



VOXTUR

Broker Price Opinion

Exterior Inspection
 Interior Inspection

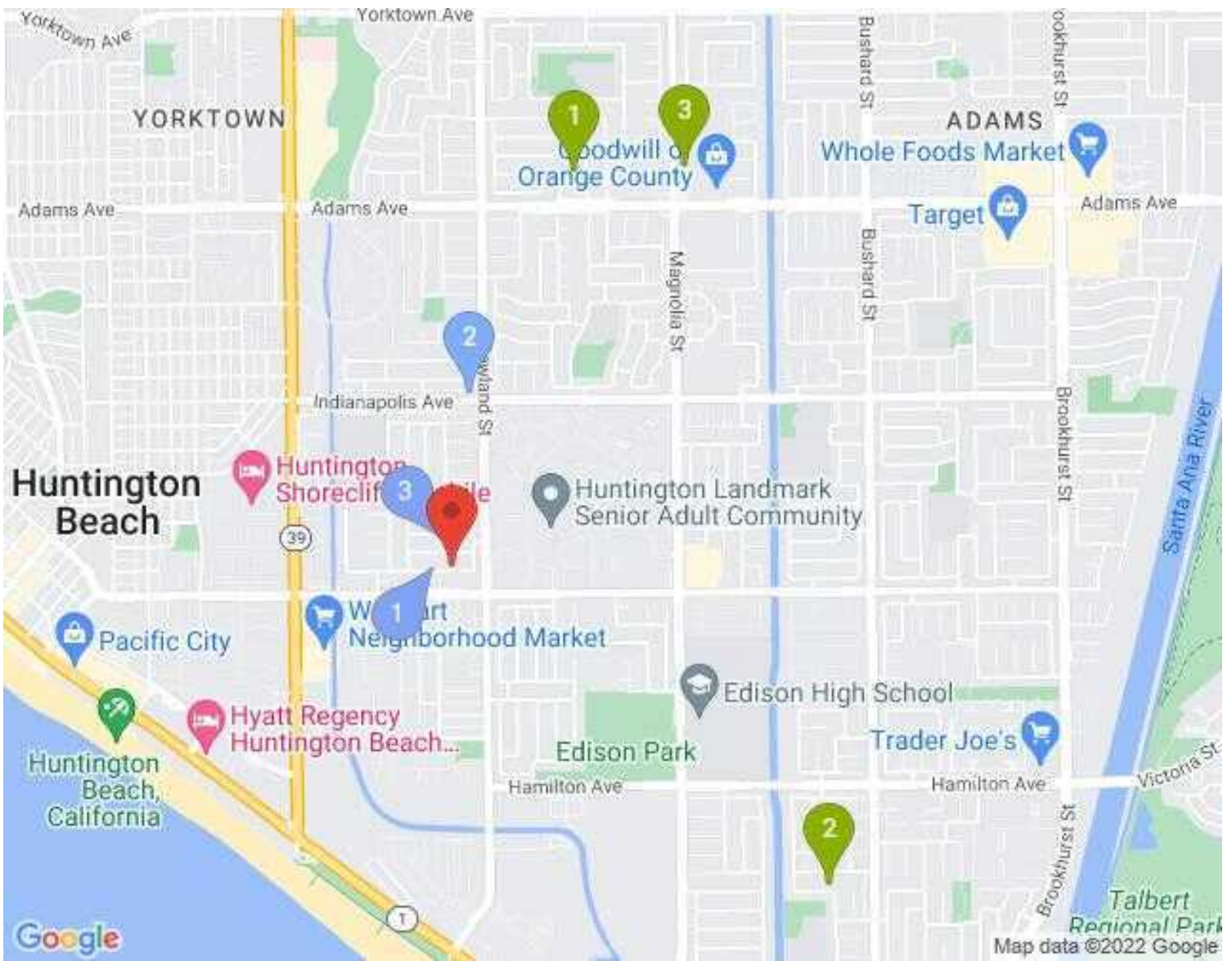
Property Address:	8391 SNOWBIRD DR	Vendor ID:	13761234.1_251730
City, State, Zip:	HUNTINGTON BEACH, CA 92646	Deal Name:	
Loan Number:	8391 Snowbird Dr	Inspection Date:	05/29/2022
2nd Loan / Client #:		Subject APN:	151-103-19
Borrower / Owner of Record	ukn ukn	Lender / Client	Trimark Funding, Inc.

