



# VOXTUR

## Broker Price Opinion

 Exterior Inspection  
 Interior Inspection

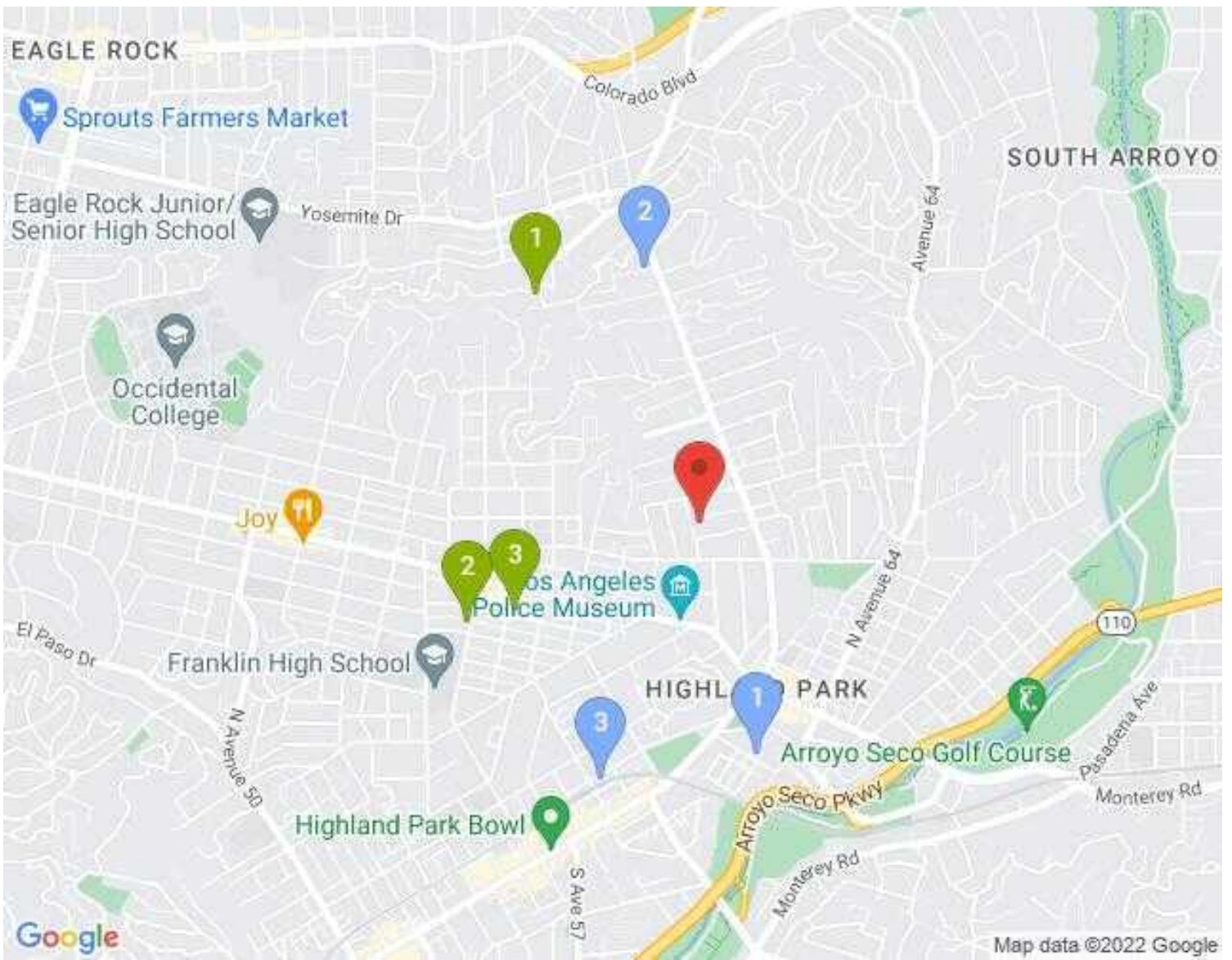
Property Address:	6058 MYOSOTIS ST	Vendor ID:	13843380.1_202615
City, State, Zip:	LOS ANGELES, CA 90042	Deal Name:	
Loan Number:	6058 Myosotis St	Inspection Date:	06/15/2022
2nd Loan / Client #:		Subject APN:	5486-014-026
Borrower / Owner of Record	ukn ukn	Lender / Client	Trimark Funding, Inc.

