



# VOXTUR

## Broker Price Opinion

Exterior Inspection  
 Interior Inspection

Property Address:	3908 NEWTON ST	Vendor ID:	14213898.1_202615
City, State, Zip:	TORRANCE, CA 90505	Deal Name:	
Loan Number:	3908 Newton St	Inspection Date:	08/30/2022
2nd Loan / Client #:		Subject APN:	7534-026-033
Borrower / Owner of Record	ukn ukn	Lender / Client	Trimark Funding, Inc.

Property Occupancy Status:  Does the Property Appear Secure?  Est. Monthly Rent:  Sold in the last  Months?

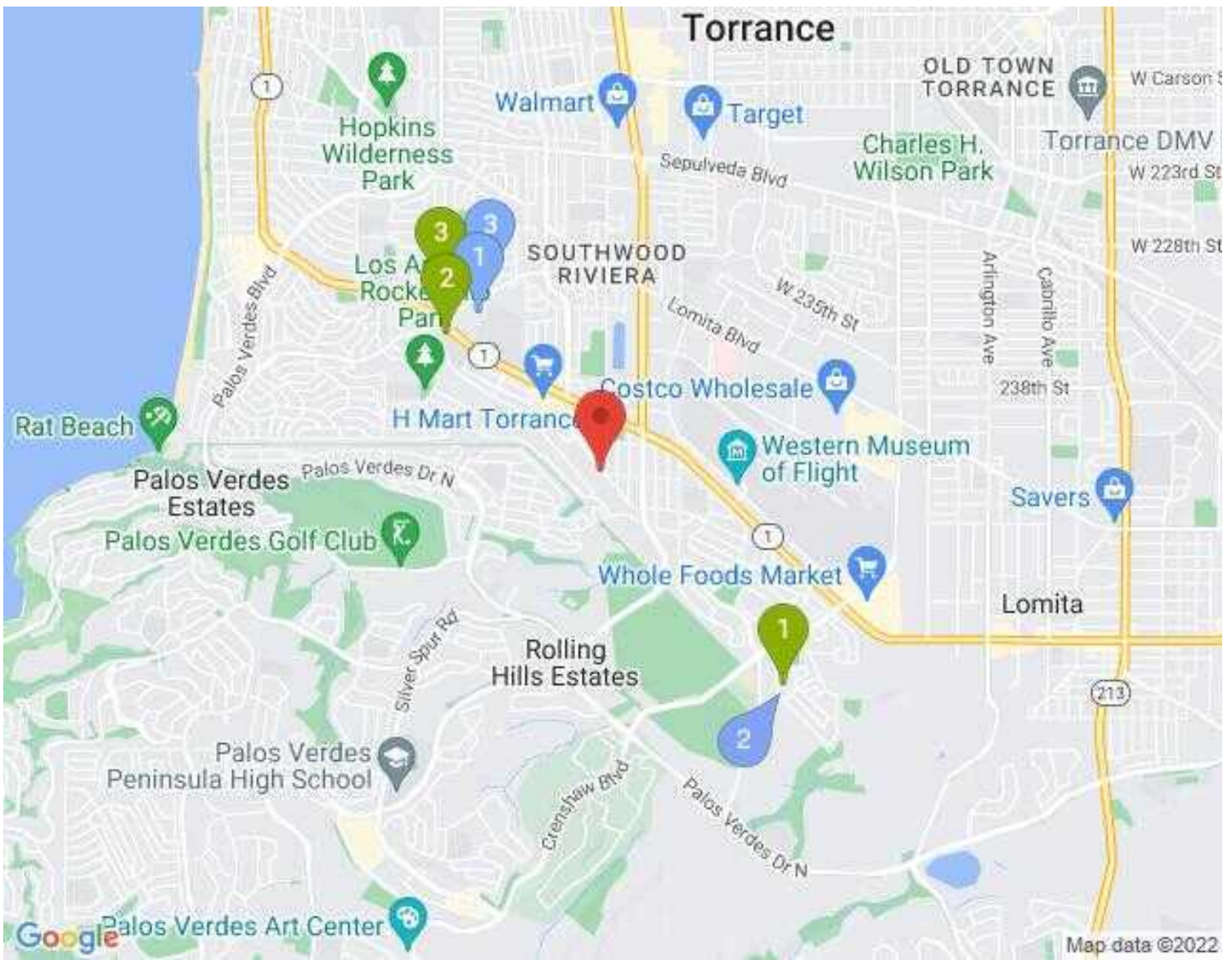
Currently Listed:  Currently List Broker:  List Broker Contact #:  Initial List Price:  Initial List Date:  Current List Price:  DOM / CDOM:  Sale Price:

Is the Subject Listing Currently Pending?  Date of Contract:  CDOM to Contract:  Sale Date:

