



Property Address: 741 W 6TH ST	Vendor ID: 15306306.1_407842
City, State, Zip: GILROY, CA 95020	Deal Name:
Loan Number: 741 W 6th St	Inspection Date: 07/13/2023
2nd Loan / Client #:	Subject APN: 799-25-042
Borrower / Owner of Record: ukn ukn	Lender / Client: Trimark Funding, Inc.

Property Occupancy Status:  Vacant  Does the Property Appear Secure?  Yes  No  Est. Monthly Rent: \$3,600 Sold in the last  12 Months?

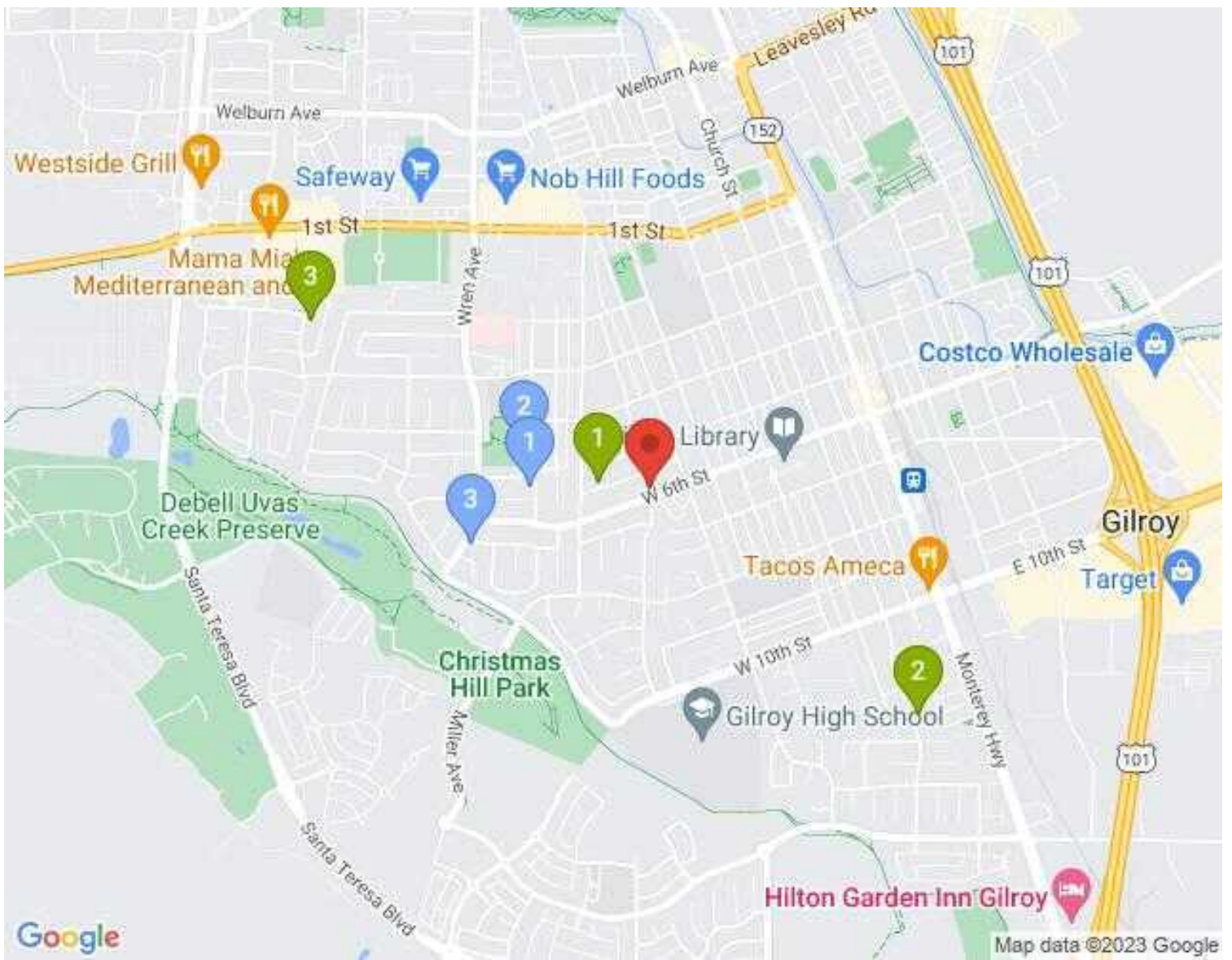
Currently Listed:  Yes  No  Currently List Broker: Windermere Valley Properties  List Broker Contact #: (408) 767-8998  Initial List Price: \$999,999  Initial List Date: 07/12/2023  Current List Price: \$999,999  DOM / CDOM: 1 / 1  Sale Price:

Is the Subject Listing Currently Pending?  No  Date of Contract:  CDOM to Contract:  Sale Date:

