



Property Address: 6881 SHANNON DR	Vendor ID: 15326904.1_198468
City, State, Zip: HUNTINGTON BEACH, CA 92647	Deal Name:
Loan Number: 6881 Shannon Dr	Inspection Date: 07/18/2023
2nd Loan / Client #:	Subject APN: 145-263-02
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?

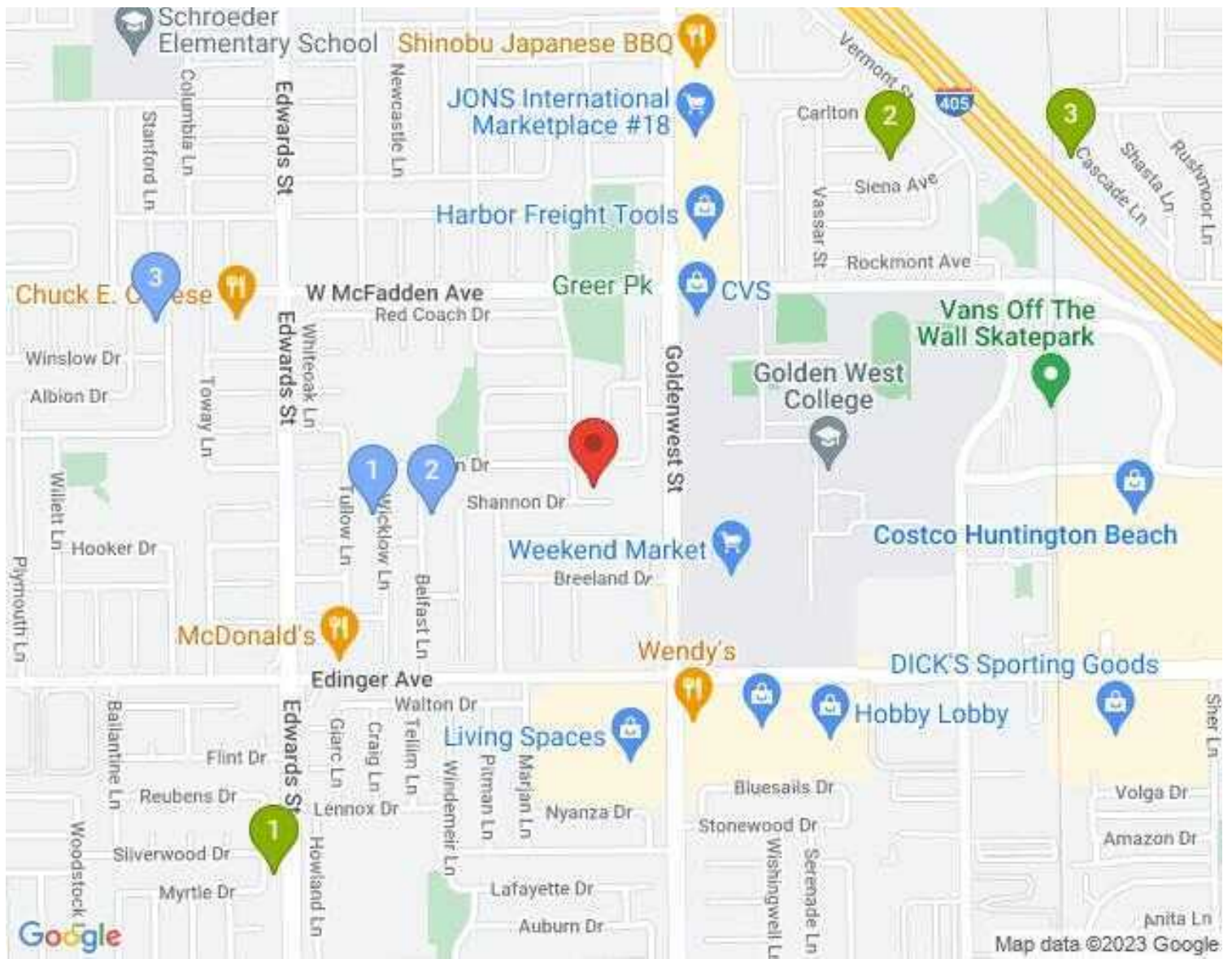
Currently Listed:  Currently List Broker:  List Broker Contact #:  Initial List Price:  Initial List Date:  Current List Price:  DOM / CDOM:  Sale Price:

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

Subject Property Comments / External Influences  
**Subject appears to be in average condition with no signs of deferred maintenance visible from exterior inspection.**

