



VOXTUR

Broker Price Opinion

 Exterior Inspection
 Interior Inspection

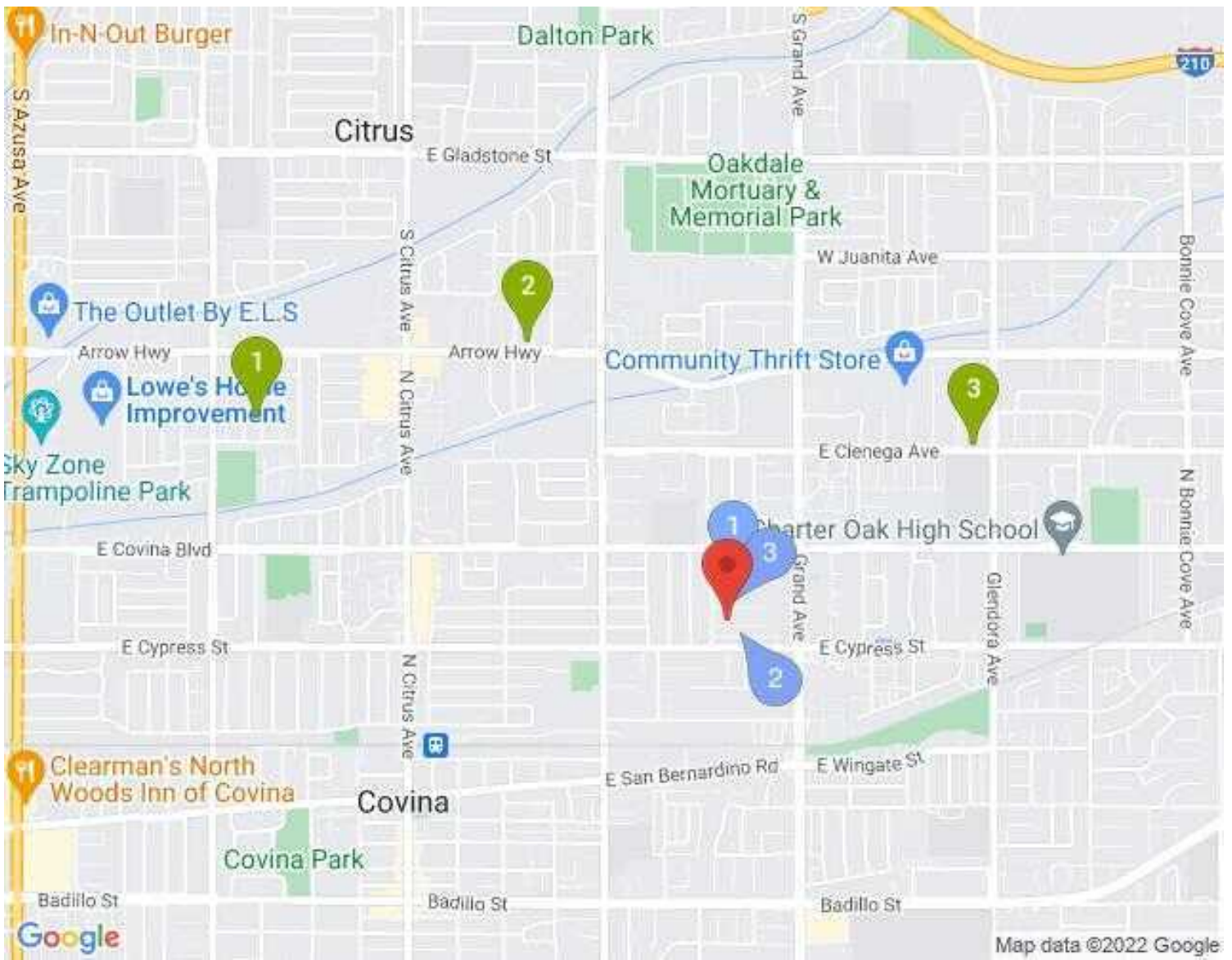
Property Address:	747 E BENBOW ST	Vendor ID:	13720770.1_251730
City, State, Zip:	COVINA, CA 91722	Deal Name:	
Loan Number:	747 E Benbow St	Inspection Date:	05/17/2022
2nd Loan / Client #:		Subject APN:	8422-019-003
Borrower / Owner of Record	ukn ukn	Lender / Client	Trimark Funding, Inc.

