



VOXTUR

Broker Price Opinion

 Exterior Inspection
 Interior Inspection

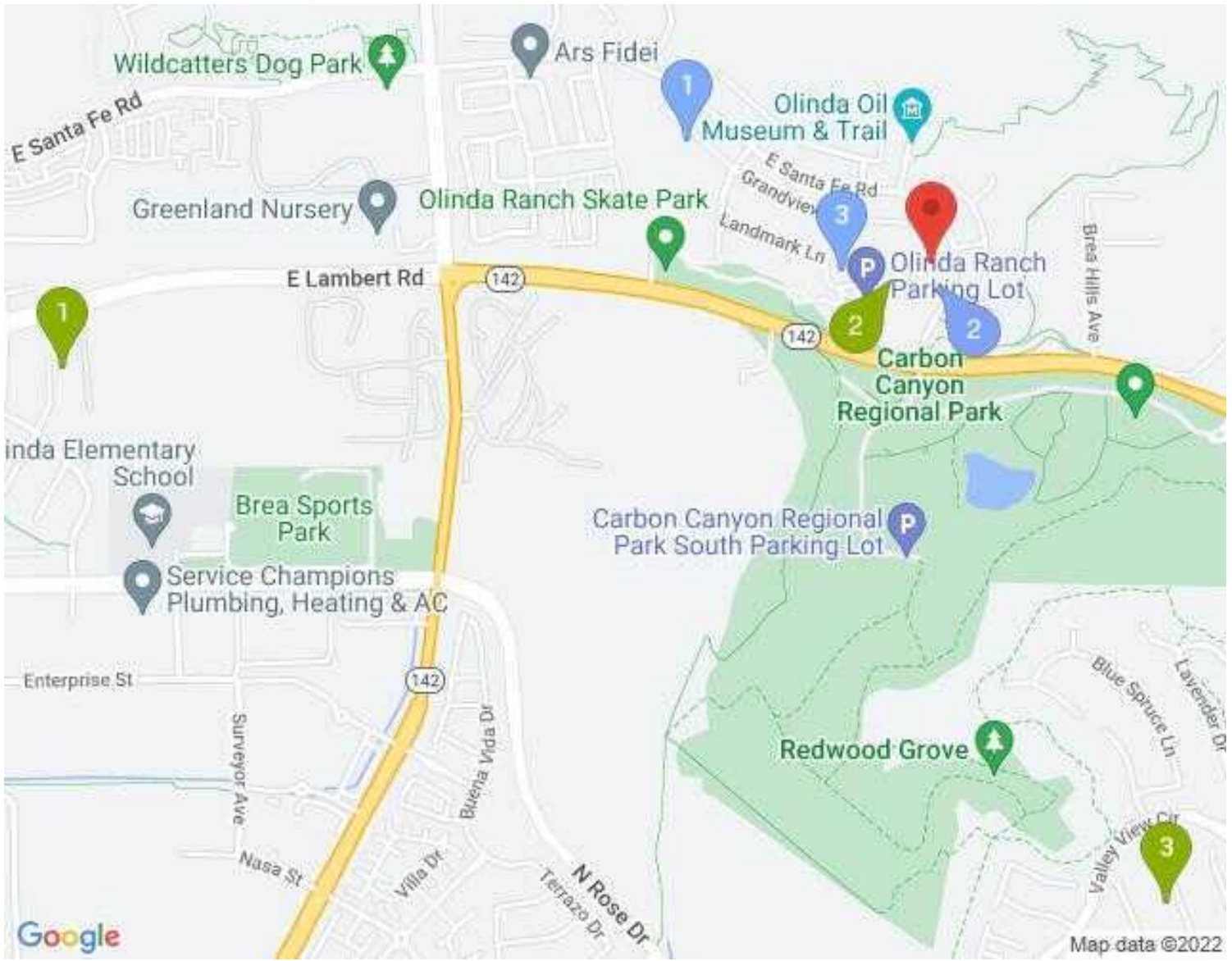
Property Address:	426 SUNROSE CT	Vendor ID:	13658742.1_202615
City, State, Zip:	BREA, CA 92823	Deal Name:	
Loan Number:	426 Sunrose Ct	Inspection Date:	05/08/2022
2nd Loan / Client #:		Subject APN:	308-042-10
Borrower / Owner of Record	ukn ukn	Lender / Client	Trimark Funding, Inc.