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	EXCELLENCE REAL ESTATE	List Broker Contact #	(323) 793-9119	Initial List Price	\$650,000
		Initial List Date	05/25/2022	Current List Price	\$650,000	DOM / CDOM	14 / 14
Is the Subject Listing Currently Pending?	Yes	Date of Contract	06/03/2022	CDOM to Contract	14	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	6058 MYOSOTIS ST LOS ANGELES, CA 90042	6301 ARROYO GLEN ST HIGHLAND PARK, CA 90042	6041 CRESTWOOD WAY LOS ANGELES, CA 90042	5908 PIEDMONT AVE LOS ANGELES, CA 90042	1913 NOLDEN ST EAGLE ROCK, CA 90041	911 N AVENUE 56 LOS ANGELES, CA 90042	5655 BUCHANAN ST HIGHLAND PARK, CA 90042
Proximity		0.61	0.67	0.71	0.72	0.65	0.53
Sale/List Price		\$775,000	\$780,000	\$850,000	\$950,000	\$698,000	\$950,000
Sale Date		12/15/2021	04/19/2022	06/23/2021	06/01/2022	05/06/2022	05/16/2022
Price Per Sq.ft.	\$1,176.47	\$1,014.40	\$1,023.62	\$1,257.40	\$689.40	\$1,608.29	\$1,175.74
Initial List Price	\$650,000	\$749,999	\$875,000	\$683,000	\$950,000	\$788,000	\$950,000
Initial List Date	05/25/2022	10/20/2021	03/19/2022	05/24/2021	06/01/2022	05/06/2022	05/16/2022
Current/Final List	\$650,000	\$749,999	\$749,900	\$683,000	\$950,000	\$698,000	\$950,000
DOM/CDOM	14 /	9 / 9	6 / 6	11 / 11	15 / 15	40 / 40	30 / 30
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	680	764	762	676	1378	434	808
#Rooms/Bed/Bath All	5 / 2 / 1	5 / 2 / 1	5 / 2 / 1	5 / 2 / 1	5 / 2 / 2	5 / 2 / 1	6 / 2 / 2
Year Built	1922	1938	1921	1923	1924	1920	1912
Bsmnt SqFt/Finished							
Lot Size	0.11	0.07	0.05	0.04	0.15	0.06	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	1 Attached	2 Attached	None	2 Attached	None	1 Attached	None
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					\$950,000	\$698,000	\$950,000
Gross Rent Multiplier	26.67						
School District	Abraham Lincol ...	Abraham Lincol ...	Eagle Rock High	Abraham Lincol ...	Eagle Rock High	Abraham Lincol ...	Abraham Lincol ...
Common Amenities							
Data Source - ID	County Tax-	MLS-DW21227953	MLS-CV21251967	MLS-21-735458	MLS-PF22111387	MLS-P1-9380	MLS-DW22103759

<b>Market Time 0-30 days</b>	<b>As-Is Price Estimate</b>	<b>As-Repaired Price Estimate</b>	<b>Land Only Price</b>	<b>30-Day Quick Sale Price</b>
90-Day Marketing Time	\$800,000	\$800,000	\$100,000	\$790,000
Recommended List Price	\$810,000	\$810,000		
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
•	6058 MYOSOTIS ST	LOS ANGELES	2	1	0.11		1922		
1	6301 ARROYO GLEN ST	HIGHLAND PARK	2	1	0.07	12/15/2021	1938	\$775,000	0.61
2	6041 CRESTWOOD WAY	LOS ANGELES	2	1	0.05	04/19/2022	1921	\$780,000	0.67
3	5908 PIEDMONT AVE	LOS ANGELES	2	1	0.04	06/23/2021	1923	\$850,000	0.71
1	1913 NOLDEN ST	EAGLE ROCK	2	2	0.15	06/01/2022	1924	\$950,000	0.72
2	911 N AVENUE 56	LOS ANGELES	2	1	0.06	05/06/2022	1920	\$698,000	0.65
3	5655 BUCHANAN ST	HIGHLAND PARK	2	2	0.14	05/16/2022	1912	\$950,000	0.53

**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, within market area and similar in size.
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. 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:

Service Provider Signature

/s/ Francisco Ursulo

BPO Effective Date

06/16/2022

Service Provider Company

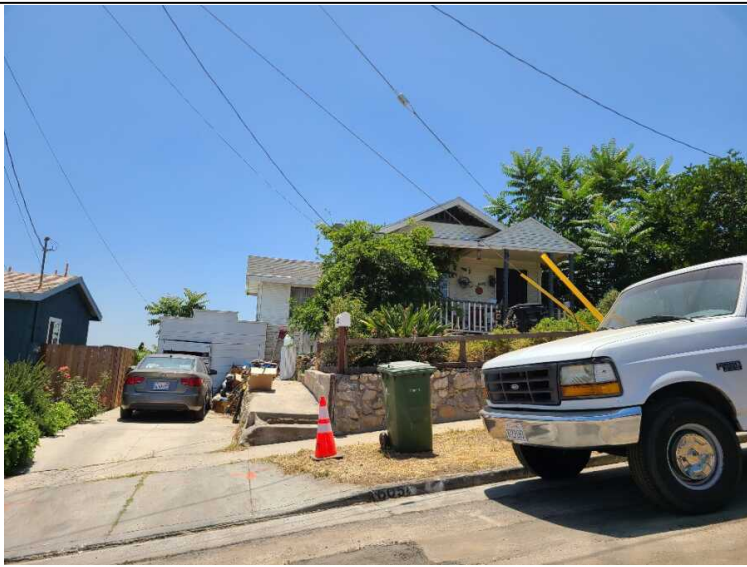
Ursulo Investments LLC

Service Provider Lic. Num.

01946059

**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		\$ 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**

6058 MYOSOTIS ST  
LOS ANGELES, CA 90042



**Subject Side**

6058 MYOSOTIS ST  
LOS ANGELES, CA 90042



**Subject Side**

6058 MYOSOTIS ST  
LOS ANGELES, CA 90042



**Subject Address Verification**

6058 MYOSOTIS ST  
LOS ANGELES, CA 90042



**Subject Street**

6058 MYOSOTIS ST  
LOS ANGELES, CA 90042



**Subject Street**

6058 MYOSOTIS ST  
LOS ANGELES, CA 90042

**Subject What's across from Subject**

6058 MYOSOTIS ST  
LOS ANGELES, CA 90042



**Subject Satellite View**

6058 MYOSOTIS ST  
LOS ANGELES, CA 90042





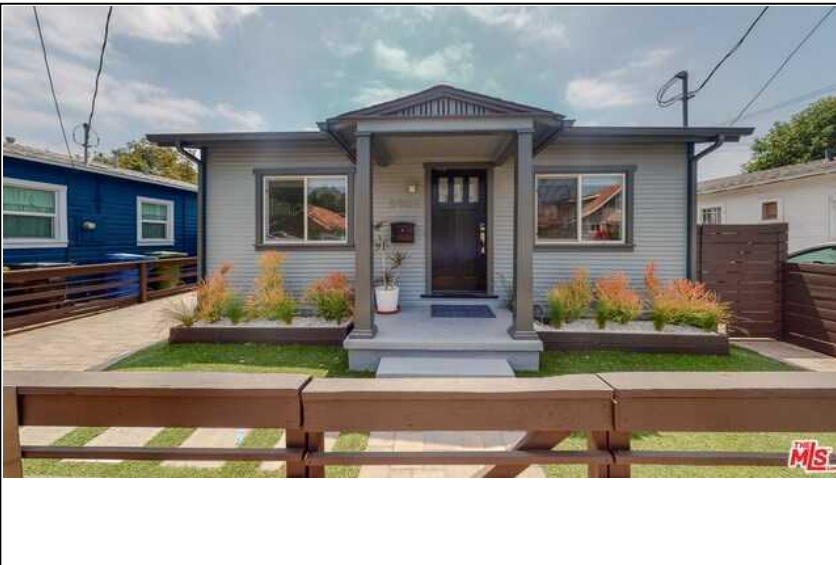
**Comparable Sale #1**

6301 ARROYO GLEN ST  
HIGHLAND PARK, CA 90042  
Sale Date: 12/15/2021  
Sale Price: \$775,000



**Comparable Sale #2**

6041 CRESTWOOD WAY  
LOS ANGELES, CA 90042  
Sale Date: 04/19/2022  
Sale Price: \$780,000



**Comparable Sale #3**

5908 PIEDMONT AVE  
LOS ANGELES, CA 90042  
Sale Date: 06/23/2021  
Sale Price: \$850,000





**Comparable Listing #1**

1913 NOLDEN ST  
EAGLE ROCK, CA 90041  
List Price: \$950,000



**Comparable Listing #2**

911 N AVENUE 56  
LOS ANGELES, CA 90042  
List Price: \$698,000



**Comparable Listing #3**

5655 BUCHANAN ST  
HIGHLAND PARK, CA 90042  
List Price: \$950,000

# Disclaimer

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