



VOXTUR

Broker Price Opinion

Exterior Inspection
 Interior Inspection

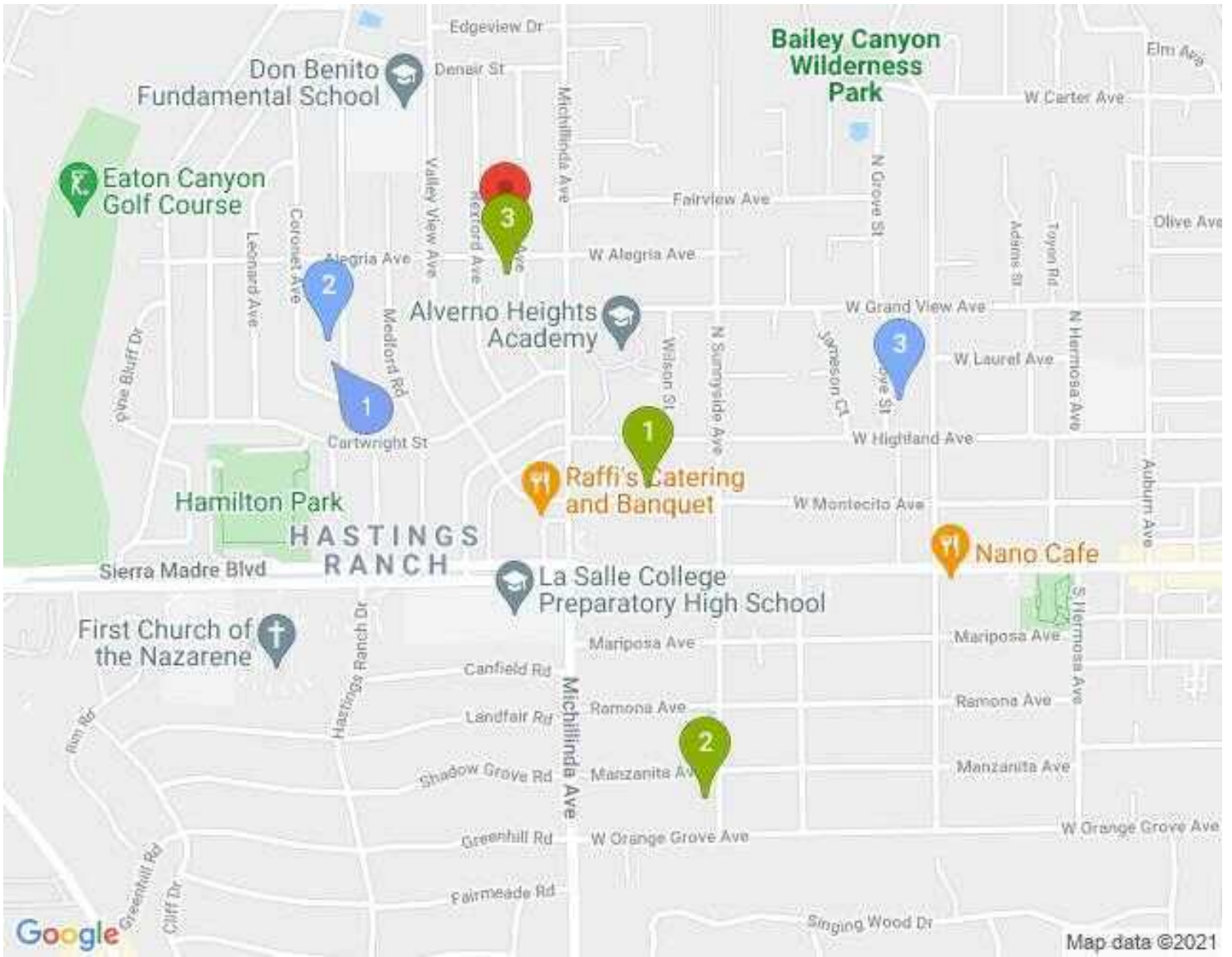
Property Address:	1245 TROPICAL AVE	Vendor ID:	12918942.1_202615
City, State, Zip:	PASADENA, CA 91107	Deal Name:	
Loan Number:	245 Tropical Ave	Inspection Date:	12/22/2021
2nd Loan / Client #:		Subject APN:	5759-025-006
Borrower / Owner of Record	ukn ukn	Lender / Client	Trimark Funding, Inc.

