



Property Address: 7968 ROSEBUD ST	Vendor ID: 15307872.1_251378
City, State, Zip: RANCHO CUCAMONGA, CA 91701	Deal Name:
Loan Number: 7968 Rosebud St	Inspection Date: 07/13/2023
2nd Loan / Client #:	Subject APN: 1043-144-08-0000
Borrower / Owner of Record: ukn ukn	Lender / Client: Trimark Funding, Inc.

Property Occupancy Status: Owner Does the Property Appear Secure? Yes No Est. Monthly Rent: \$3,000 Sold in the last 12 Months? No

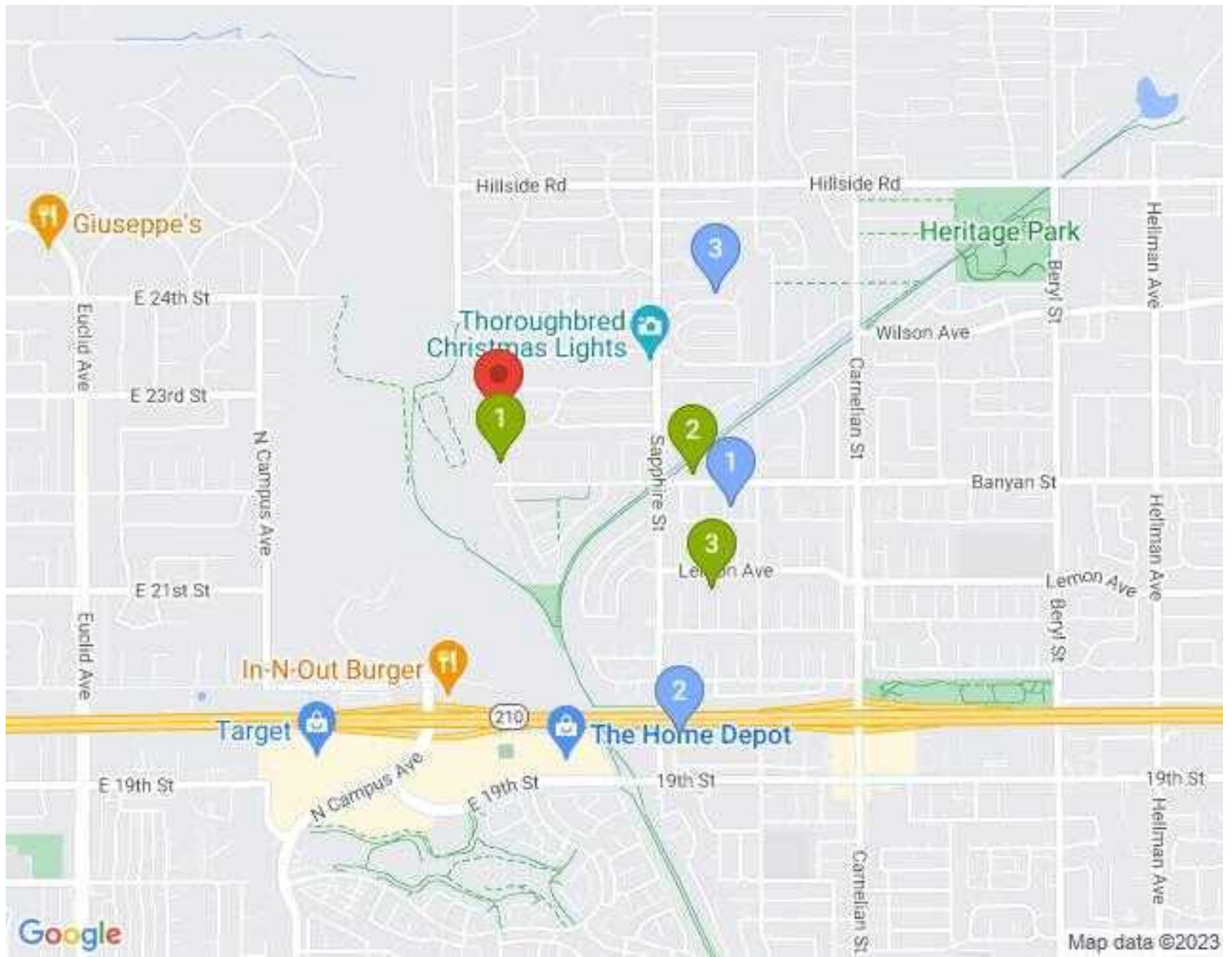
Currently Listed: Currently List Broker: List Broker Contact #: Initial List Price: Initial List Date: Current List Price: DOM / CDOM: /