Property Occupancy Status	Owner	Does the Property Appear Secure?	Yes	Est. Monthly Rent	\$2,500	Sold in the last	
Currently Listed		List Broker Contact #		Current List Price		12 Months?	
No		Initial List Price		DOM / CDOM	/	Sale Price:	
Is the Subject Listing Currently Pending?		Date of Contract		CDOM to Contract		Sale Date:	

Subject Property Comments / External Influences
Conforming neighborhood with homes of similar style and age. Neighborhood appears maintained and near school, parks, and rec

Subject	Sold comps 1	Sold comps 2	Sold comps 3	List comps 1	List comps 2	List comps 3	
							
Address	747 E BENBOW ST COVINA, CA 91722	761 E BICKLEY DR COVINA, CA 91722	768 E BENBOW ST COVINA, CA 91722	759 E MARILYN WAY COVINA, CA 91722	1359 N FIRCRIFT AVE COVINA, CA 91722	5203 N CALERA AVE COVINA, CA 91722	19837 E CIENEGA AVE COVINA, CA 91722
Proximity		0.1	0.04	0.05	1.32	0.88	0.78
Sale/List Price		\$770,000	\$770,000	\$800,000	\$770,000	\$699,000	\$789,000
Sale Date		09/22/2021	12/24/2021	11/24/2021	05/05/2022	05/12/2022	05/03/2022
Price Per Sq.ft.	\$543.18	\$483.97	\$531.03	\$568.18	\$660.38	\$633.15	\$641.99
Initial List Price		\$719,000	\$750,000	\$749,900	\$770,000	\$699,000	\$789,000
Initial List Date		08/18/2021	10/30/2021	10/16/2021	05/05/2022	05/12/2022	05/03/2022
Current/Final List		\$719,000	\$750,000	\$749,900	\$770,000	\$699,000	\$789,000
DOM/CDOM		6 / 6	8 / 8	39 / 39	12 / 12	14 / 14	13 / 13
Sales Type		Fair Market	Fair Market	Fair Market	Fair Market	Fair Market	Fair Market
Finance Incentives		0	0	0	0	0	0
Living Area	1436	1591	1450	1408	1166	1104	1229
#Rooms/Bed/Bath All	5 / 2 / 2	6 / 3 / 2	6 / 3 / 2	7 / 4 / 2	6 / 3 / 2	5 / 3 / 1	6 / 3 / 2
Year Built	1955	1957	1955	1955	1956	1954	1957
Bsmnt SqFt/Finished							
Lot Size	0.17	0.19	0.18	0.18	0.16	0.13	0.21
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	C4	C4	C4	C4	C4	C4	C4
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 / Yes / No	No / Yes / No	No / Yes / No	No / Yes / No	No / Yes / No	No / Yes / No	No / Yes / 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	n/a	n/a	n/a	n/a	n/a	n/a	n/a
HOA Fees	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Subdivision	non sub	non sub	non sub	non sub	non sub	non sub	non sub
Rent Potential	\$2,500						
Annual Gross Income	\$30,000						
Likely Sale Price					\$770,000	\$699,000	\$789,000
Gross Rent Multiplier	26						
School District	South Hills High	South Hills High	South Hills High	South Hills High	South Hills High	South Hills High	South Hills High
Common Amenities							
Data Source - ID	County Tax-tax	MLS-CV21181394	MLS-MB21232746	MLS-TR21229674	MLS-22-153581	MLS-CV22089284	MLS-CV22074535

