



# VOXTUR

## Broker Price Opinion

 Exterior Inspection  
 Interior Inspection

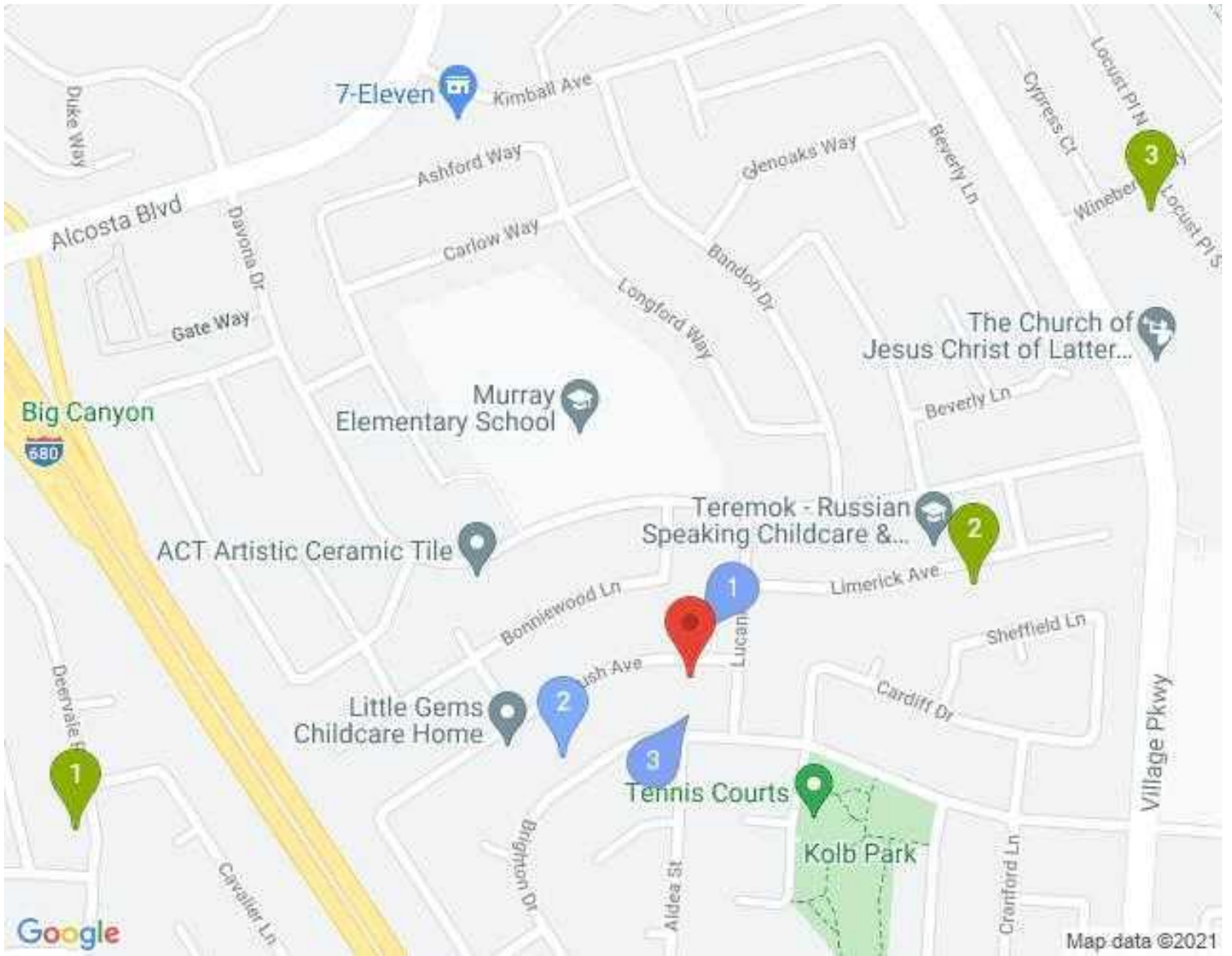
Property Address:	7518 KILRUSH AVE	Vendor ID:	12793806.1_402342
City, State, Zip:	DUBLIN, CA 94568	Deal Name:	
Loan Number:	7518 Kilrush Ave	Inspection Date:	11/30/2021
2nd Loan / Client #:		Subject APN:	941-179-17
Borrower / Owner of Record	ukn ukn	Lender / Client	Trimark Funding, Inc.