Property Occupancy Status	Owner	Does the Property Appear Secure?	Yes	Est. Monthly Rent	\$4,000	Sold in the last	
Currently Listed	No	List Broker Contact #		Current List Price		12 Months?	
Is the Subject Listing Currently Pending?		Date of Contract		CDOM to Contract		Sale Price:	
						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	8391 SNOWBIRD DR HUNTINGTON BEACH, CA 92646	8351 SNOWBIRD DR HUNTINGTON BEACH, CA 92646	8441 INDIANAPOLIS AVE HUNTINGTON BEACH, CA 92646	8382 ALVARADO DR HUNTINGTON BEACH, CA 92646	19912 FELCLIFF LN HUNTINGTON BEACH, CA 92646	9361 HUDSON DR HUNTINGTON BEACH, CA 92646	9022 GETTYSBURG DR HUNTINGTON BEACH, CA 92646
Proximity		0.04	0.45	0.07	1.07	1.28	1.2
Sale/List Price		\$1,225,000	\$1,322,000	\$1,310,000	\$1,275,000	\$1,695,000	\$1,199,000
Sale Date		08/18/2021	04/24/2022	06/21/2021	04/24/2022	05/04/2022	04/15/2022
Price Per Sq.ft.	\$705.37	\$558.85	\$760.21	\$623.81	\$671.76	\$870.57	\$826.33
Initial List Price		\$1,225,000	\$1,322,000	\$1,310,000	\$1,275,000	\$1,695,000	\$1,269,000
Initial List Date		06/24/2021	03/16/2022	05/11/2021	04/24/2022	05/04/2022	04/15/2022
Current/Final List		\$1,225,000	\$1,322,000	\$1,310,000	\$1,275,000	\$1,695,000	\$1,199,000
DOM/CDOM		18 / 18	5 / 5	9 / 9	30 / 30	25 / 25	40 / 40
Sales Type		Fair Market	Fair Market	Fair Market	Fair Market	Fair Market	Fair Market
Finance Incentives		0	0	0	0	0	0
Living Area	1843	2192	1739	2100	1898	1947	1451
#Rooms/Bed/Bath All	7 / 4 / 2	7 / 4 / 2	8 / 4 / 3	7 / 4 / 2	9 / 5 / 3	8 / 4 / 3	6 / 3 / 2
Year Built	1966	1966	1961	1967	1972	1965	1963
Bsmnt SqFt/Finished							
Lot Size	0.14	0.15	0.16	0.15	0.14	0.14	0.14
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	2-Story Conv / Q4	Single Story / Q4
# of Units	1	1	1	1	1	1	1
Condition	C4	C4	C4	C4	C4	C4	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 / Yes / No	No / Yes / No	No / Yes / No	No / Yes / No	No / Yes / No	No / Yes / No	No / Yes / No
Fireplace	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Garage	2 Attached	2 Attached	2 Attached	2 Attached	3 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	PACIFIC SANDS	PACIFIC SANDS	PACIFIC SANDS	PACIFIC SANDS	PACIFIC SANDS	BALLERINA	PACIFIC SANDS
Rent Potential	\$4,000						
Annual Gross Income	\$48,000						
Likely Sale Price					\$1,275,000	\$1,695,000	\$1,199,000
Gross Rent Multiplier	27.08						
School District	Edison High	Edison High	Edison High	Edison High	Edison High	Edison High	Edison High
Common Amenities							
Data Source - ID	County Tax-tax	MLS-OC21137564	MLS-OC22052200	MLS-OC21097158	MLS-OC22075859	MLS-OC22091995	MLS-OC22075562