Market Time 90-120 days	As-Is Price Estimate	As-Repaired Price Estimate	Land Only Price	30-Day Quick Sale Price
90-Day Marketing Time	\$780,000	\$780,000	\$90,000	\$775,000
Recommended List Price	\$780,000	\$780,000		
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
•	747 E BENBOW ST	COVINA	2	2	0.17		1955		
1	761 E BICKLEY DR	COVINA	3	2	0.19	09/22/2021	1957	\$770,000	0.1
2	768 E BENBOW ST	COVINA	3	2	0.18	12/24/2021	1955	\$770,000	0.04
3	759 E MARILYN WAY	COVINA	4	2	0.18	11/24/2021	1955	\$800,000	0.05
1	1359 N FIRCREFT AVE	COVINA	3	2	0.16	05/05/2022	1956	\$770,000	1.32
2	5203 N CALERA AVE	COVINA	3	1	0.13	05/12/2022	1954	\$699,000	0.88
3	19837 E CIENEGA AVE	COVINA	3	2	0.21	05/03/2022	1957	\$789,000	0.78

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: traditional Types of Financing the Subject will NOT qualify for: n/a

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

None Noted

Comparables:

Sale 1 Comments	2-car garages interior with drywall and build an overhead storage. Backyard is an entertainers dream with a mix of grass and mason work as well as fruit trees plants.
Sale 2 Comments	Close to schools , shopping and freeway access .
Sale 3 Comments	This property is located in a cul-de-sac, and a nice and quiet neighborhood in the South Hills school very conveniently located
List 1 Comments	Light, bright, and airy! This sun-filled three-bedroom, two-bath single-level home offers beautiful bamboo flooring and large entertaining space
List 2 Comments	3 bedrooms and 1 bathroom. It sits on a FULLY FENCED landscaped corner lot.
List 3 Comments	This Covina one-story home offers a two-car garage. This home has been virtually staged to illustrate its potential.

Comments:

Service Provider Comments:

Located in area of Maintained homes, subject conforms to area. No adverse conditions were noted at time of inspection based on exterior drive by Central location, close to schools, shopping, and transportation. Located in area of maintained homes subject conforms. The subject is in overall good condition with no items of deferred maintenance noted. The comparable sales and listings are all suburban, detached, single family homes like the subject and are good indicators of value for the subject property. Most weight placed on List 2 Most similar in gla and in lot size . Most weight placed on Sale 2 Most similar in gla and in lot size .

Vendor Comments:

Service Provider Signature /s/ Benjamin Garcia

Service Provider Company SML Business Solutions Corporation

BPO Effective Date

05/19/2022

Service Provider Lic. Num.

01724215

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

747 E BENBOW ST
COVINA, CA 91722



Subject Side

747 E BENBOW ST
COVINA, CA 91722



Subject Side

747 E BENBOW ST
COVINA, CA 91722



Subject Address Verification

747 E BENBOW ST
COVINA, CA 91722



Subject Street

747 E BENBOW ST
COVINA, CA 91722



Subject Street

747 E BENBOW ST
COVINA, CA 91722

Subject What's across from Subject

747 E BENBOW ST
COVINA, CA 91722



Subject Satellite View

747 E BENBOW ST
COVINA, CA 91722





Comparable Sale #1

761 E BICKLEY DR
COVINA, CA 91722
Sale Date: 09/22/2021
Sale Price: \$770,000



Comparable Sale #2

768 E BENBOW ST
COVINA, CA 91722
Sale Date: 12/24/2021
Sale Price: \$770,000



Comparable Sale #3

759 E MARILYN WAY
COVINA, CA 91722
Sale Date: 11/24/2021
Sale Price: \$800,000



Comparable Listing #1

1359 N FIRCREFT AVE
COVINA, CA 91722
List Price: \$770,000



Comparable Listing #2

5203 N CALERA AVE
COVINA, CA 91722
List Price: \$699,000



Comparable Listing #3

19837 E CIENEGA AVE
COVINA, CA 91722
List Price: \$789,000

Disclaimer

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