



VOXTUR

Broker Price Opinion

Exterior Inspection
 Interior Inspection

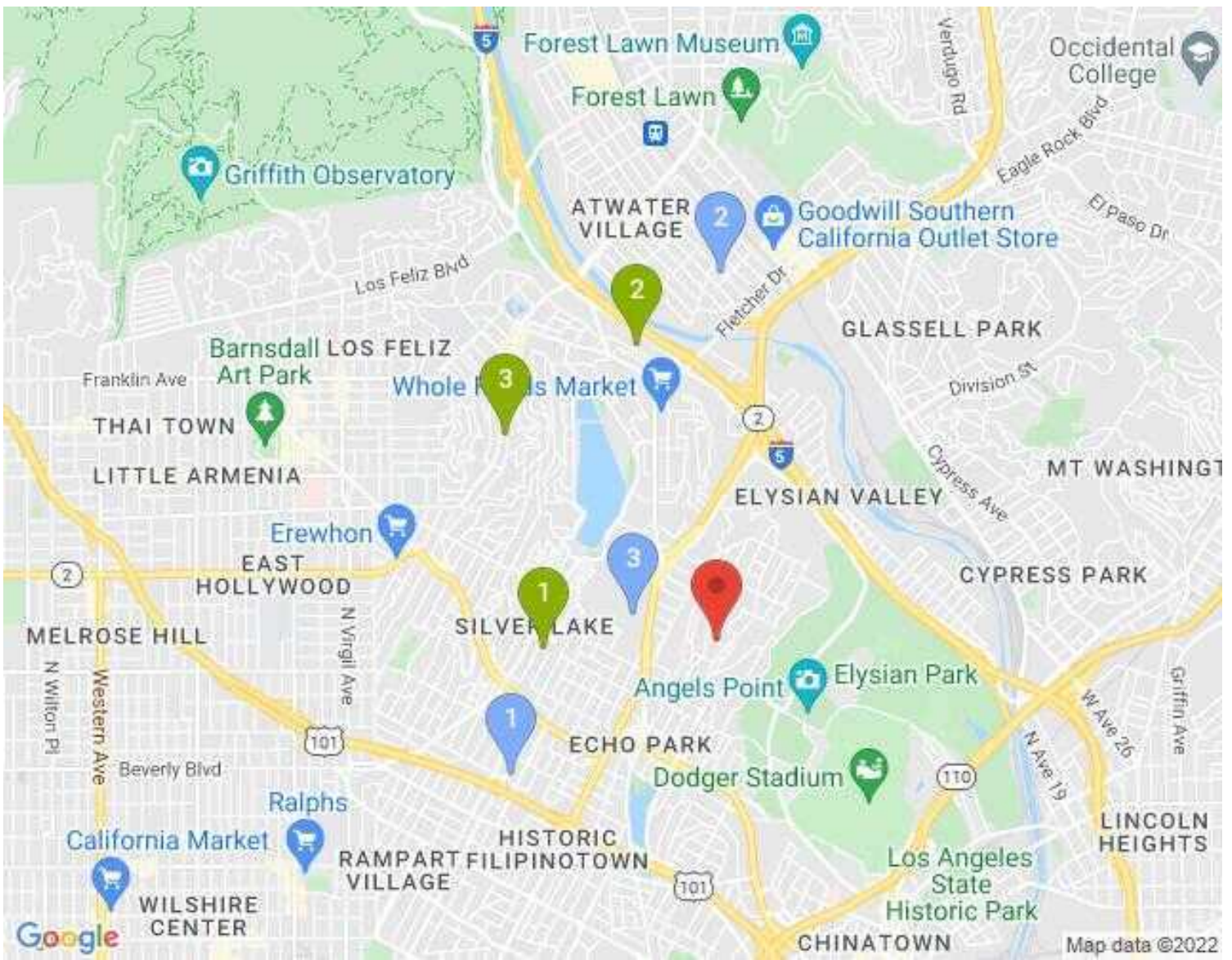
| | | | |
|----------------------------|-----------------------|------------------|-----------------------|
| Property Address: | 1856 PRESTON AVE | Vendor ID: | 13256832.1_202615 |
| City, State, Zip: | LOS ANGELES, CA 90026 | Deal Name: | |
| Loan Number: | 1856 Preston Ave | Inspection Date: | 02/22/2022 |
| 2nd Loan / Client #: | | Subject APN: | 5420-024-017 |
| 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 | KELLER WILLIAMS | List Broker Contact # | (818) 744-6126 | Initial List Price | \$995,000 |
| | | Initial List Date | 06/22/2021 | Current List Price | \$995,000 | DOM / CDOM | 24 / 24 |
| Is the Subject Listing Currently Pending? | No | Date of Contract | | CDOM to Contract | | 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 | 1856 PRESTON AVE LOS ANGELES, CA 90026 | 616 N RAMPART BLVD LOS ANGELES, CA 90026 | 3214 ATWATER AVE LOS ANGELES, CA 90039 | 2247 AARON ST LOS ANGELES, CA 90026 | 1458 N OCCIDENTAL BLVD LOS ANGELES, CA 90026 | 2689 WAVERLY DR LOS ANGELES, CA 90039 | 3134 SCOTLAND ST LOS ANGELES, CA 90039 |
| Proximity | | 1.26 | 1.9 | 0.45 | 0.89 | 1.58 | 1.52 |
| Sale/List Price | | \$1,205,000 | \$1,199,000 | \$1,350,000 | \$1,250,000 | \$1,299,999 | \$1,250,000 |
| Sale Date | | 12/20/2021 | 01/11/2022 | 01/28/2022 | 01/17/2022 | 02/07/2022 | 02/21/2022 |
| Price Per Sq.ft. | \$760.34 | \$872.56 | \$672.46 | \$956.09 | \$789.64 | \$717.44 | \$880.28 |
| Initial List Price | \$995,000 | \$1,200,000 | \$1,199,000 | \$1,375,000 | \$1,250,000 | \$1,299,999 | \$1,250,000 |
| Initial List Date | 06/22/2021 | 08/10/2021 | 08/10/2021 | 09/17/2021 | 01/17/2022 | 02/07/2022 | 02/21/2022 |
| Current/Final List | \$995,000 | \$1,200,000 | \$1,199,000 | \$1,375,000 | \$1,250,000 | \$1,299,999 | \$1,250,000 |
| DOM/CDOM | 24 / | 38 / 38 | 42 / 42 | 133 / 133 | 37 / 37 | 10 / 10 | 2 / 2 |
| Sales Type | | Fair Market | Fair Market | Fair Market | Fair Market | Fair Market | Fair Market |
| Living Area | 1644 | 1381 | 1783 | 1412 | 1583 | 1812 | 1420 |
| #Rooms/Bed/Bath 1 | 5 / 2 / 1 | 5 / 2 / 1 | 7 / 3 / 2 | 5 / 2 / 1 | 5 / 2 / 1 | 5 / 2 / 1 | 5 / 2 / 1 |
| #Rooms/Bed/Bath 2 | 4 / 1 / 1 | 4 / 1 / 1 | 7 / 3 / 2 | 5 / 2 / 1 | 4 / 1 / 1 | 4 / 1 / 1 | 4 / 1 / 1 |
| #Rooms/Bed/Bath 3 | // | // | // | // | // | // | // |
| #Rooms/Bed/Bath 4 | // | // | // | // | // | // | // |
| #Rooms/Bed/Bath All | 9 / 3 / 2 | 9 / 3 / 2 | 14 / 6 / 4 | 10 / 4 / 2 | 9 / 3 / 2 | 9 / 3 / 2 | 9 / 3 / 2 |
| Year Built | 1912 | 1940 | 1946 | 1903 | 1953 | 1940 | 1953 |
| Bsmnt SqFt/Finished | | | | | | | |
| Lot Size | 0.07 | 0.17 | 0.15 | 0.17 | 0.10 | 0.27 | 0.08 |
| Property Type | 2 unit | 2 unit | 2 unit | 2 unit | 2 unit | 2 unit | 2 unit |
| Style / Quality | Multi-Unit / Q3 | Multi-Unit / Q3 | Multi-Unit / Q3 | Multi-Unit / Q3 | Multi-Unit / Q3 | Multi-Unit / Q3 | Multi-Unit / Q3 |
| # of Units | 2 | 2 | 2 | 2 | 2 | 2 | 2 |
| 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 |
| Subdivision | NONE | NONE | NONE | NONE | NONE | NONE | NONE |
| School District | Belmont Senior ... | Belmont Senior ... | Belmont Senior ... | John Marshall ... | John Marshall ... | Belmont Senior ... | Belmont Senior ... |
| Common Amenities | | NONE | NONE | NONE | NONE | NONE | NONE |
| Data Source - ID | County Tax- | MLS-21771648 | MLS-SR21233157 | MLS-21-799002 | MLS-21-114763 | MLS-22121067 | MLS-22129188 |