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	\$1,300,000	\$1,300,000	\$90,000	\$1,290,000
Recommended List Price	\$1,300,000	\$1,300,000		
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
•	8391 SNOWBIRD DR	HUNTINGTON BEACH	4	2	0.14		1966		
1	8351 SNOWBIRD DR	HUNTINGTON BEACH	4	2	0.15	08/18/2021	1966	\$1,225,000	0.04
2	8441 INDIANAPOLIS AVE	HUNTINGTON BEACH	4	3	0.16	04/24/2022	1961	\$1,322,000	0.45
3	8382 ALVARADO DR	HUNTINGTON BEACH	4	2	0.15	06/21/2021	1967	\$1,310,000	0.07
1	19912 FELCLIFF LN	HUNTINGTON BEACH	5	3	0.14	04/24/2022	1972	\$1,275,000	1.07
2	9361 HUDSON DR	HUNTINGTON BEACH	4	3	0.14	05/04/2022	1965	\$1,695,000	1.28
3	9022 GETTYSBURG DR	HUNTINGTON BEACH	3	2	0.14	04/15/2022	1963	\$1,199,000	1.2

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: traditionsl 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	Amazing mouldings - Crown, doorways and floorboards throughout.
Sale 2 Comments	This 4 bedroom and 2 bath single-story home is gorgeous inside and out with a spacious living room
Sale 3 Comments	The front curb appeal is storybook charming with its linear redwood fencing enclosure
List 1 Comments	New updates including Interior / Exterior Paint, scraped ceilings, carpeting throughout
List 2 Comments	Light and bright extremely open floorplan and very well maintained home
List 3 Comments	enjoy main level living throughout including direct access to both the large fenced front yard and custom tailored backyard ideal for indoor-outdoor entertaining

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. Due to a lack of comps in area had to extend beyond 15% range of value . Most weight placed on List 1 Most similar in gla and in lot size . Most weight placed on Sale 3 Most similar in gla and in lot size .

Vendor Comments:

Service Provider Signature

/s/ Benjamin Garcia

BPO Effective Date

06/01/2022

Service Provider Company

SML Business Solutions Corporation

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

8391 SNOWBIRD DR
HUNTINGTON BEACH, CA 92646



Subject Side

8391 SNOWBIRD DR
HUNTINGTON BEACH, CA 92646



Subject Side

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Subject Address Verification

8391 SNOWBIRD DR
HUNTINGTON BEACH, CA 92646



Subject Street

8391 SNOWBIRD DR
HUNTINGTON BEACH, CA 92646



Subject Street

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HUNTINGTON BEACH, CA 92646



Subject What's across from Subject

8391 SNOWBIRD DR
HUNTINGTON BEACH, CA 92646



Subject Satellite View

8391 SNOWBIRD DR
HUNTINGTON BEACH, CA 92646



Comparable Sale #1

8351 SNOWBIRD DR
HUNTINGTON BEACH, CA 92646
Sale Date: 08/18/2021
Sale Price: \$1,225,000



Comparable Sale #2

8441 INDIANAPOLIS AVE
HUNTINGTON BEACH, CA 92646
Sale Date: 04/24/2022
Sale Price: \$1,322,000



Comparable Sale #3

8382 ALVARADO DR
HUNTINGTON BEACH, CA 92646
Sale Date: 06/21/2021
Sale Price: \$1,310,000



Comparable Listing #1

19912 FELCLIFF LN
HUNTINGTON BEACH, CA 92646
List Price: \$1,275,000



Comparable Listing #2

9361 HUDSON DR
HUNTINGTON BEACH, CA 92646
List Price: \$1,695,000



Comparable Listing #3

9022 GETTYSBURG DR
HUNTINGTON BEACH, CA 92646
List Price: \$1,199,000

Disclaimer

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