Subject Property Comments / External Influences  
**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	3908 NEWTON ST TORRANCE, CA 90505	4820 LOUISE AVE TORRANCE, CA 90505	2719 LOFTYVIEW DR TORRANCE, CA 90505	4809 MACAFEE RD TORRANCE, CA 90505	2722 GRAND SUMMIT RD TORRANCE, CA 90505	5044 PACIFIC COAST HWY TORRANCE, CA 90505	5249 VANDERHILL RD TORRANCE, CA 90505
Proximity		1.04	1.48	1.14	1.46	1.07	1.26
Sale/List Price		\$1,280,000	\$1,220,000	\$1,355,000	\$1,215,000	\$1,240,000	\$1,150,000
Sale Date		02/28/2022	11/05/2021	12/21/2021	05/11/2022	08/23/2022	07/26/2022
Price Per Sq.ft.	\$1,177.55	\$1,215.57	\$941.36	\$1,172.15	\$1,000.82	\$1,026.49	\$922.21
Initial List Price		\$1,099,000	\$1,099,999	\$1,199,000	\$1,215,000	\$1,280,000	\$1,375,000
Initial List Date		01/19/2022	10/07/2021	11/17/2021	05/11/2022	08/23/2022	07/26/2022
Current/Final List		\$1,099,000	\$1,099,999	\$1,199,000	\$1,215,000	\$1,240,000	\$1,150,000
DOM/CDOM		40 / 40	4 / 4	4 / 4	111 / 111	7 / 7	35 / 35
Sales Type		Fair Market	Fair Market	Fair Market	Fair Market	Fair Market	Fair Market
Finance Incentives		NONE	NONE	NONE	NONE	NONE	NONE
Living Area	1087	1053	1296	1156	1214	1208	1247
#Rooms/Bed/Bath All	5 / 2 / 1	6 / 3 / 1	6 / 3 / 1	7 / 3 / 2	7 / 3 / 2	7 / 3 / 2.5	8 / 3 / 3
Year Built	1955	1953	1954	1956	1954	1953	1949
Bsmnt SqFt/Finished							
Lot Size	0.11	0.11	0.13	0.16	0.12	0.13	0.20
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					\$1,215,000	\$1,240,000	\$1,150,000
Gross Rent Multiplier	42.67						
School District	South High	South High	South High	South High	South High	South High	South High
Common Amenities							
Data Source - ID	County Tax-	MLS-SB22008773	MLS-21-791982	MLS-SB21250467	MLS-DW22099618	MLS-OC22076055	MLS-SB22117214

<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	<input type="text" value="\$1,280,000"/>	<input type="text" value="\$1,280,000"/>	<input type="text" value="\$100,000"/>	<input type="text" value="\$1,260,000"/>
Recommended List Price	<input type="text" value="\$1,290,000"/>	<input type="text" value="\$1,290,000"/>		
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
•	3908 NEWTON ST	TORRANCE	2	1	0.11		1955		
1	4820 LOUISE AVE	TORRANCE	3	1	0.11	02/28/2022	1953	\$1,280,000	1.04
2	2719 LOFTYVIEW DR	TORRANCE	3	1	0.13	11/05/2021	1954	\$1,220,000	1.48
3	4809 MACAFEE RD	TORRANCE	3	2	0.16	12/21/2021	1956	\$1,355,000	1.14
1	2722 GRAND SUMMIT RD	TORRANCE	3	2	0.12	05/11/2022	1954	\$1,215,000	1.46
2	5044 PACIFIC COAST HWY	TORRANCE	3	2.5	0.13	08/23/2022	1953	\$1,240,000	1.07
3	5249 VANDERHILL RD	TORRANCE	3	3	0.20	07/26/2022	1949	\$1,150,000	1.26

**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. 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   
 Service Provider Company

BPO Effective Date   
 Service Provider Lic. Num.

**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**

3908 NEWTON ST  
TORRANCE, CA 90505



**Subject Side**

3908 NEWTON ST  
TORRANCE, CA 90505



**Subject Side**

3908 NEWTON ST  
TORRANCE, CA 90505

**Subject Address Verification**

3908 NEWTON ST  
TORRANCE, CA 90505



**Subject Street**

3908 NEWTON ST  
TORRANCE, CA 90505



**Subject Street**

3908 NEWTON ST  
TORRANCE, CA 90505







**Subject What's across from Subject**

3908 NEWTON ST  
TORRANCE, CA 90505



**Subject Satellite View**

3908 NEWTON ST  
TORRANCE, CA 90505



**Comparable Sale #1**

4820 LOUISE AVE  
TORRANCE, CA 90505  
Sale Date: 02/28/2022  
Sale Price: \$1,280,000



**Comparable Sale #2**

2719 LOFTYVIEW DR  
TORRANCE, CA 90505  
Sale Date: 11/05/2021  
Sale Price: \$1,220,000



**Comparable Sale #3**

4809 MACAFEE RD  
TORRANCE, CA 90505  
Sale Date: 12/21/2021  
Sale Price: \$1,355,000





**Comparable Listing #1**

2722 GRAND SUMMIT RD  
TORRANCE, CA 90505  
List Price: \$1,215,000



**Comparable Listing #2**

5044 PACIFIC COAST HWY  
TORRANCE, CA 90505  
List Price: \$1,240,000



**Comparable Listing #3**

5249 VANDERHILL RD  
TORRANCE, CA 90505  
List Price: \$1,150,000

# Disclaimer

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