| | | | | |
|------------------------------|---|-----------------------------------|-----------------------------------|--------------------------------|
| 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 | \$1,250,000 | \$1,250,000 | \$150,000 | \$1,230,000 |
| Recommended List Price | \$1,260,000 | \$1,260,000 | | |
| 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 |
|---|------------------------|-------------|----|----|----------|----------------|------------|-----------------|----------|
| • | 1856 PRESTON AVE | LOS ANGELES | 3 | 2 | 0.07 | | 1912 | | |
| 1 | 616 N RAMPART BLVD | LOS ANGELES | 3 | 2 | 0.17 | 12/20/2021 | 1940 | \$1,205,000 | 1.26 |
| 2 | 3214 ATWATER AVE | LOS ANGELES | 6 | 4 | 0.15 | 01/11/2022 | 1946 | \$1,199,000 | 1.9 |
| 3 | 2247 AARON ST | LOS ANGELES | 4 | 2 | 0.17 | 01/28/2022 | 1903 | \$1,350,000 | 0.45 |
| 1 | 1458 N OCCIDENTAL BLVD | LOS ANGELES | 3 | 2 | 0.10 | 01/17/2022 | 1953 | \$1,250,000 | 0.89 |
| 2 | 2689 WAVERLY DR | LOS ANGELES | 3 | 2 | 0.27 | 02/07/2022 | 1940 | \$1,299,999 | 1.58 |
| 3 | 3134 SCOTLAND ST | LOS ANGELES | 3 | 2 | 0.08 | 02/21/2022 | 1953 | \$1,250,000 | 1.52 |