	Subject	Sold Comp 1	Sold Comp 2	Sold Comp 3	List Comp 1	List Comp 2	List Comp 3
Address	6881 SHANNON DR HUNTINGTON BEACH, CA 92647	15771 WICKLOW LN HUNTINGTON BEACH, CA 92647	15772 BELFAST LN HUNTINGTON BEACH, CA 92647	15531 MAYFLOWER LN HUNTINGTON BEACH, CA 92647	16242 BRIMHALL LN HUNTINGTON BEACH, CA 92647	7292 JUDSON AVE WESTMINSTER, CA 92683	15311 CASCADE LN HUNTINGTON BEACH, CA 92647
Proximity		0.29	0.21	0.61	0.65	0.57	0.75
Sale/List Price		\$1,400,000	\$1,225,000	\$1,100,000	\$1,250,000	\$1,085,000	\$1,100,000
Sale Date		07/14/2023	11/14/2022	12/07/2022	05/15/2023	07/04/2023	04/17/2023
Price Per Sq.ft.	\$591.32	\$561.12	\$602.56	\$601.09	\$683.06	\$570.15	\$457.95
Initial List Price	\$1,025,000	\$1,425,000	\$1,175,000	\$1,199,000	\$1,400,000	\$1,085,000	\$1,100,000
Initial List Date	07/11/2023	05/10/2023	10/08/2022	10/03/2022	05/15/2023	07/04/2023	04/17/2023
Current/Final List	\$1,025,000	\$1,399,000	\$1,200,000	\$1,149,999	\$1,250,000	\$1,085,000	\$1,100,000
DOM/CDOM	6 /	31 / 31	37 / 37	28 / 28	64 / 64	6 / 6	2 / 2
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	2097	2495	2033	1830	1830	1903	2402
#Rooms/Bed/Bath All	8 / 4 / 2.5	8 / 4 / 3	8 / 3 / 2.5	8 / 4 / 2	8 / 3 / 2	8 / 4 / 2	12 / 6 / 3
Year Built	1962	1964	1968	1964	1965	1967	1963
Bsmnt SqFt/Finished	/	/	/	/	/	/	/
Lot Size	0.16	0.14	0.14	0.15	0.14	0.13	0.18
Property Type	SF Detach	SF Detach	SF Detach	SF Detach	SF Detach	SF Detach	SF Detach
Style / Quality	Single Story / Q4	Split/Bi-Level / Q4	Split/Bi-Level / Q4	Single Story / Q4	Single Story / Q4	Single Story / Q4	Single Story / Q4
# of Units	1	1	1	1	1	1	1
Condition	C4	C4	C4	C4	C4	C4	C4
Pool/Spa	None	No / No	Yes / No	No / No	No / No	Yes / No	Yes / No
View	Residential	Residential	Residential	Residential	Residential	Residential	Residential
Porch/Patio/Deck	No / No / No	No / Yes / Yes	No / No / No	No / No / No	Yes / Yes / No	No / No / No	No / No / No
Fireplace	Yes	Yes	Yes	Yes	Yes	Yes	Yes
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	SUNSHINE	DUTCH HAVEN MARINA	DUTCH HAVEN COLLEGE	SUNKIST PLAZA	N/A	Golden West College Estates	Huntington Township (HHTS)/Huntington
Rent Potential	\$10,000						
Annual Gross Income	\$120,000						
Likely Sale Price					\$1,250,000	\$1,085,000	\$1,100,000
Gross Rent Multiplier	10.33						
School District	Marina High	Marina High	Marina High	Marina High	Marina High	Huntington Beach Union High	Huntington Beach Union High
Common Amenities							
Data Source - ID	County Tax-N/A	MLS-OC23052513	MLS-OC22218183	MLS-PW22214137	MLS-NP23069007	MLS-OC23119225	MLS-SW23064395

<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="\$1,240,000"/>	<input type="text" value="\$1,305,000"/>	<input type="text" value="\$500,000"/>	<input type="text" value="\$1,178,000"/>
Recommended List Price	<input type="text" value="\$1,302,000"/>	<input type="text" value="\$1,367,000"/>	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
•	6881 SHANNON DR	HUNTINGTON BEACH	4	2.5	0.16		1962		
1	15771 WICKLOW LN	HUNTINGTON BEACH	4	3	0.14	07/14/2023	1964	\$1,400,000	0.29
2	15772 BELFAST LN	HUNTINGTON BEACH	3	2.5	0.14	11/14/2022	1968	\$1,225,000	0.21
3	15531 MAYFLOWER LN	HUNTINGTON BEACH	4	2	0.15	12/07/2022	1964	\$1,100,000	0.61
1	16242 BRIMHALL LN	HUNTINGTON BEACH	3	2	0.14	05/15/2023	1965	\$1,250,000	0.65
2	7292 JUDSON AVE	WESTMINSTER	4	2	0.13	07/04/2023	1967	\$1,085,000	0.57
3	15311 CASCADE LN	HUNTINGTON BEACH	6	3	0.18	04/17/2023	1963	\$1,100,000	0.75

