



# VOXTUR







## Broker Price Opinion

Exterior Inspection  
 Interior Inspection

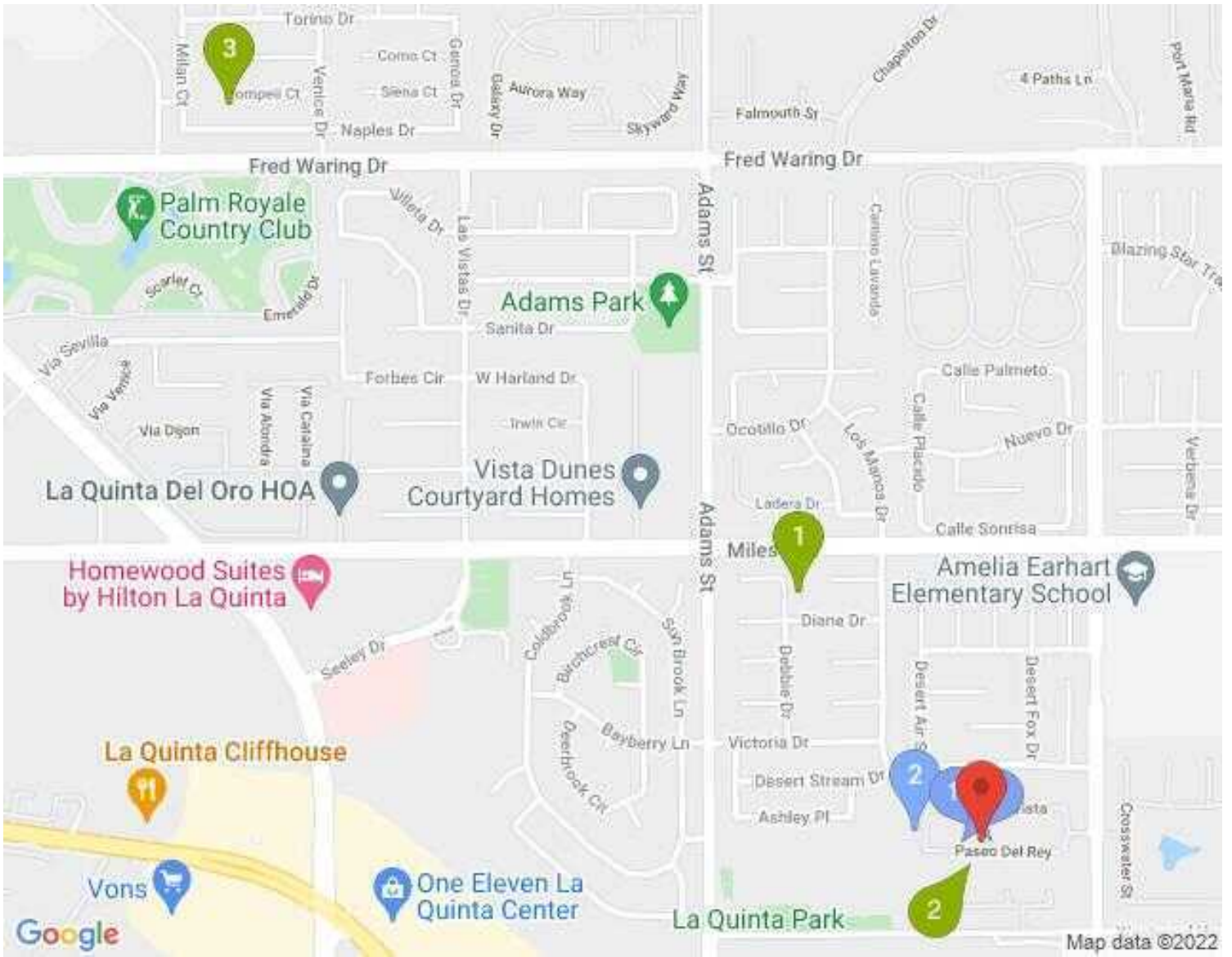
Property Address:	79340 PASEO DEL REY	Vendor ID:	13177578.1_191637
City, State, Zip:	LA QUINTA, CA 92253	Deal Name:	
Loan Number:	79340 Paseo Del Rey	Inspection Date:	02/04/2022
2nd Loan / Client #:		Subject APN:	604-440-062
Borrower / Owner of Record	ukn ukn	Lender / Client	Trimark Funding, Inc.