Subject Property Comments / External Influences  
**Subject is currently undergoing renovations and is listed for sale**

	Subject	Sold Comp 1	Sold Comp 2	Sold Comp 3	List Comp 1	List Comp 2	List Comp 3
							
Address	741 W 6TH ST GILROY, CA 95020	7485 SANTA THERESA DR GILROY, CA 95020	7555 SANTA THERESA DR GILROY, CA 95020	7360 WREN AVE GILROY, CA 95020	821 ESCHENBURG DR GILROY, CA 95020	6720 CHURCH ST GILROY, CA 95020	7820 WESTWOOD DR GILROY, CA 95020
Proximity		0.3	0.32	0.47	0.13	0.87	0.94
Sale/List Price		\$910,000	\$975,000	\$810,000	\$949,000	\$1,145,000	\$838,888
Sale Date		04/05/2023	05/18/2023	06/28/2023	06/29/2023	06/19/2023	06/27/2023
Price Per Sq.ft.	\$606.25	\$623.71	\$530.18	\$621.17	\$570.31	\$702.45	\$492.88
Initial List Price	\$999,999	\$929,950	\$995,000	\$859,000	\$949,000	\$1,145,000	\$838,888
Initial List Date	07/12/2023	11/25/2022	09/13/2022	05/10/2023	06/29/2023	06/19/2023	06/27/2023
Current/Final List	\$999,999	\$895,000	\$970,000	\$859,000	\$949,000	\$1,145,000	\$838,888
DOM/CDOM	1 /	131 / 131	143 / 143	49 / 49	14 / 14	21 / 21	14 / 14
Sales Type		Fair Market	Fair Market	Fair Market	Fair Market	Fair Market	Fair Market
Finance Incentives	0	0	0	0	0	0	0
Living Area	1567	1459	1839	1304	1664	1630	1702
#Rooms/Bed/Bath All	6 / 3 / 2	6 / 3 / 2	7 / 4 / 2	6 / 3 / 2	6 / 3 / 2	8 / 4 / 3.5	7 / 4 / 2
Year Built	1961	1978	1978	1983	1958	1964	1963
Bsmnt SqFt/Finished	/	/	/	/	/	/	/
Lot Size	0.18	0.18	0.18	0.19	0.19	0.14	0.16
Property Type	SF Detach	SF Detach	SF Detach	SF Detach	SF Detach	SF Detach	SF Detach
Style / Quality	Ranch / Q4	Ranch / Q4	Ranch / Q4	Ranch / Q4	Ranch / Q4	Ranch / Q4	Ranch / Q4
# of Units	1	1	1	1	1	1	1
Condition	C4	C4	C3	C4	C4	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	Yes / No / No	No / Yes / No	No / Yes / No	No / Yes / No	No / Yes / No
Fireplace	Yes	Yes	Yes	Yes	Yes	No	Yes
Garage	2 Attached	2 Attached	2 Attached	2 Attached	2 Attached	None	2 Attached
Other Features	N/A	N/A	N/A	N/A	Solar Panels	N/A	N/A
HOA Fees	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Subdivision	GILROY	GILROY	GILROY	GILROY	GILROY	GILROY	GILROY
Rent Potential	\$3,600						
Annual Gross Income	\$43,200						
Likely Sale Price					\$949,000	\$1,145,000	\$838,888
Gross Rent Multiplier	21.99						
School District	GILROY UNIFIED	Gilroy High	GILROY UNIFIED	GILROY UNIFIED	GILROY UNIFIED	Gilroy High	Gilroy High
Common Amenities							
Data Source - ID	DataQuick-ML81934665	MLS-ML81910933	MLS-EB41008384	MLS-ML81927925	MLS-ML81933529	MLS-ML81932531	MLS-41030705

<b>Market Time 30-90 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	<b>\$950,000</b>	<b>\$950,000</b>	<b>\$500,000</b>	\$850,000
Recommended List Price	<b>\$950,000</b>	<b>\$950,000</b>	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
•	741 W 6TH ST	GILROY	3	2	0.18		1961		
1	7485 SANTA THERESA DR	GILROY	3	2	0.18	04/05/2023	1978	\$910,000	0.3
2	7555 SANTA THERESA DR	GILROY	4	2	0.18	05/18/2023	1978	\$975,000	0.32
3	7360 WREN AVE	GILROY	3	2	0.19	06/28/2023	1983	\$810,000	0.47
1	821 ESCHENBURG DR	GILROY	3	2	0.19	06/29/2023	1958	\$949,000	0.13
2	6720 CHURCH ST	GILROY	4	3.5	0.14	06/19/2023	1964	\$1,145,000	0.87
3	7820 WESTWOOD DR	GILROY	4	2	0.16	06/27/2023	1963	\$838,888	0.94