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

Subject Property Comments / External Influences
 appears well maintained

Subject	Sold Comp 1	Sold Comp 2	Sold Comp 3	List Comp 1	List Comp 2	List Comp 3	
							
Address	7968 ROSEBUD ST RANCHO CUCAMONGA, CA 91701	6153 SARD ST ALTA LOMA, CA 91701	8338 GARDEN ST RANCHO CUCAMONGA, CA 91701	8424 JENNET ST RANCHO CUCAMONGA, CA 91701	6056INDIGO AVE RANCHO CUCAMONGA, CA 91701	8360BANYAN ST RANCHO CUCAMONGA, CA 91701	6320SARD ST RANCHO CUCAMONGA, CA 91701
Proximity	0.64	0.94	0.65	0.11	0.52	0.71	
Sale/List Price	\$940,000	\$910,000	\$945,000	\$1,090,000	\$995,000	\$896,000	
Sale Date	05/22/2023	05/18/2023	04/14/2023	06/02/2023	06/16/2023	06/29/2023	
Price Per Sq.ft.	\$419.44	\$444.23	\$434.99	\$394.90	\$455.50	\$407.27	
Initial List Price	\$955,000	\$930,000	\$975,000	\$1,090,000	\$995,000	\$896,000	
Initial List Date	03/09/2023	02/22/2023	03/07/2023	06/02/2023	06/16/2023	06/29/2023	
Current/Final List	\$955,000	\$920,000	\$975,000	\$1,090,000	\$995,000	\$896,000	
DOM/CDOM	/	74 / 74	85 / 85	40 / 40	26 / 26	14 / 14	
Sales Type	Fair Market	Fair Market	Fair Market	Fair Market	Fair Market	Fair Market	
Finance Incentives	0	0	0	0	0	0	
Living Area	2253	2116	2092	2393	2416	2200	
#Rooms/Bed/Bath All	7 / 3 / 3	7 / 5 / 2	7 / 3 / 2.5	7 / 3 / 3	7 / 4 / 2.5	7 / 4 / 3	
Year Built	1976	1977	1978	1977	1976	1974	
Bsmnt SqFt/Finished	/	/	/	/	/	/	
Lot Size	0.46	0.28	0.24	0.46	0.46	0.44	
Property Type	SF Detach	SF Detach	SF Detach	SF Detach	SF Detach	SF Detach	
Style / Quality	2-Story Conv / Q3	2-Story Conv / Q3	2-Story Conv / Q3	2-Story Conv / Q3	2-Story Conv / Q3	2-Story Conv / Q3	
# of Units	1	1	1	1	1	1	
Condition	C3	C3	C3	C3	C3	C3	
Pool/Spa	In Ground	Yes / No	No / No	Yes / No	No / No	Yes / Yes	
View	Residential	Residential	Residential	Residential	Residential	Residential	
Porch/Patio/Deck	Yes / Yes / No	Yes / Yes / No	Yes / Yes / No	Yes / Yes / No	Yes / Yes / No	Yes / Yes / No	
Fireplace	Yes	Yes	Yes	Yes	Yes	Yes	
Garage	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	
HOA Fees	\$0	\$0	\$0	\$0	\$0	\$0	
Subdivision	Alta Loma	Alta Loma	Alta Loma	Alta Loma	Alta Loma	Alta Loma	
Rent Potential	\$3,000						
Annual Gross Income	\$36,000						
Likely Sale Price				\$1,090,000	\$995,000	\$896,000	
Gross Rent Multiplier	26.25						
School District	Alta Loma High	Alta Loma High	Alta Loma High	Alta Loma High	Alta Loma High	Alta Loma High	
Common Amenities							
Data Source - ID	County Tax-	MLS-CV23037755	MLS-OC22238081	MLS-IV23039013	MLS-HD23087035	MLS-CV23093971	MLS-AR23110326

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	\$945,000	\$945,000	\$90,000	\$930,000
Recommended List Price	\$950,000	\$950,000	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
•	7968 ROSEBUD ST	RANCHO CUCAMONGA	3	3	0.46		1976		
1	6153 SARD ST	ALTA LOMA	5	2	0.28	05/22/2023	1977	\$940,000	0.64
2	8338 GARDEN ST	RANCHO CUCAMONGA	3	2.5	0.24	05/18/2023	1978	\$910,000	0.94
3	8424 JENNET ST	RANCHO CUCAMONGA	3	3	0.46	04/14/2023	1977	\$945,000	0.65
1	6056INDIGO AVE	RANCHO CUCAMONGA	4	2.5	0.44	06/02/2023	1978	\$1,090,000	0.11
2	8360BANYAN ST	RANCHO CUCAMONGA	3	3	0.46	06/16/2023	1976	\$995,000	0.52
3	6320SARD ST	RANCHO CUCAMONGA	4	3	0.44	06/29/2023	1974	\$896,000	0.71

