



# VOXTUR

## Broker Price Opinion

Exterior Inspection  
 Interior Inspection

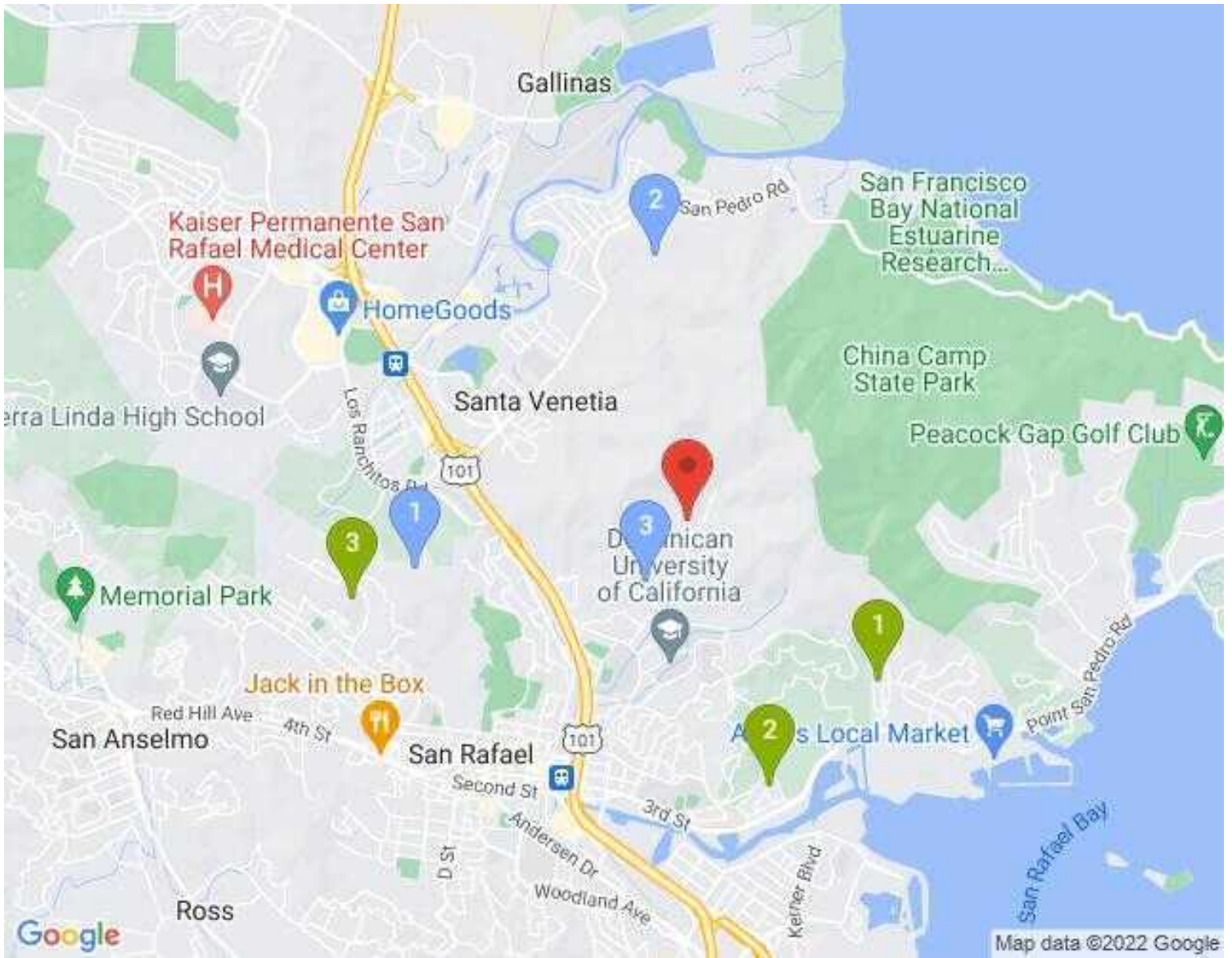
Property Address:	58 OAKDALE AVENUE	Vendor ID:	13693488.1_395247
City, State, Zip:	SAN RAFAEL, CA 94901	Deal Name:	
Loan Number:	58 Oakdale Avenue	Inspection Date:	05/12/2022
2nd Loan / Client #:		Subject APN:	015-294-09
Borrower / Owner of Record	ukn ukn	Lender / Client	Trimark Funding, Inc.