**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 features and characteristics as our subject, hardwood flooring, no interior updates to the kitchen, 1 bath has no updates, 2nd bath has older updates, covered patio and mature landscaping.
Sale 2 Comments	Similar features and characteristics as our subject, recently updated interior to the kitchen, partial updates to the bathrooms, partial flooring updates, paver patio with mature landscaping.
Sale 3 Comments	Similar features and characteristics as our subject, partially updated laminate flooring, older worn carpeting, no interior updates to the kitchen, no interior photos of bathrooms, MLS indicates newer roof and furnace.
List 1 Comments	Similar features and characteristics, hardwood flooring, no interior updates to the kitchen, 1 bath is recently updated, 2nd bath is in overall average condition. Low maintenance front landscaping, rear is below average landscaping with patio. Home has EV charger.
List 2 Comments	Similar features and characteristics, updated laminate flooring, updated kitchen and baths. Garage has been converted into a living area, low maintenance yard with newer roof.
List 3 Comments	Similar features and characteristics, overall average condition with no interior updates to kitchen or baths. Backyard landscaping is below average.

**Comments:**

Service Provider Comments:

Subject is currently listed for sale and is having work completed that is in progress. The home is marketed as coming soon. Per the MLS comments there is a new roof being installed on 7/15/2023, as well as new kitchen, new flooring, exterior and interior paint, baths, electrical. Most weight placed on List 3 Similar GLA, lot size and overall average condition Most weight placed on Sale 3 Similar GLA and lot size, overall average condition

Vendor Comments:

Service Provider Signature \*

BPO Effective Date

Service Provider Company

Service Provider Lic. Num.

\* Service Provider agreed to digital signature upon submission.

**Repairs**

Recommended Repairs would bring the subject to: \$950,000

<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



**Front**

741 W 6TH ST  
GILROY, CA 95020



**Side**

741 W 6TH ST  
GILROY, CA 95020



**Side**

741 W 6TH ST  
GILROY, CA 95020



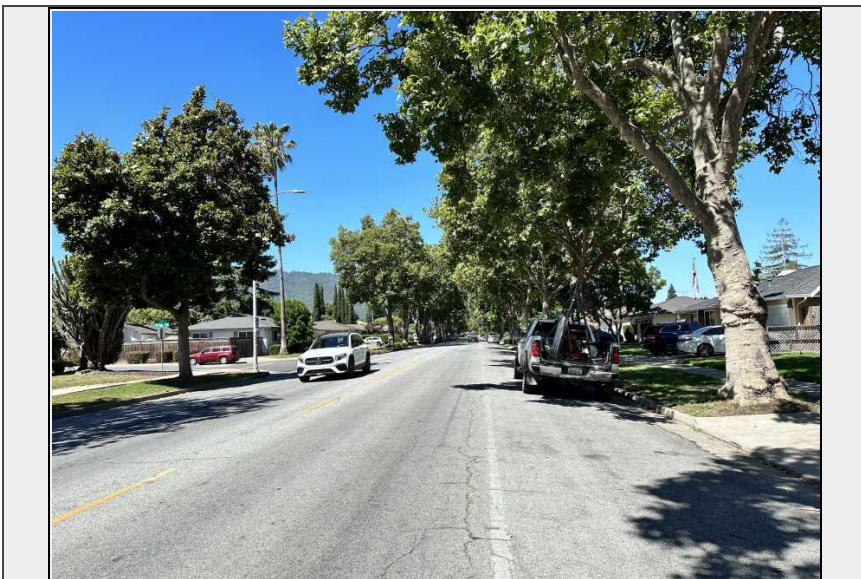
**Address Verification**

741 W 6TH ST  
GILROY, CA 95020



**Street**

741 W 6TH ST  
GILROY, CA 95020



**Street**

741 W 6TH ST  
GILROY, CA 95020



**What's across from Subject**

741 W 6TH ST  
GILROY, CA 95020



**Comparable Sale #1**

7485 SANTA THERESA DR  
GILROY, CA 95020

**Sale Date** 04/05/2023

**Sale Price** \$910,000



**Comparable Sale #2**

7555 SANTA THERESA DR  
GILROY, CA 95020

**Sale Date** 05/18/2023

**Sale Price** \$975,000



**Comparable Sale #3**

7360 WREN AVE  
GILROY, CA 95020

**Sale Date** 06/28/2023

**Sale Price** \$810,000



**Comparable Listing #1**

821 ESCHENBURG DR  
GILROY, CA 95020

**List Price** \$949,000



**Comparable Listing #2**

6720 CHURCH ST  
GILROY, CA 95020

**List Price** \$1,145,000



**Comparable Listing #3**

7820 WESTWOOD DR  
GILROY, CA 95020

**List Price** \$838,888

# Disclaimer

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