Neighborhood Data:

Location Type: Market Trend: Economic Trend: Neighborhood Trend:

Housing Supply: REO Driven?: Avg Age of Home:

Sale to List Ratio: Avg Marketing Time of Comparable Listings:

Price Range: to Median Price: Predominate Value: Average DOM:

% Owners: % Tenants: 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:

HOUSE # NOT AVAILABLE, ADDRESS VERIFIED BY PARCEL LOCATION 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:

Address verified by Google map

Service Provider Signature

/s/ Francisco Ursulo

BPO Effective Date

02/23/2022

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

1856 PRESTON AVE
LOS ANGELES, CA 90026



Subject Side

1856 PRESTON AVE
LOS ANGELES, CA 90026



Subject Side

1856 PRESTON AVE
LOS ANGELES, CA 90026



Subject Address Verification

1856 PRESTON AVE
LOS ANGELES, CA 90026



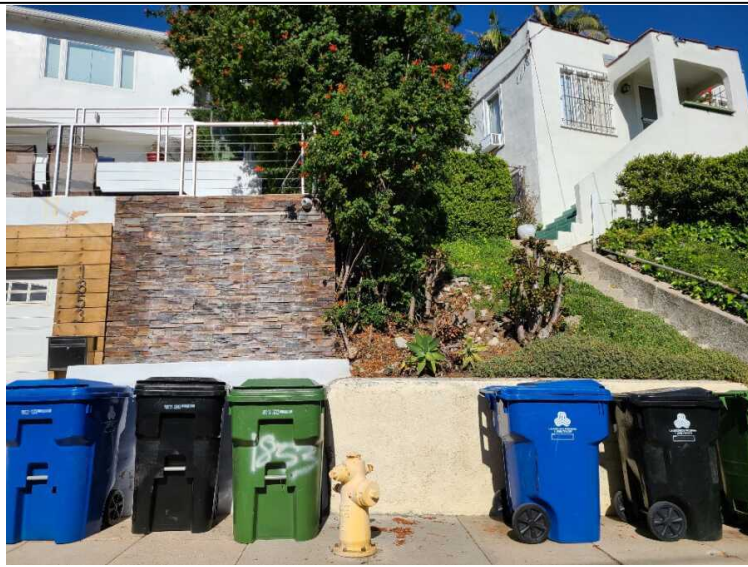
Subject Street

1856 PRESTON AVE
LOS ANGELES, CA 90026



Subject Street

1856 PRESTON AVE
LOS ANGELES, CA 90026



Subject What's across from Subject

1856 PRESTON AVE
LOS ANGELES, CA 90026



Subject Satellite View

1856 PRESTON AVE
LOS ANGELES, CA 90026



Comparable Sale #1

616 N RAMPART BLVD
LOS ANGELES, CA 90026
Sale Date: 12/20/2021
Sale Price: \$1,205,000



Comparable Sale #2

3214 ATWATER AVE
LOS ANGELES, CA 90039
Sale Date: 01/11/2022
Sale Price: \$1,199,000



Comparable Sale #3

2247 AARON ST
LOS ANGELES, CA 90026
Sale Date: 01/28/2022
Sale Price: \$1,350,000



Comparable Listing #1

1458 N OCCIDENTAL BLVD
LOS ANGELES, CA 90026
List Price: \$1,250,000



Comparable Listing #2

2689 WAVERLY DR
LOS ANGELES, CA 90039
List Price: \$1,299,999



Comparable Listing #3

3134 SCOTLAND ST
LOS ANGELES, CA 90039
List Price: \$1,250,000

Disclaimer

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