Property Occupancy Status	Vacant	Does the Property Appear Secure?	Yes	Est. Monthly Rent	\$1,799	Sold in the last	
Currently Listed	Yes	Currently List Broker	COMPASS	List Broker Contact #	(760) 668-3759	Initial List Price	\$499,000
		Initial List Date	01/24/2022	Current List Price	\$499,000	DOM / CDOM	10 / 10
Is the Subject Listing Currently Pending?	Yes	Date of Contract	02/03/2022	CDOM to Contract	10	Sale Price:	
						Sale Date:	

Subject Property Comments / External Influences  
**The subject property appears to be in average condition.**

	Subject	Sold comps 1	Sold comps 2	Sold comps 3	List comps 1	List comps 2	List comps 3
							
Address	79340 PASEO DEL REY LA QUINTA, CA 92253	79350 PASEO DEL REY LA QUINTA, CA 92253	45755 CAMINO VIS LA QUINTA, CA 92253	79320 PASEO DEL REY LA QUINTA, CA 92253	45060 DEBBIE DR LA QUINTA, CA 92253	79329 PASEO DEL REY LA QUINTA, CA 92253	78531 POMPEII CT LA QUINTA, CA 92253
Proximity		0.01	0.09	0.03	0.4	0.03	1.37
Sale/List Price		\$549,000	\$540,000	\$545,000	\$595,000	\$579,995	\$599,000
Sale Date		01/18/2022	10/26/2021	05/12/2021	01/26/2022	01/26/2022	01/24/2022
Price Per Sq.ft.	\$263.45	\$229.80	\$268.92	\$271.41	\$330.56	\$242.78	\$295.80
Initial List Price	\$499,000	\$569,000	\$549,900	\$529,000	\$595,000	\$579,995	\$599,000
Initial List Date	01/24/2022	12/06/2021	09/13/2021	04/10/2021	01/26/2022	01/26/2022	01/24/2022
Current/Final List	\$499,000	\$549,000	\$544,900	\$529,000	\$595,000	\$579,995	\$599,000
DOM/CDOM	10 /	43 / 43	43 / 43	32 / 32	12 / 12	12 / 12	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	2008	2389	2008	2008	1800	2389	2025
#Rooms/Bed/Bath All	6 / 3 / 3	7 / 4 / 3	6 / 3 / 3	7 / 4 / 3	5 / 3 / 2	7 / 4 / 3	5 / 3 / 2
Year Built	2001	2001	2001	2001	1998	2001	2001
Bsmnt SqFt/Finished							
Lot Size	0.19	0.19	0.19	0.19	0.19	0.19	0.19
Property Type	SF Detach	SF Detach	SF Detach	SF Detach	SF Detach	SF Detach	SF Detach
Style / Quality	Single Story / Q3	Single Story / Q3	Single Story / Q3	Single Story / Q3	Single Story / Q3	Single Story / Q3	Single Story / 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	Yes / Yes	Yes / Yes	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 / Yes / No	Yes / 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	\$125	\$100	\$100	\$100	\$125	\$125	\$110
Subdivision	LA QUINTA DEL REY	LA QUINTA DEL REY	LA QUINTA DEL REY	LA QUINTA DEL REY	MARBELLA	LA QUINTA DEL REY	LA QUINTA DEL REY
Rent Potential	\$1,799						
Annual Gross Income	\$21,588						
Likely Sale Price					\$595,000	\$579,995	\$599,000
Gross Rent Multiplier	24.5						
School District	La Quinta High	La Quinta High	La Quinta High	La Quinta High	La Quinta High	La Quinta High	La Quinta High
Common Amenities							
Data Source - ID	MLS-MLS	MLS-219071120	MLS-219067504	MLS-219060290	MLS-219073037	MLS-219073167	MLS-219073477DA

<b>Market Time 30-90 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	\$529,000	\$529,000	\$87,000	\$499,000
Recommended List Price	\$549,000	\$549,000		
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
•	79340 PASEO DEL REY	LA QUINTA	3	3	0.19		2001		
1	79350 PASEO DEL REY	LA QUINTA	4	3	0.19	01/18/2022	2001	\$549,000	0.01
2	45755 CAMINO VIS	LA QUINTA	3	3	0.19	10/26/2021	2001	\$540,000	0.09
3	79320 PASEO DEL REY	LA QUINTA	4	3	0.19	05/12/2021	2001	\$545,000	0.03
1	45060 DEBBIE DR	LA QUINTA	3	2	0.19	01/26/2022	1998	\$595,000	0.4
2	79329 PASEO DEL REY	LA QUINTA	4	3	0.19	01/26/2022	2001	\$579,995	0.03
3	78531 POMPEI CT LA QUINTA	LA QUINTA	3	2	0.19	01/24/2022	2001	\$599,000	1.37

