain sales and listings comparable to subject. The comparables used are still suitable comparables to subject property and market value is not affected. Most weight placed on List 2 Listing 2 is similar to subject in size and style. Most weight placed on Sale 2 Sale 2 is most similar in condition and location.

Vendor Comments:

Service Provider Signature /s/ Francisco Ursulo

Service Provider Company Ursulo Investments LLC

BPO Effective Date

11/27/2021

Service Provider Lic. Num.

01946059

Repairs

Recommended 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

19400 PARTHENIA ST
NORTHRIDGE, CA 91324



Subject Side

19400 PARTHENIA ST
NORTHRIDGE, CA 91324



Subject Side

19400 PARTHENIA ST
NORTHRIDGE, CA 91324



Subject Address Verification

19400 PARTHENIA ST
NORTHRIDGE, CA 91324



Subject Street

19400 PARTHENIA ST
NORTHRIDGE, CA 91324



Subject Street

19400 PARTHENIA ST
NORTHRIDGE, CA 91324



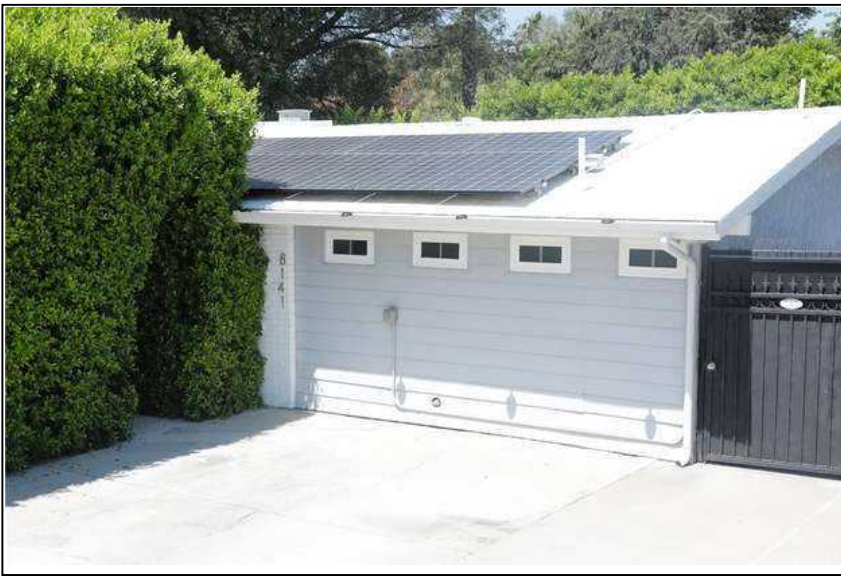
Subject What's across from Subject

19400 PARTHENIA ST
NORTHRIDGE, CA 91324



Subject Satellite View

19400 PARTHENIA ST
NORTHRIDGE, CA 91324



Comparable Sale #1

8141 CALVIN AVE
RESEDA, CA 91335
Sale Date: 09/17/2021
Sale Price: \$936,000



Comparable Sale #2

19012 ECCLES ST
NORTHRIDGE, CA 91324
Sale Date: 08/12/2021
Sale Price: \$930,000



Comparable Sale #3

8748 OAKDALE AVE
NORTHRIDGE, CA 91324
Sale Date: 10/14/2021
Sale Price: \$915,000



Comparable Listing #1

20426 LORNE ST
WINNETKA, CA 91306
List Price: \$799,000



Comparable Listing #2

8460 HATILLO AVE
WINNETKA, CA 91306
List Price: \$1,099,000



Comparable Listing #3

19936 COMMUNITY ST
WINNETKA, CA 91306
List Price: \$820,000

Disclaimer

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