



VOXTUR

Broker Price Opinion

Exterior Inspection
 Interior Inspection

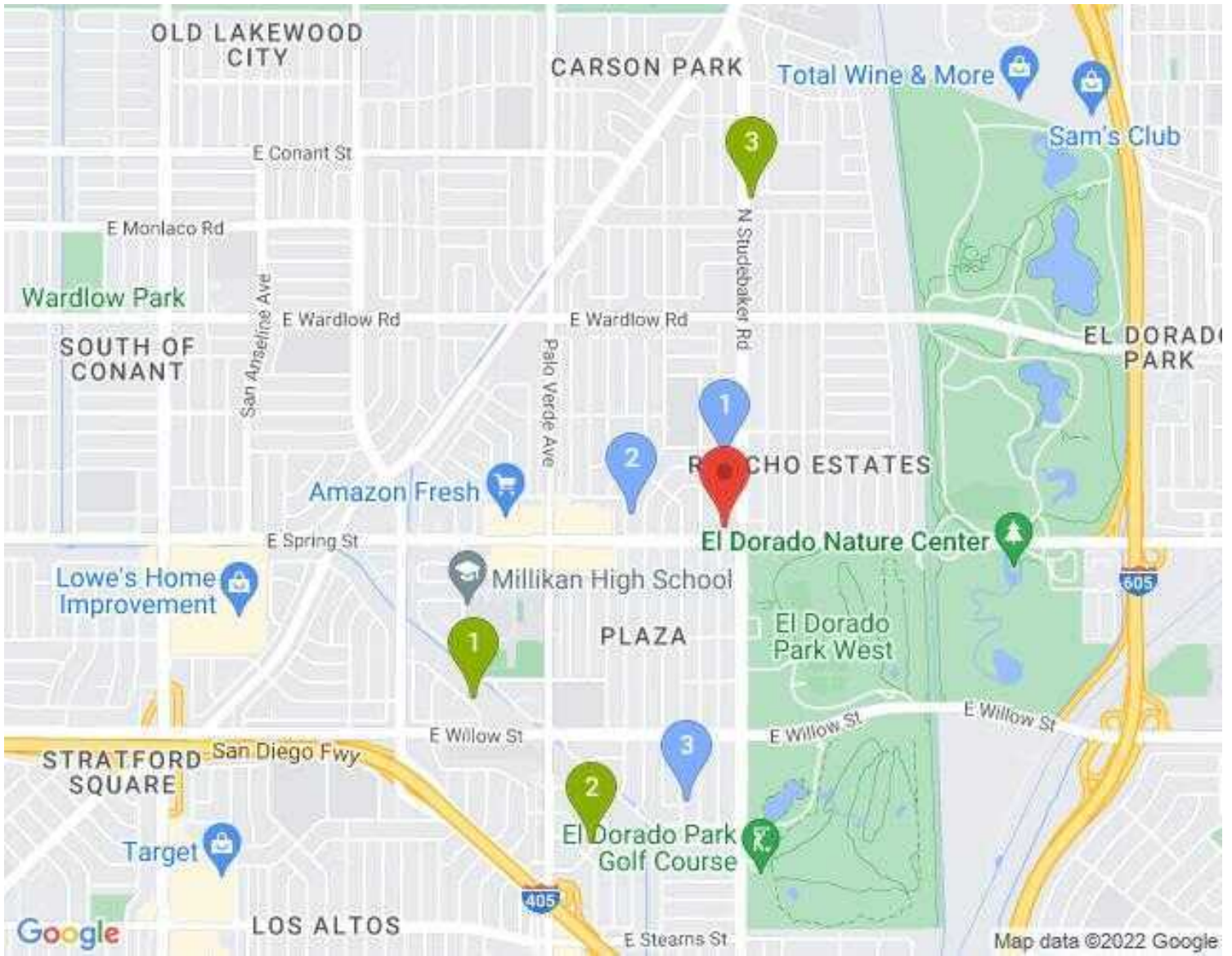
Property Address:	3008 PETALUMA AVE	Vendor ID:	13735602.1_299470
City, State, Zip:	LONG BEACH, CA 90808	Deal Name:	
Loan Number:	3008 Petaluma Ave	Inspection Date:	05/20/2022
2nd Loan / Client #:		Subject APN:	7080019039
Borrower / Owner of Record	ukn ukn	Lender / Client	Trimark Funding, Inc.