**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	One of the Best Values in North La Quinta Located in The Popular Aliso Community. This Rare 4BD, 3BA Plus Upstairs Loft Model is Highly Desirable. A Premium Oversized Lot, Low HOA Dues & Close Proximity to Schools Makes This Home an Instant Winner. Schedule Your Private Tour Toda
Sale 2 Comments	Available to view NOW agents see Private Remarks. Pool Home 15,000 upgrade concession after closi of escrow to be used for flooring countertops interior cleaning add and or paint cabinets. This is a unique opportunity to own a home in one of the most convenient locations in La Q
Sale 3 Comments	Desirable Aliso Development. North LaQuinta. Gated community. Updated four bedroom, two & three quarter bath home. Pebble tech, saltwater pool with spa. Amazing backyard with turf, expansive concrete patio, dog run, fruit trees & more. Many updates. Newer HVAC, water heater, kit
List 1 Comments	This wonderful home is centrally located in North La Quinta, in the Marbella development, and close to the only International Baccalaureate schools in the desert, Amelia Earhart Elementary, John Glenn Middle School & La Quinta High School. Situated on a large lot with a desirable
List 2 Comments	This home is ready for its next owner A beautiful remodel has been completed with wood-like tile flooring no carpet, all new granite countertops throughout and a royal blue subway tile backsplash in the kitchen. The custom floor to ceiling tile fireplace brings this home together
List 3 Comments	This beautiful 3 bedroom, 2 bathroom (plus office) home is 2,025 SF and sits on a large lot located at the end of a cul-de-sac in the highly desirable community of Bella Vista. The spacious great room has a fireplace, plantation shutters, and sliding door to the backyard. The p.

**Comments:**

Service Provider Comments:

The pricing strategy was based on all recently sold and list comps within 1 the mile proximity of the subject property. There are homes within the same community that reflect the subject's style, age, and like-kind. The subject property is pending sale as well, Value-added to the neighborhood. Most weight placed on List 3 List Comp # 3- Equal or closest to the subjects Gross Living Area. Most weight placed on Sale 2 Sold Comp # 2- Equal or close to the subjects Gross Living Area.

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**

79340 PASEO DEL REY  
LA QUINTA, CA 92253



**Subject Side**

79340 PASEO DEL REY  
LA QUINTA, CA 92253



**Subject Side**

79340 PASEO DEL REY  
LA QUINTA, CA 92253

**Subject Address Verification**

79340 PASEO DEL REY  
LA QUINTA, CA 92253



**Subject Street**

79340 PASEO DEL REY  
LA QUINTA, CA 92253



**Subject Street**

79340 PASEO DEL REY  
LA QUINTA, CA 92253



**Subject What's across from Subject**

79340 PASEO DEL REY  
LA QUINTA, CA 92253



**Subject Satellite View**

79340 PASEO DEL REY  
LA QUINTA, CA 92253





**Comparable Sale #1**

79350 PASEO DEL REY  
LA QUINTA, CA 92253  
Sale Date: 01/18/2022  
Sale Price: \$549,000



**Comparable Sale #2**

45755 CAMINO VIS  
LA QUINTA, CA 92253  
Sale Date: 10/26/2021  
Sale Price: \$540,000



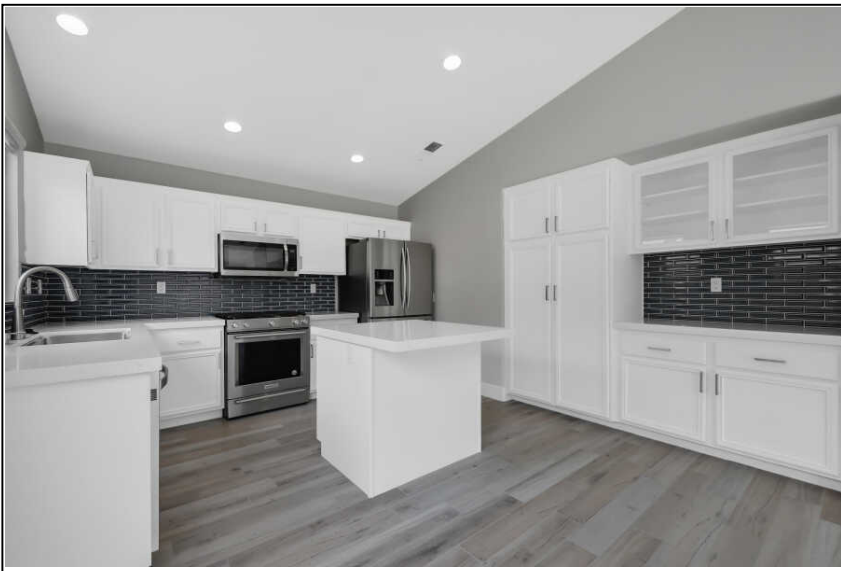
**Comparable Sale #3**

79320 PASEO DEL REY  
LA QUINTA, CA 92253  
Sale Date: 05/12/2021  
Sale Price: \$545,000



**Comparable Listing #1**

45060 DEBBIE DR  
LA QUINTA, CA 92253  
List Price: \$595,000



**Comparable Listing #2**

79329 PASEO DEL REY  
LA QUINTA, CA 92253  
List Price: \$579,995



**Comparable Listing #3**

78531 POMPEII CT LA QUINTA  
LA QUINTA, CA 92253  
List Price: \$599,000

# Disclaimer

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