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	SAFA REAL ESTATE	List Broker Contact #	(626) 486-9915	Initial List Price	\$895,000
		Initial List Date	11/17/2021	Current List Price	\$895,000	DOM / CDOM	29 / 29
Is the Subject Listing Currently Pending?	Yes	Date of Contract	12/20/2021	CDOM to Contract	29	Sale Price:	
						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	1245 TROPICAL AVE PASADENA, CA 91107	1125 HASTINGS RANCH DR PASADENA, CA 91107	1145 HASTINGS RANCH DR PASADENA, CA 91107	180 N GROVE ST SIERRA MADRE, CA 91024	649 W MONTECITO AVE, SIERRA MADRE, CA 91024	225 S SUNNYSIDE AVE SIERRA MADRE, CA 91024	1225 TROPICAL AVE PASADENA, CA 91107
Proximity		0.27	0.26	0.55	0.36	0.76	0.04
Sale/List Price		\$1,185,000	\$1,215,000	\$1,200,005	\$968,000	\$998,000	\$1,225,000
Sale Date		07/07/2021	10/01/2021	11/29/2021	11/26/2021	10/06/2021	12/10/2021
Price Per Sq.ft.	\$814.11	\$754.30	\$860.48	\$704.64	\$794.75	\$648.89	\$969.15
Initial List Price	\$895,000	\$1,148,000	\$1,249,000	\$989,000	\$968,000	\$998,000	\$1,225,000
Initial List Date	11/17/2021	05/11/2021	07/17/2021	10/11/2021	11/26/2021	10/06/2021	12/10/2021
Current/Final List	\$895,000	\$1,148,000	\$1,249,000	\$989,000	\$968,000	\$998,000	\$1,225,000
DOM/CDOM	29 /	11 / 11	53 / 53	17 / 17	5 / 5	10 / 10	12 / 12
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	1474	1571	1412	1703	1218	1538	1264
#Rooms/Bed/Bath All	7 / 3 / 2	7 / 3 / 2	7 / 3 / 2	8 / 4 / 2	7 / 3 / 2	8 / 4 / 2	7 / 3 / 2
Year Built	1951	1951	1951	1962	1923	1953	1951
Bsmnt SqFt/Finished							
Lot Size	0.18	0.17	0.17	0.15	0.20	0.19	0.17
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					\$968,000	\$998,000	\$1,225,000
Gross Rent Multiplier	40						
School District	PASADENA Unified	PASADENA Unified	PASADENA Unified	PASADENA Unified	PASADENA Unified	PASADENA Unified	PASADENA Unified
Common Amenities							
Data Source - ID	County Tax-	MLS-P14663	MLS-BB21156975	MLS-P17060	MLS-21107613	MLS-AR21227289	MLS-320008687

Market Time 0-30 days	As-Is Price Estimate	As-Repaired Price Estimate	Land Only Price	30-Day Quick Sale Price
90-Day Marketing Time	\$1,200,000	\$1,200,000	\$100,000	\$1,185,000
Recommended List Price	\$1,225,000	\$1,225,000		
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
•	1245 TROPICAL AVE	PASADENA	3	2	0.18		1951		
1	1125 HASTINGS RANCH DR	PASADENA	3	2	0.17	07/07/2021	1951	\$1,185,000	0.27
2	1145 HASTINGS RANCH DR	PASADENA	3	2	0.17	10/01/2021	1951	\$1,215,000	0.26
3	180 N GROVE ST	SIERRA MADRE	4	2	0.15	11/29/2021	1962	\$1,200,005	0.55
1	649 W MONTECITO AVE,	SIERRA MADRE	3	2	0.20	11/26/2021	1923	\$968,000	0.36
2	225 S SUNNYSIDE AVE	SIERRA MADRE	4	2	0.19	10/06/2021	1953	\$998,000	0.76
3	1225 TROPICAL AVE	PASADENA	3	2	0.17	12/10/2021	1951	\$1,225,000	0.04

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

BPO Effective Date

12/23/2021

Service Provider Company

Ursulo Investments LLC

Service Provider Lic. Num.