Property Occupancy Status	Vacant	Does the Property Appear Secure?	Yes	Est. Monthly Rent		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  
**Property type typical for the area.**

Subject	Sold comps 1	Sold comps 2	Sold comps 3	List comps 1	List comps 2	List comps 3	
							
Address	58 OAKDALE AVENUE SAN RAFAEL, CA 94901	36 RUSTIC WAY SAN RAFAEL, CA 94903	90 SIDNEY CT SAN RAFAEL, CA 94903	9 DOMINICAN DR SAN RAFAEL, CA 94901	54 JUNIPERO SERRA AVE SAN RAFAEL, CA 94901	39 LA CRESCENTA WAY SAN RAFAEL, CA 94903	162 MAYWOOD WAY SAN RAFAEL, CA 94901
Proximity		1.36	1.3	0.36	1.22	1.37	1.69
Sale/List Price		\$1,510,000	\$1,369,000	\$1,705,000	\$1,995,000	\$2,150,000	\$2,250,000
Sale Date		03/31/2022	09/22/2021	10/27/2021	05/10/2022	05/11/2022	05/05/2022
Price Per Sq.ft.	\$448.43	\$543.17	\$433.50	\$602.47	\$731.04	\$802.24	\$786.16
Initial List Price		\$1,299,000	\$1,007,000	\$1,695,000	\$1,995,000	\$2,150,000	\$2,250,000
Initial List Date		02/11/2022	06/06/2021	08/27/2021	05/10/2022	05/11/2022	05/05/2022
Current/Final List		\$1,299,000	\$1,007,000	\$1,695,000	\$1,995,000	\$2,150,000	\$2,250,000
DOM/CDOM		18 / 18	24 / 24	36 / 36	2 / 2	1 / 1	9 / 9
Sales Type		REO	REO	Fair Market	Fair Market	Fair Market	Fair Market
Finance Incentives		None	None	None	None	None	None
Living Area	3345	2780	3158	2830	2729	2680	2862
#Rooms/Bed/Bath All	8 / 4 / 3.5	7 / 4 / 2	7 / 4 / 3	7 / 4 / 3	9 / 5 / 3	8 / 4 / 3	7 / 3 / 3
Year Built	1974	1963	1976	1968	1957	1959	1963
Bsmnt SqFt/Finished							
Lot Size	0.62	0.38	0.44	0.25	0.24	0.29	0.41
Property Type	SF Detach	SF Detach	SF Detach	SF Detach	SF Detach	SF Detach	SF Detach
Style / Quality	2-Story Conv / Q3	2-Story Conv / Q4	Single Story / Q4	2-Story Conv / Q3	2-Story Split / Q3	Single Story / Q3	2-Story Conv / Q3
# of Units	1	1	1	1	1	1	1
Condition	C5	C4	C6	C3	C3	C5	C3
Pool/Spa	In Ground	No / Yes	Yes / No	No / No	Yes / No	Yes / No	Yes / Yes
View	Mountain	Mountain	Mountain	Bay	Bay	Residential	Mountain
Porch/Patio/Deck	No / Yes / Yes	No / Yes / Yes	No / Yes / Yes	No / Yes / Yes	No / Yes / Yes	No / Yes / No	No / Yes / No
Fireplace	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Garage	2 Attached	2 Attached	2 Attached	2 Attached	2 Attached	2 Attached	2 Attached
Other Features	poorly maintained	poorly maintained	Very poor condition	Well maintained	Well maintained	Well maintained	Well maintained
HOA Fees	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Subdivision	DOMINICAN	FAIRHILLS	DEL NORTE OAKS	DOMINICAN	Villa Real	Harbor Estates	White Oaks
Rent Potential							
Annual Gross Income	\$0						
Likely Sale Price					\$1,995,000	\$2,150,000	\$2,250,000
Gross Rent Multiplier							
School District	San Rafael Hig ...	San Rafael High	San Rafael High	San Rafael High	San Rafael High	San Rafael High	San Rafael High
Common Amenities							
Data Source - ID	County Tax-015 ...	MLS-40981000	MLS-321050251	MLS-321082321	MLS-322041705	MLS-322024353	MLS- 322037211

Market Time 30-90 days	As-Is Price Estimate	As-Repaired Price Estimate	Land Only Price	30-Day Quick Sale Price
90-Day Marketing Time	\$1,500,000	\$1,950,000	\$850,000	\$1,350,000
Recommended List Price	\$1,549,000	\$1,995,000		
Recommended Sales Strategy:	<input type="checkbox"/> As - Is		<input checked="" type="checkbox"/> Repaired	



	Address	City	BR	BA	Lot Size	Sale/List Date	Year Built	Sale/List Price	Distance
•	58 OAKDALE AVENUE	SAN RAFAEL	4	3.5	0.62		1974		
1	36 RUSTIC WAY	SAN RAFAEL	4	2	0.38	03/31/2022	1963	\$1,510,000	1.36
2	90 SIDNEY CT	SAN RAFAEL	4	3	0.44	09/22/2021	1976	\$1,369,000	1.3
3	9 DOMINICAN DR	SAN RAFAEL	4	3	0.25	10/27/2021	1968	\$1,705,000	0.36
1	54 JUNIPERO SERRA AVE	SAN RAFAEL	5	3	0.24	05/10/2022	1957	\$1,995,000	1.22
2	39 LA CRESCENTA WAY	SAN RAFAEL	4	3	0.29	05/11/2022	1959	\$2,150,000	1.37
3	162 MAYWOOD WAY	SAN RAFAEL	3	3	0.41	05/05/2022	1963	\$2,250,000	1.69

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

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

This is a flip and will appeal to investors more the homeowners.