Property Occupancy Status	Vacant	Does the Property Appear Secure?	Yes	Est. Monthly Rent	\$3,500	Sold in the last	
Currently Listed	No	Currently List Broker		List Broker Contact #		12 Months?	
Initial List Price		Initial List Date		Current List Price		Sale Price:	
DOM / CDOM						Sale Date:	
Is the Subject Listing Currently Pending?		Date of Contract		CDOM to Contract			

Subject Property Comments / External Influences  
**This is a single story home that appears to be in average exterior condition with an average view**

	Subject	Sold comps 1	Sold comps 2	Sold comps 3	List comps 1	List comps 2	List comps 3
Address	7518 KILRUSH AVE DUBLIN, CA 94568	7517 KILRUSH AVE DUBLIN, CA 94568	7593 BRIGHTON DR DUBLIN, CA 94568	7521 BRIGHTON DR DUBLIN, CA 94568	8452 DEERVALE RD DUBLIN, CA 94568	7400 LIMERICK AVE DUBLIN, CA 94568	8228 LOCUST PL DUBLIN, CA 94568
Proximity		0.03	0.09	0.02	0.39	0.18	0.4
Sale/List Price		\$1,265,000	\$1,152,000	\$1,250,000	\$988,000	\$1,099,000	\$1,099,888
Sale Date		10/26/2021	10/08/2021	11/16/2021	11/11/2021	10/22/2021	11/13/2021
Price Per Sq.ft.	\$630.65	\$888.34	\$859.70	\$934.23	\$885.30	\$771.77	\$763.81
Initial List Price		\$1,099,000	\$1,149,000	\$998,900	\$988,000	\$1,099,000	\$1,099,888
Initial List Date		09/30/2021	09/02/2021	10/21/2021	11/11/2021	10/22/2021	11/13/2021
Current/Final List		\$1,099,000	\$1,152,000	\$998,900	\$988,000	\$1,099,000	\$1,099,888
DOM/CDOM		26 / 26	6 / 6	26 / 26	5 / 5	5 / 5	5 / 5
Sales Type		Fair Market	Fair Market	Fair Market	Fair Market	Fair Market	Fair Market
Finance Incentives		0	0	0	0	0	0
Living Area	1860	1424	1340	1338	1116	1424	1440
#Rooms/Bed/Bath All	6 / 3 / 2	6 / 3 / 2	7 / 4 / 2	6 / 4 / 2	6 / 3 / 2	6 / 3 / 2	7 / 4 / 2
Year Built	1962	1962	1962	1962	1960	1963	1977
Bsmnt SqFt/Finished							
Lot Size	0.17	0.16	0.16	0.17	0.15	0.15	0.12
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 / Yes	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	Yes / Yes / No	No / No / No	Yes / No / No	No / No / No	No / No / No
Fireplace	Yes	Yes	No	Yes	No	Yes	Yes
Garage	2 Attached	2 Attached	2 Attached	2 Attached	2 Attached	2 Attached	2 Attached
Other Features	None	None	Backyard kitchen	None	None	None	None
HOA Fees	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Subdivision	VILLAGE	VILLAGE	VILLAGE	VILLAGE	VILLAGE	VILLAGE	VILLAGE
Rent Potential	\$3,500						
Annual Gross Income	\$42,000						
Likely Sale Price					\$988,000	\$1,099,000	\$1,099,888
Gross Rent Multiplier	27.93						
School District	Dublin High	Dublin High	Dublin High	Dublin High	Dublin High	Dublin High	Dublin High
Common Amenities							
Data Source - ID	County Tax-	MLS-ML81864828	MLS-BA321081741	MLS-40971824	MLS-40974002	MLS-ML81867732	MLS-40974219