Property Occupancy Status	Owner	Does the Property Appear Secure?	Yes	Est. Monthly Rent	\$3,800	Sold in the last	
Currently Listed	Yes	Currently List Broker	C-21 Classic Estates	List Broker Contact #	(310) 433-4880	Initial List Price	\$999,000
		Initial List Date	04/07/2022	Current List Price	\$999,000	DOM / CDOM	44 / 44
Is the Subject Listing Currently Pending?	No	Date of Contract		CDOM to Contract		Sale Price:	
						Sale Date:	

Subject Property Comments / External Influences
Exterior appears to be adequately maintained. There were no signs of damage or repairs required.

Subject	Sold comps 1	Sold comps 2	Sold comps 3	List comps 1	List comps 2	List comps 3	
							
Address	3008 PETALUMA AVE LONG BEACH, CA 90808	3142 Petaluma Ave Long Beach, CA 90808	3030 Knoxville Ave Long Beach, CA 90808	2430 Nipomo Ave Long Beach, CA 90815	6149 E Oakbrook St LONG BEACH, CA 90808	6470 E Los Arcos St Long Beach, CA 90815	6902 E Peabody St Long Beach, CA 90808
Proximity		0.17	0.24	0.72	0.79	0.89	0.86
Sale/List Price		\$1,032,000	\$1,165,000	\$1,210,000	\$1,150,000	\$1,249,000	\$1,101,000
Sale Date		03/11/2022	04/28/2022	03/08/2022	05/18/2022	05/12/2022	02/22/2022
Price Per Sq.ft.	\$663.35	\$647.43	\$593.78	\$754.36	\$764.63	\$783.07	\$561.73
Initial List Price	\$999,000	\$925,000	\$1,019,000	\$1,050,000	\$1,150,000	\$1,249,000	\$1,101,000
Initial List Date	04/07/2022	12/31/2021	03/17/2022	01/19/2022	05/18/2022	05/12/2022	02/22/2022
Current/Final List	\$999,000	\$925,000	\$1,019,000	\$1,050,000	\$1,150,000	\$1,249,000	\$1,101,000
DOM/CDOM	44 /	4 / 4	6 / 6	4 / 4	3 / 3	8 / 8	45 / 9
Sales Type		Fair Market	Fair Market	Fair Market	Fair Market	Fair Market	Fair Market
Finance Incentives	0	None	None	None	None	None	None
Living Area	1809	1594	1962	1604	1504	1595	1960
#Rooms/Bed/Bath All	6 / 3 / 3	6 / 3 / 2	8 / 5 / 2	7 / 4 / 3	6 / 3 / 2	6 / 3 / 3	6 / 3 / 2
Year Built	1952	1952	1952	1951	1954	1952	1953
Bsmnt SqFt/Finished							
Lot Size	0.13	0.13	0.13	0.13	0.14	0.14	0.13
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	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 / 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	No	No
Garage	2 Attached	2 Attached	2 Attached	2 Attached	2 Attached	2 Attached	2 Attached
Other Features	No items noted	No items noted	No items noted	No items noted	No items noted	No items noted	No items noted
HOA Fees	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Subdivision	Not available	Not available	Not available	Not available	Not available	Not available	Not available
Rent Potential	\$3,800						
Annual Gross Income	\$45,600						
Likely Sale Price					\$1,150,000	\$1,249,000	\$1,101,000
Gross Rent Multiplier	26.32						
School District	Long Beach Uni ...	Long Beach Uni ...	Long Beach Uni ...	Long Beach Uni ...	Long Beach Uni ...	Long Beach Uni ...	Long Beach Uni ...
Common Amenities							
Data Source - ID	County Tax-Rs2 ...	MLS-Pw22000118	MLS-Pw22043103	MLS-Oc22011486	MLS-Pw22106031	MLS-Oc22100380	MLS-22129961