**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:

conventional

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

None Noted

**Comparables:**

Sale 1 Comments	The versatile floor plan has a downstairs primary bedroom with a walk-in closet and en-suite bathroom plus an additional bedroom and hall bathroom.
Sale 2 Comments	The entertainer's kitchen is located in the heart of the home and features abundant cabinetry w/granite counters, stainless steel appliances, and separate coffee bar w/wine refrigerator.
Sale 3 Comments	The Custom Kitchen is adorned with crystal beige quartz counters and on exceptional glass back-splash to highlight the space and enjoy with custom Venice cream cabinetry in the kitchen. The kitchen also boasts with stainless steel appliances.
List 1 Comments	The house was built and designed around the interior, very private courtyard, with the kitchen and main bedroom opening directly onto the outdoor space. This brings in amazing natural light throughout the entire day.
List 2 Comments	The living room features a gas and wood-burning fireplace, creating a cozy ambiance. A second fireplace graces the family room, providing another inviting space to gather and create lasting memories.
List 3 Comments	The open floor plan and large kitchen with country kitchen cabinets, stainless steel sink and tile backsplash with butcher block counter tops. the built-in country dining nook /seating and updated electrical ceiling lighting.

**Comments:**

Service Provider Comments:

The subject should be sold in as-is condition. The market conditions are currently stable. List 3 Comp were weighted the most and similar in bedrooms and close proximity. Sold comparable 2 was weighted the heaviest due to GLA. Proximity to the highway would not affect subject's marketability and both sides of the highway are similar market areas. Subject is currently listed for sale and is being sold in as is condition. If the property is rehabbed from exterior and interior it can be sold for more than the current list price on the MLS. Most weight placed on List 3 List 3 Comp were weighted the most and similar in bedrooms. Most weight placed on Sale 2 Sold comparable 2 was weighted the heaviest due to GLA.

Vendor Comments:

Service Provider Signature *	<input type="text" value="/s/ Sarah Lin"/>	BPO Effective Date	<input type="text" value="07/19/2023"/>
Service Provider Company	<input type="text" value="A.L.E. Associates Inc"/>	Service Provider Lic. Num.	<input type="text" value="01485177"/>

\* Service Provider agreed to digital signature upon submission.

**Repairs**

Recommended Repairs would bring the subject to: \$1,305,000

<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	Complete Rehab	\$ 50000
Internal Repair Total:		\$ 50000
<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	complete rehab outside	\$ 15000
External Repair Total:		\$ 15000
Repair Total:		\$ 65000



**Front**

6881 SHANNON DR  
HUNTINGTON BEACH, CA 92647



**Side**

6881 SHANNON DR  
HUNTINGTON BEACH, CA 92647



**Side**

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HUNTINGTON BEACH, CA 92647



**Address Verification**

6881 SHANNON DR  
HUNTINGTON BEACH, CA 92647



**Street**

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**Street**

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**What's across from Subject**

6881 SHANNON DR  
HUNTINGTON BEACH, CA 92647



**Comparable Sale #1**

15771 WICKLOW LN  
HUNTINGTON BEACH, CA 92647

<b>Sale Date</b>	07/14/2023
<b>Sale Price</b>	\$1,400,000



**Comparable Sale #2**

15772 BELFAST LN  
HUNTINGTON BEACH, CA 92647

<b>Sale Date</b>	11/14/2022
<b>Sale Price</b>	\$1,225,000



**Comparable Sale #3**

15531 MAYFLOWER LN  
HUNTINGTON BEACH, CA 92647

<b>Sale Date</b>	12/07/2022
<b>Sale Price</b>	\$1,100,000



**Comparable Listing #1**

16242 BRIMHALL LN  
HUNTINGTON BEACH, CA 92647

<b>List Price</b>	\$1,250,000
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**Comparable Listing #2**

7292 JUDSON AVE  
WESTMINSTER, CA 92683

<b>List Price</b>	\$1,085,000
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**Comparable Listing #3**

15311 CASCADE LN  
HUNTINGTON BEACH, CA 92647

<b>List Price</b>	\$1,100,000
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# Disclaimer

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