<b>Market Time 0-30 days</b>	<b>As-Is Price Estimate</b>	<b>As-Repaired Price Estimate</b>	<b>Land Only Price</b>	<b>30-Day Quick Sale Price</b>
90-Day Marketing Time	\$1,173,000	\$1,173,000	\$23,294	\$1,150,000
Recommended List Price	\$1,209,000	\$1,209,000		
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
•	7518 KILRUSH AVE	DUBLIN	3	2	0.17		1962		
1	7517 KILRUSH AVE	DUBLIN	3	2	0.16	10/26/2021	1962	\$1,265,000	0.03
2	7593 BRIGHTON DR	DUBLIN	4	2	0.16	10/08/2021	1962	\$1,152,000	0.09
3	7521 BRIGHTON DR	DUBLIN	4	2	0.17	11/16/2021	1962	\$1,250,000	0.02
1	8452 DEERVALE RD	DUBLIN	3	2	0.15	11/11/2021	1960	\$988,000	0.39
2	7400 LIMERICK AVE	DUBLIN	3	2	0.15	10/22/2021	1963	\$1,099,000	0.18
3	8228 LOCUST PL	DUBLIN	4	2	0.12	11/13/2021	1977	\$1,099,888	0.4

**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:  Types of Financing the Subject will NOT qualify for: 

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

**Comparables:**

Sale 1 Comments	Inferior to the subject with 436 sq ft less living space and sits on a smaller lot
Sale 2 Comments	Inferior to the subject with 520 sq ft less living space however this home has an updated backyard with a jacuzzi, backyard kitchen and covered patio area.
Sale 3 Comments	Inferior to the subject with 522 sq ft less living space than the subject however provides one more bedroom than the subject.
List 1 Comments	Inferior to the subject with 744 sq ft less living space than the subject, sits on a smaller lot however has interior updates noted
List 2 Comments	Inferior to the subject with 436 sq ft less living space and sits on a smaller lot.
List 3 Comments	Inferior to the subject with 420 sq ft less living space sitting on a smaller lot, however provides one more bedroom than the subject.

**Comments:**

Service Provider Comments:

Neighborhood marketing trends are declining with decreasing supply yet a steady demand for the area. There is little REO Activity in the immediate area. Seller concessions on average are at an acceptable range. Note that in the past 6 months buyers have consistently bid \$100,000-\$200,000 over asking price while homes continue to be listed at the same average price. However, there has been a decline in the last 30 days with fewer homes selling that much over the list price. Sales strategy is to price competitively based on most current sales in the immediate or similar market area. The comps in the record has created the best available sales bracket based on most similar to the subjects type, style and condition. There are no known issues that would have a negative impact on the value of the subject property. Property should be marketed as-is. Most weight placed on List 3 Most equivalent to subject in size and condition than other comps. Most weight placed on Sale 1 Closest in proximity and most equal in size than other comps.

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**

7518 KILRUSH AVE  
DUBLIN, CA 94568



**Subject Side**

7518 KILRUSH AVE  
DUBLIN, CA 94568



**Subject Side**

7518 KILRUSH AVE  
DUBLIN, CA 94568

**Subject Address Verification**

7518 KILRUSH AVE  
DUBLIN, CA 94568



**Subject Street**

7518 KILRUSH AVE  
DUBLIN, CA 94568



**Subject Street**

7518 KILRUSH AVE  
DUBLIN, CA 94568



**Subject What's across from Subject**

7518 KILRUSH AVE  
DUBLIN, CA 94568



**Subject Satellite View**

7518 KILRUSH AVE  
DUBLIN, CA 94568





**Comparable Sale #1**

7517 KILRUSH AVE  
DUBLIN, CA 94568  
Sale Date: 10/26/2021  
Sale Price: \$1,265,000



**Comparable Sale #2**

7593 BRIGHTON DR  
DUBLIN, CA 94568  
Sale Date: 10/08/2021  
Sale Price: \$1,152,000



**Comparable Sale #3**

7521 BRIGHTON DR  
DUBLIN, CA 94568  
Sale Date: 11/16/2021  
Sale Price: \$1,250,000





### Comparable Listing #1

8452 DEERVALE RD  
DUBLIN, CA 94568  
List Price: \$988,000



### Comparable Listing #2

7400 LIMERICK AVE  
DUBLIN, CA 94568  
List Price: \$1,099,000



### Comparable Listing #3

8228 LOCUST PL  
DUBLIN, CA 94568  
List Price: \$1,099,888

# Disclaimer

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