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	a2z homes	List Broker Contact #	(888) 773-4547	12 Months?	
Initial List Price	\$1,095,000	Initial List Date	04/04/2022	Current List Price	\$1,095,000	Sale Price:	
DOM / CDOM	4 / 4	Date of Contract	04/19/2022	CDOM to Contract	4	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	426 SUNROSE CT BREA, CA 92823	3844 GRANDVIEW DR BREA, CA 92823	4091 CEDARWOOD CT BREA, CA 92823	4003 CEDARWOOD CT BREA, CA 92823	274 MORNING GLORY ST BREA, CA 92821	4051 CEDARWOOD CT BREA, CA 92823	17322 BRAMBLE CT YORBA LINDA, CA 92886
Proximity		0.35	0.03	0.12	1.13	0.05	0.88
Sale/List Price		\$1,368,000	\$1,514,000	\$1,440,000	\$1,300,000	\$1,799,000	\$1,920,000
Sale Date		11/05/2021	11/30/2021	07/08/2021	04/06/2022	04/07/2022	05/03/2022
Price Per Sq.ft.	\$399.89	\$420.66	\$420.44	\$454.69	\$515.87	\$499.58	\$522.88
Initial List Price	\$1,095,000	\$1,388,000	\$1,499,000	\$1,379,900	\$1,300,000	\$1,799,000	\$1,920,000
Initial List Date	04/04/2022	08/06/2021	10/03/2021	06/03/2021	04/06/2022	04/07/2022	05/03/2022
Current/Final List	\$1,095,000	\$1,388,000	\$1,499,000	\$1,379,900	\$1,300,000	\$1,799,000	\$1,920,000
DOM/CDOM	4 /	91 / 91	16 / 16	5 / 5	33 / 33	32 / 32	6 / 6
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	3601	3252	3601	3167	2520	3601	3672
#Rooms/Bed/Bath All	10 / 5 / 3	9 / 4 / 3	10 / 5 / 3	9 / 4 / 3	9 / 4 / 2.5	10 / 5 / 3	12 / 5 / 5
Year Built	2004	2002	2004	2005	1980	2004	2002
Bsmnt SqFt/Finished							
Lot Size	0.23	0.15	0.23	0.19	0.24	0.19	0.14
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					\$1,300,000	\$1,799,000	\$1,920,000
Gross Rent Multiplier	48						
School District	Brea-Olinda High	Brea-Olinda High	Brea-Olinda High	Brea-Olinda High	Brea-Olinda High	Brea-Olinda High	El Dorado High
Common Amenities							
Data Source - ID	County Tax-	MLS-PW21170743	MLS-IV21218698	MLS-IG21119332	MLS-PW22069182	MLS-CV22070662	MLS-220010631

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	\$1,440,000	\$1,440,000	\$200,000	\$1,430,000
Recommended List Price	\$1,450,000	\$1,450,000		
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
•	426 SUNROSE CT	BREA	5	3	0.23		2004		
1	3844 GRANDVIEW DR	BREA	4	3	0.15	11/05/2021	2002	\$1,368,000	0.35
2	4091 CEDARWOOD CT	BREA	5	3	0.23	11/30/2021	2004	\$1,514,000	0.03
3	4003 CEDARWOOD CT	BREA	4	3	0.19	07/08/2021	2005	\$1,440,000	0.12
1	274 MORNING GLORY ST	BREA	4	2.5	0.24	04/06/2022	1980	\$1,300,000	1.13
2	4051 CEDARWOOD CT	BREA	5	3	0.19	04/07/2022	2004	\$1,799,000	0.05
3	17322 BRAMBLE CT	YORBA LINDA	5	5	0.14	05/03/2022	2002	\$1,920,000	0.88

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. Extended parameters due to the limited data available in the current market. Most weight placed on List 2 Listing 2 is similar to subject in size and style. Most weight placed on Sale 3 Sale 3 is most similar in condition and location.