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	All Bedrooms Down, Family Room, Kitchen, Laundry, Living Room, Walk-In Closet
Sale 2 Comments	All Bedrooms Up, Kitchen, Laundry, Living Room, Suite EATING AREA: Breakfast Nook, Dining Room, Separated
Sale 3 Comments	All Bedrooms Up, Family Room, Kitchen, Living Room, Primary Bathroom, Primary Bedroom
List 1 Comments	All Bedrooms Up, Entry, Kitchen, Living Room, Primary Bathroom, Primary Bedroom, Walk-In Closet
List 2 Comments	Entry, Family Room, Guest/Maid's Quarters, Kitchen, Laundry, Living Room, Main Floor Bedroom
List 3 Comments	All Bedrooms Up, Family Room, Kitchen, Living Room, Primary Suite, Walk-In Closet

Comments:

Service Provider Comments:

Current market is stable with values remaining stable and listings balancing out the sold. Subject property is located in an established neighborhood. No visible deferred maintenance was seen from inspection. Likely buyer would be a first time homeowner. Subject is located within a half a mile of schools and shopping and has easy freeway access. Most weight placed on List 2 Similar due to similar age and gla No Common Walls Most weight placed on Sale 3 Similar due to similar age and gla No Common Walls

Vendor Comments:

Service Provider Signature *	<input type="text" value="/s/ Raylene Brooks"/>	BPO Effective Date	<input type="text" value="07/13/2023"/>
Service Provider Company	<input type="text" value="Raylene Brooks"/>	Service Provider Lic. Num.	<input type="text" value="01815084"/>

* Service Provider agreed to digital signature upon submission.

Repairs

Recommended Repairs would bring the subject to: \$945,000

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



Front

7968 ROSEBUD ST
RANCHO CUCAMONGA, CA 91701



Side

7968 ROSEBUD ST
RANCHO CUCAMONGA, CA 91701



Side

7968 ROSEBUD ST
RANCHO CUCAMONGA, CA 91701



Address Verification

7968 ROSEBUD ST
RANCHO CUCAMONGA, CA 91701



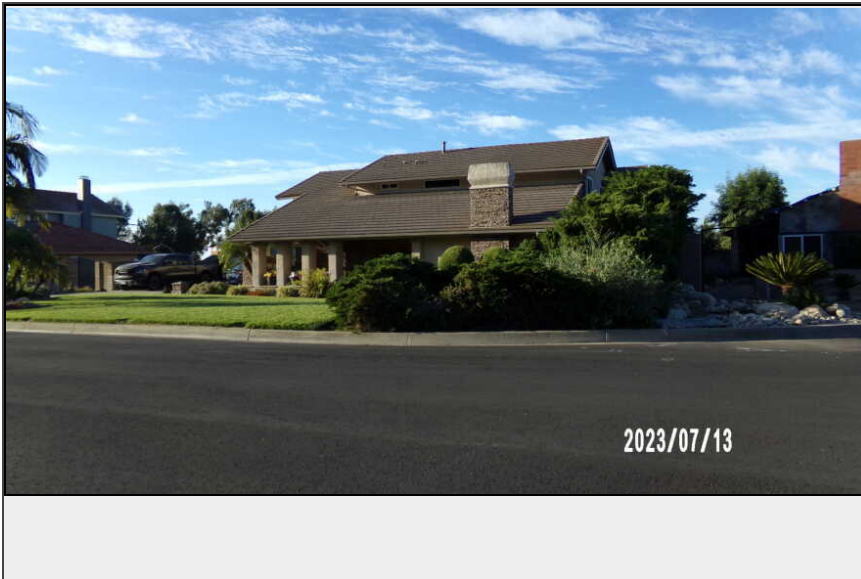
Street

7968 ROSEBUD ST
RANCHO CUCAMONGA, CA 91701



Street

7968 ROSEBUD ST
RANCHO CUCAMONGA, CA 91701



What's across from Subject

7968 ROSEBUD ST
RANCHO CUCAMONGA, CA 91701



Comparable Sale #1

6153 SARD ST
ALTA LOMA, CA 91701

Sale Date 05/22/2023

Sale Price \$940,000



Comparable Sale #2

8338 GARDEN ST
RANCHO CUCAMONGA, CA 91701

Sale Date 05/18/2023

Sale Price \$910,000



Comparable Sale #3

8424 JENNET ST
RANCHO CUCAMONGA, CA 91701

Sale Date 04/14/2023

Sale Price \$945,000



Comparable Listing #1

6056INDIGO AVE
RANCHO CUCAMONGA, CA 91701

List Price	\$1,090,000
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Comparable Listing #2

8360BANYAN ST
RANCHO CUCAMONGA, CA 91701

List Price	\$995,000
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Comparable Listing #3

6320SARD ST
RANCHO CUCAMONGA, CA 91701

List Price	\$896,000
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Disclaimer

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