**Comparables:**

Sale 1 Comments	Hillside home at the end of a dead-end street. The home is just waiting for new owners to give it the love it deserves. Head up the long driveway to the 2 car garage, and the stairs that lead to your entry way. The lot is .39 acres, with a deck.
Sale 2 Comments	This home boasts an open floorplan, two-car garage plus additional parking, pool, fireplaces, and patio on a large lot - making it an entertainer's delight. Excellent opportunity to put your finishing touches on this gem.
Sale 3 Comments	open concept living room/dining room/eat in kitchen with grand, view windows oriented down the valley to the bay. Recently updated, the kitchen is the center of this home, sitting between the formal areas and access to the fenced, level yard and a large family room.
List 1 Comments	Stunningly updated with clean architectural lines. Elegant exterior & classic period design including open vaulted wood-beam ceilings, clerestory windows for additional light & expanses of glass windows/doors.
List 2 Comments	The main living spaces offer a generous sized living room with hardwood floors, formal dining room opens to kitchen. Huge family room/entertainment room w/ vaulted wood ceilings, wet bar, and access to rear yard. Enjoy the inviting pool amongst a charming English country garden.
List 3 Comments	Sun drenched knoll offers stunning Mt. Tam views to the west, and far reaching valley views to the east. The private pool and expansive patio create a relaxing resort ambiance, ideally located off the kitchen and living room providing perfect indoor-outdoor flow for entertaining.

**Comments:**

Service Provider Comments:

This home has the potential to be a real gem. The sale price of \$1.125,000 on 11/28/18, indicates that the home was not in good condition then. While it appears that repairs were attempted, it doesn't look like are ongoing. There is a lot of upside potential in this property. Most weight placed on List 2 Most similar in condition with pool amenity. Most weight placed on Sale 2 Most similar in GLA, lot size, view and pool amenity.

Vendor Comments:

Service Provider Signature /s/ Allison Boswell

Service Provider Company Allison Boswell

BPO Effective Date 05/12/2022

Service Provider Lic. Num. 01392377

**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		Finish stucco repair	\$ 15000
Structural			\$ 0
Windows/Doors			\$ 0
Painting		Full exterior	\$ 20000
Foundation			\$ 0
Garage			\$ 0
Landscaping			\$ 0
Fence			\$ 0
Other		Debris removal	\$ 3000
External Repair Total:			\$ 38000
Repair Total:			\$ 38000



**Subject Front**

58 OAKDALE AVENUE  
SAN RAFAEL, CA 94901



**Subject Side**

58 OAKDALE AVENUE  
SAN RAFAEL, CA 94901



**Subject Side**

58 OAKDALE AVENUE  
SAN RAFAEL, CA 94901



**Subject Address Verification**

58 OAKDALE AVENUE  
SAN RAFAEL, CA 94901



**Subject Street**

58 OAKDALE AVENUE  
SAN RAFAEL, CA 94901



**Subject Street**

58 OAKDALE AVENUE  
SAN RAFAEL, CA 94901



**Subject What's across from Subject**

58 OAKDALE AVENUE  
SAN RAFAEL, CA 94901



**Subject Other**

58 OAKDALE AVENUE  
SAN RAFAEL, CA 94901



**Subject Damage**

58 OAKDALE AVENUE  
SAN RAFAEL, CA 94901



### **Subject Damage**

58 OAKDALE AVENUE  
SAN RAFAEL, CA 94901



### **Subject Satellite View**

58 OAKDALE AVENUE  
SAN RAFAEL, CA 94901





**Comparable Sale #1**

36 RUSTIC WAY  
SAN RAFAEL, CA 94903  
Sale Date: 03/31/2022  
Sale Price: \$1,510,000



**Comparable Sale #2**

90 SIDNEY CT  
SAN RAFAEL, CA 94903  
Sale Date: 09/22/2021  
Sale Price: \$1,369,000



**Comparable Sale #3**

9 DOMINICAN DR  
SAN RAFAEL, CA 94901  
Sale Date: 10/27/2021  
Sale Price: \$1,705,000



**Comparable Listing #1**

54 JUNIPERO SERRA AVE  
SAN RAFAEL, CA 94901  
List Price: \$1,995,000



**Comparable Listing #2**

39 LA CRESCENTA WAY  
SAN RAFAEL, CA 94903  
List Price: \$2,150,000



**Comparable Listing #3**

162 MAYWOOD WAY  
SAN RAFAEL, CA 94901  
List Price: \$2,250,000

# Disclaimer

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