Vendor Comments:

Service Provider Signature
 Service Provider Company

BPO Effective Date
 Service Provider Lic. Num.

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

426 SUNROSE CT
BREA, CA 92823



Subject Side

426 SUNROSE CT
BREA, CA 92823



Subject Side

426 SUNROSE CT
BREA, CA 92823



Subject Address Verification

426 SUNROSE CT
BREA, CA 92823



Subject Street

426 SUNROSE CT
BREA, CA 92823



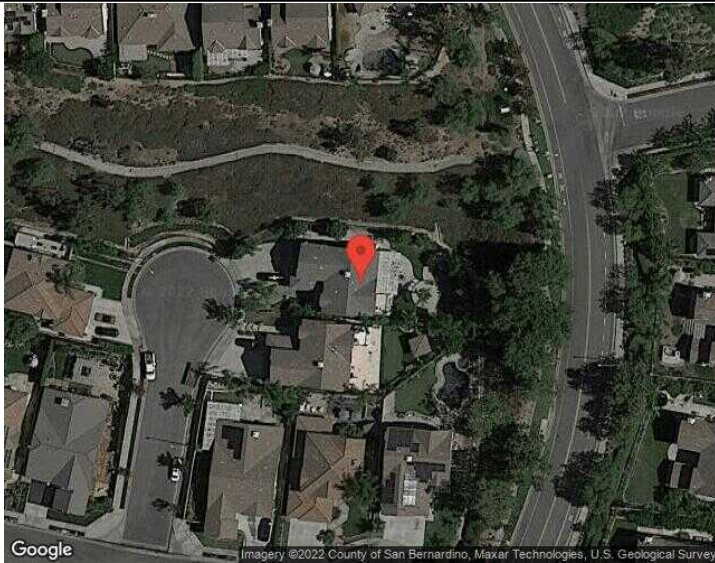
Subject Street

426 SUNROSE CT
BREA, CA 92823



Subject What's across from Subject

426 SUNROSE CT
BREA, CA 92823



Subject Satellite View

426 SUNROSE CT
BREA, CA 92823



Comparable Sale #1

3844 GRANDVIEW DR
BREA, CA 92823
Sale Date: 11/05/2021
Sale Price: \$1,368,000



Comparable Sale #2

4091 CEDARWOOD CT
BREA, CA 92823
Sale Date: 11/30/2021
Sale Price: \$1,514,000



Comparable Sale #3

4003 CEDARWOOD CT
BREA, CA 92823
Sale Date: 07/08/2021
Sale Price: \$1,440,000



Comparable Listing #1

274 MORNING GLORY ST
BREA, CA 92821
List Price: \$1,300,000



Comparable Listing #2

4051 CEDARWOOD CT
BREA, CA 92823
List Price: \$1,799,000



Comparable Listing #3

17322 BRAMBLE CT
YORBA LINDA, CA 92886
List Price: \$1,920,000

Disclaimer

Neither Voxtur Appraisal Services LLC nor any of its affiliates, members, managers or contractors makes any representation or warranty as to the accuracy or completeness of the information contained in this Broker Price Opinion. You should use good faith efforts in determining that the content of all information to be provided to or obtained by you is accurate. This analysis has been performed by a licensed real estate professional and is intended for the benefit of the addressee only. The Broker Price Opinion is not to be construed as an appraisal and may not be used as such for any purpose. The purpose of this BPO is to provide an estimate of the probable sales price of the property, utilizing the sales comparison approach methodology and will not be used for loan origination. This opinion may not be used by any party as the primary basis to determine the value of a parcel of real property for a mortgage loan origination, including first and second mortgages, refinances or equity lines of credit. Notwithstanding any preprinted language to the contrary, this opinion is not an appraisal of the market value of the property. If an appraisal is desired, the services of a licensed appraiser must be obtained.