



Property Address: 5917 ETON CT	Vendor ID: 15454782.1_210040
City, State, Zip: SAN DIEGO, CA 92122	Deal Name:
Loan Number: 5917 Eton Ct	Inspection Date: 08/29/2023
2nd Loan / Client #:	Subject APN: 670-380-06-00
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: \$8,000 Sold in the last  12 Months?

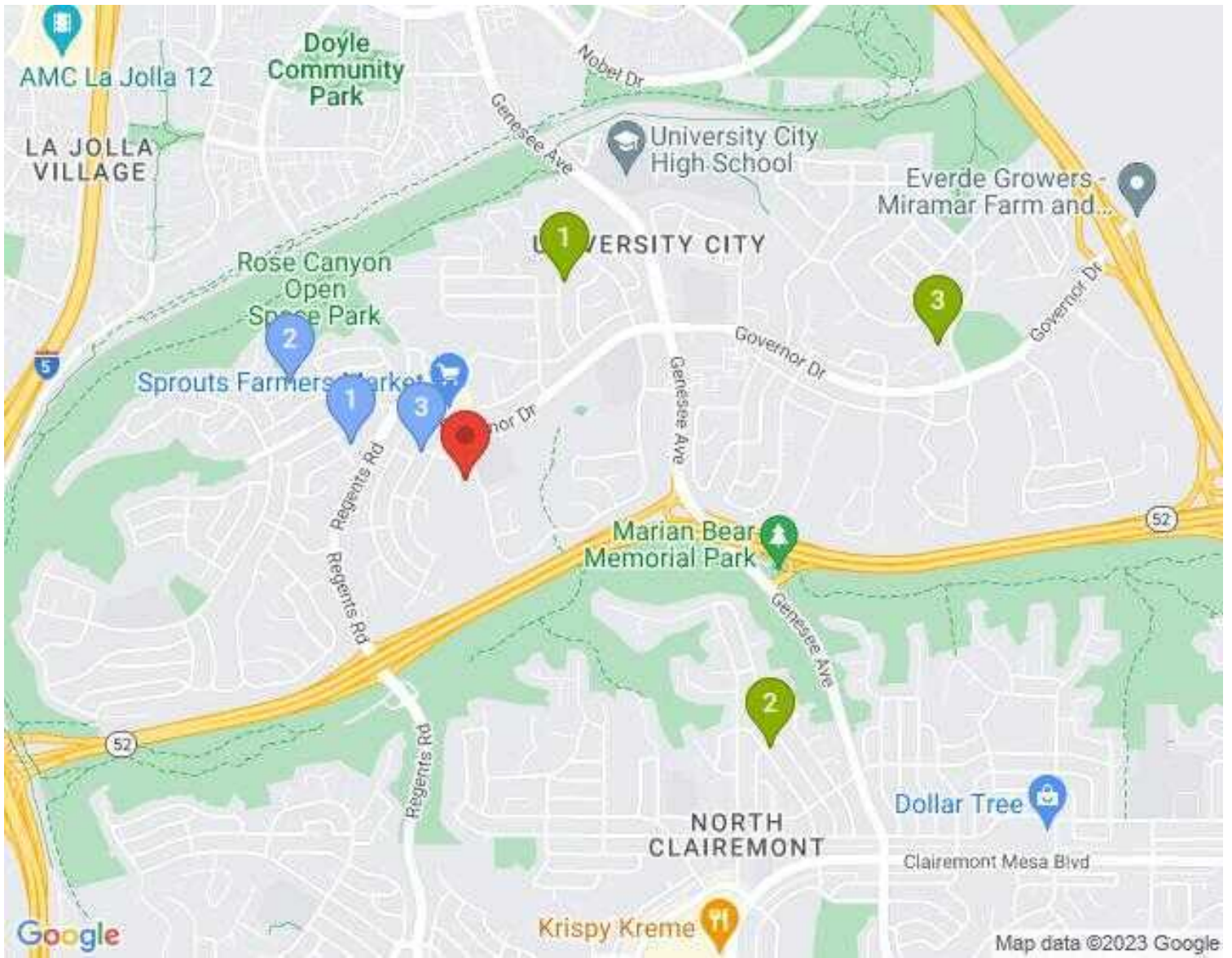
Currently Listed:  Currently List Broker:  List Broker Contact #: / Current List Price: / DOM / CDOM: /