01946059

RepairsRecommended 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

1245 TROPICAL AVE
PASADENA, CA 91107



Subject Side

1245 TROPICAL AVE
PASADENA, CA 91107



Subject Side

1245 TROPICAL AVE
PASADENA, CA 91107



Subject Address Verification

1245 TROPICAL AVE
PASADENA, CA 91107



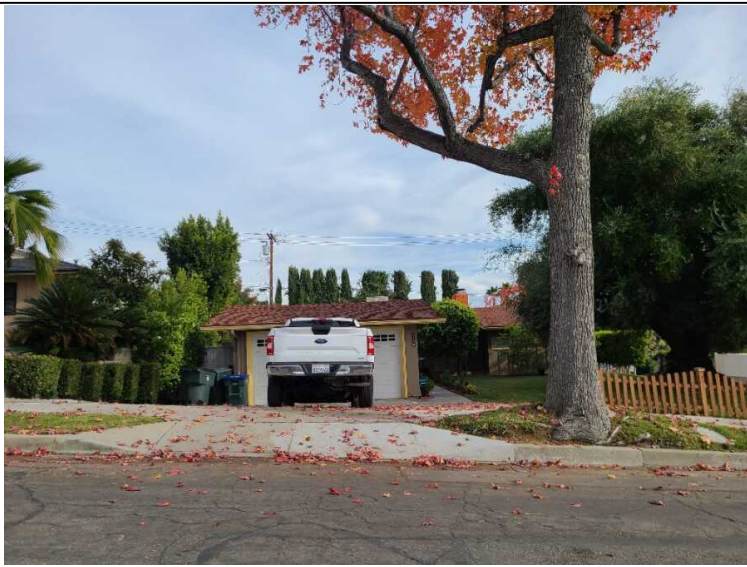
Subject Street

1245 TROPICAL AVE
PASADENA, CA 91107



Subject Street

1245 TROPICAL AVE
PASADENA, CA 91107



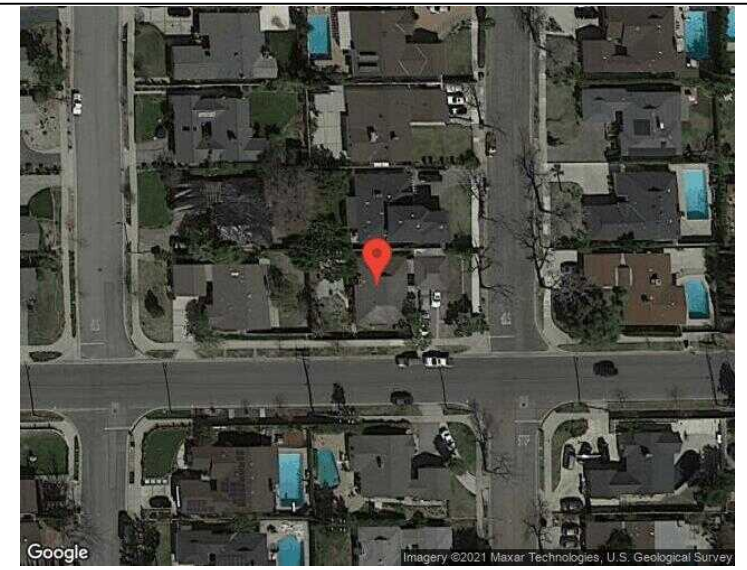
Subject What's across from Subject

1245 TROPICAL AVE
PASADENA, CA 91107



Subject Other

1245 TROPICAL AVE
PASADENA, CA 91107



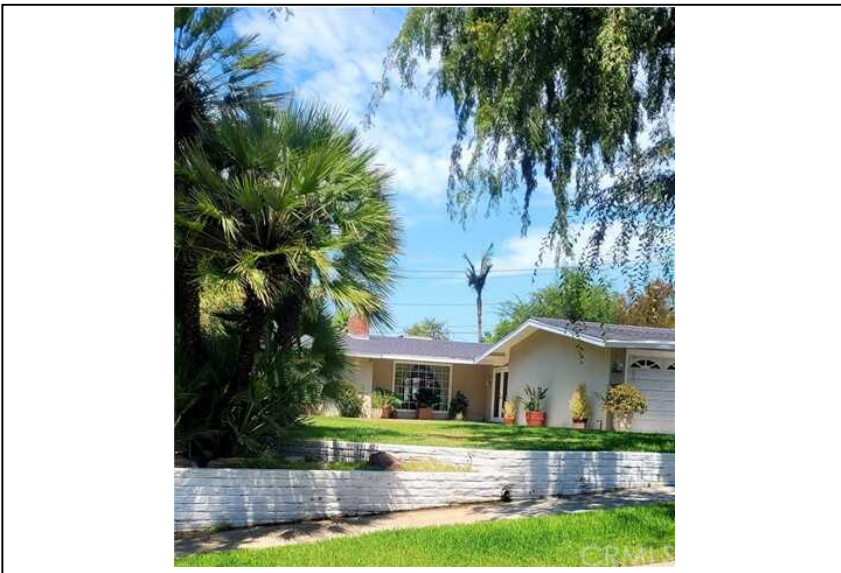
Subject Satellite View

1245 TROPICAL AVE
PASADENA, CA 91107



Comparable Sale #1

1125 HASTINGS RANCH DR
PASADENA, CA 91107
Sale Date: 07/07/2021
Sale Price: \$1,185,000



Comparable Sale #2

1145 HASTINGS RANCH DR
PASADENA, CA 91107
Sale Date: 10/01/2021
Sale Price: \$1,215,000



Comparable Sale #3

180 N GROVE ST
SIERRA MADRE, CA 91024
Sale Date: 11/29/2021
Sale Price: \$1,200,005



Comparable Listing #1

649 W MONTECITO AVE,
SIERRA MADRE, CA 91024
List Price: \$968,000



Comparable Listing #2

225 S SUNNYSIDE AVE
SIERRA MADRE, CA 91024
List Price: \$998,000



Comparable Listing #3

1225 TROPICAL AVE
PASADENA, CA 91107
List Price: \$1,225,000

Disclaimer

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