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	\$1,200,000	\$1,200,000	\$750,000	\$1,189,000
Recommended List Price	\$1,200,999	\$1,200,999		
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
•	3008 PETALUMA AVE	LONG BEACH	3	3	0.13		1952		
1	3142 Petaluma Ave	Long Beach	3	2	0.13	03/11/2022	1952	\$1,032,000	0.17
2	3030 Knoxville Ave	Long Beach	5	2	0.13	04/28/2022	1952	\$1,165,000	0.24
3	2430 Nipomo Ave	Long Beach	4	3	0.13	03/08/2022	1951	\$1,210,000	0.72
1	6149 E Oakbrook St	LONG BEACH	3	2	0.14	05/18/2022	1954	\$1,150,000	0.79
2	6470 E Los Arcos St	Long Beach	3	3	0.14	05/12/2022	1952	\$1,249,000	0.89
3	6902 E Peabody St	Long Beach	3	2	0.13	02/22/2022	1953	\$1,101,000	0.86

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: Types of Financing the Subject will NOT qualify for:

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

Comparables:

Sale 1 Comments	Similar GLA and inferior bath count; Similar/equal lot size. New vinyl wood flooring and wall to wall carpeting; Master bed suite and walk-in closet.
Sale 2 Comments	Similar GLA and inferior bath count; Similar/equal lot size. Central AC; Quartz counters; Stainless steel appliances; Engineered wood flooring.
Sale 3 Comments	Similar GLA and equal bath count; Similar/equal lot size. Central AC; Tile and hardwood flooring; Granite counters; Ceiling fans; New copper plumbing.
List 1 Comments	Similar GLA and inferior bath count; Similar/equal lot size. New carpeting and paint; Upgraded baths and lighting
List 2 Comments	Similar GLA and equal bath count; Similar/equal lot size. Wood laminate flooring and tile flooring; Granite counters; Recessed LED lighting
List 3 Comments	Similar GLA and inferior bath count; Similar/equal lot size. Wall to wall carpeting, tile and hardwood flooring; Granite counters; Recessed lighting.

Comments:

Service Provider Comments:

Subject is centrally located to all places of convenience, schools, shopping, highways and parks as well as other conveniences and amenities. There are no negative features observed. Price conclusion is based on the adjusted sold comps, most weighted comps and current market conditions. Per client requirements: "Our client is an investor looking to renovate and re-sell at a profit and is focused on the AS-REPAIRED VALUE for this valuation. Please provide only comps that are in fully renovated condition from the subject market area." Most weight placed on List 2 Equal bath count; Similar projected upgraded condition of subject. Most weight placed on Sale 3 Equal bath count; Similar projected upgraded condition of subject.

Vendor Comments:

Service Provider Signature

BPO Effective Date

Service Provider Company

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



2022-05-20 12:17

Subject Front

3008 PETALUMA AVE
LONG BEACH, CA 90808



2022-05-20 12:16

Subject Side

3008 PETALUMA AVE
LONG BEACH, CA 90808



2022-05-20 12:17

Subject Side

3008 PETALUMA AVE
LONG BEACH, CA 90808

Subject Address Verification

3008 PETALUMA AVE
LONG BEACH, CA 90808



2022-05-20 12:16

Subject Street

3008 PETALUMA AVE
LONG BEACH, CA 90808



2022-05-20 12:16

Subject Street

3008 PETALUMA AVE
LONG BEACH, CA 90808



2022-05-20 12:16

Subject What's across from Subject

3008 PETALUMA AVE
LONG BEACH, CA 90808



Subject Other

3008 PETALUMA AVE
LONG BEACH, CA 90808



Subject Satellite View

3008 PETALUMA AVE
LONG BEACH, CA 90808





Comparable Sale #1

3142 Petaluma Ave
Long Beach, CA 90808
Sale Date: 03/11/2022
Sale Price: \$1,032,000



Comparable Sale #2

3030 Knoxville Ave
Long Beach, CA 90808
Sale Date: 04/28/2022
Sale Price: \$1,165,000



Comparable Sale #3

2430 Nipomo Ave
Long Beach, CA 90815
Sale Date: 03/08/2022
Sale Price: \$1,210,000



Comparable Listing #1

6149 E Oakbrook St
LONG BEACH, CA 90808
List Price: \$1,150,000



Comparable Listing #2

6470 E Los Arcos St
Long Beach, CA 90815
List Price: \$1,249,000



Comparable Listing #3

6902 E Peabody St
Long Beach, CA 90808
List Price: \$1,101,000

Disclaimer

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