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

Subject Property Comments / External Influences  
**The subject is in average condition.**

	Subject	Sold Comp 1	Sold Comp 2	Sold Comp 3	List Comp 1	List Comp 2	List Comp 3
							
Address	5917 ETON CT SAN DIEGO, CA 92122	3056 RENAULT ST SAN DIEGO, CA 92122	3010 BRIAND AVE SAN DIEGO, CA 92122	6027 SCRIPPS ST SAN DIEGO, CA 92122	6651 DENNISON ST SAN DIEGO, CA 92122	5141 DUBOIS DR SAN DIEGO, CA 92117	4645 BENHURST AVE SAN DIEGO, CA 92122
Proximity		0.31	0.52	0.14	0.58	1.06	1.29
Sale/List Price		\$1,500,000	\$1,550,000	\$1,600,000	\$1,599,999	\$1,399,000	\$1,549,000
Sale Date		04/26/2023	06/07/2023	07/30/2023	07/13/2023	08/15/2023	06/12/2023
Price Per Sq.ft.	\$846.11	\$768.84	\$972.40	\$810.54	\$825.17	\$996.44	\$666.52
Initial List Price		\$1,395,000	\$1,449,000	\$1,599,000	\$1,599,999	\$1,399,000	\$1,549,000
Initial List Date		04/05/2023	05/16/2023	07/06/2023	07/13/2023	08/15/2023	06/12/2023
Current/Final List		\$1,395,000	\$1,449,000	\$1,599,000	\$1,599,999	\$1,399,000	\$1,549,000
DOM/CDOM	/	4 / 4	2 / 2	4 / 4	11 / 11	13 / 13	26 / 26
Sales Type		Fair Market	Fair Market	Fair Market	Fair Market	Fair Market	Fair Market
Finance Incentives		None	None	None	None	None	None
Living Area	1826	1951	1594	1974	1939	1404	2324
#Rooms/Bed/Bath All	8 / 4 / 2	8 / 4 / 2	8 / 3 / 2	8 / 4 / 2	8 / 5 / 3	8 / 4 / 2	8 / 4 / 3
Year Built	1963	1962	1964	1962	1965	1958	1971
Bsmnt SqFt/Finished	/	/	/	/	/	/	/
Lot Size	0.16	0.17	0.55	0.13	0.19	0.15	0.37
Property Type	SF Detach	SF Detach	SF Detach	SF Detach	SF Detach	SF Detach	SF Detach
Style / Quality	Contemp / Q4	Contemp / Q4	Contemp / Q4	Contemp / Q4	Contemp / Q4	Contemp / Q4	Contemp / Q4
# of Units	1	1	1	1	1	1	1
Condition	C4	C4	C4	C4	C4	C4	C4
Pool/Spa	None	No / No	No / No	No / No	Yes / No	Yes / No	Yes / No
View	Residential	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	Yes / Yes / 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	University City	University City	University City	University City	University City	University City	University City
Rent Potential	\$8,000						
Annual Gross Income	\$96,000						
Likely Sale Price					\$1,599,999	\$1,399,000	\$1,549,000
Gross Rent Multiplier	16.09						
School District	San Diego	San Diego	San Diego	San Diego	San Diego	San Diego	San Diego
Common Amenities							
Data Source - ID	County Tax-6703800600	MLS-NDP2302496	MLS-230009261	MLS-PTP2303278	MLS-2300135145D	MLS-230015996	MLS-2300111715D

<b>Market Time 90-120 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>\$1,545,000</b>	<b>\$1,545,000</b>	<b>\$370,000</b>	\$1,520,000
Recommended List Price	<b>\$1,550,000</b>	<b>\$1,550,000</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
•	5917 ETON CT	SAN DIEGO	4	2	0.16		1963		
1	3056 RENAULT ST	SAN DIEGO	4	2	0.17	04/26/2023	1962	\$1,500,000	0.31
2	3010 BRIAND AVE	SAN DIEGO	3	2	0.55	06/07/2023	1964	\$1,550,000	0.52
3	6027 SCRIPPS ST	SAN DIEGO	4	2	0.13	07/30/2023	1962	\$1,600,000	0.14
1	6651 DENNISON ST	SAN DIEGO	5	3	0.19	07/13/2023	1965	\$1,599,999	0.58
2	5141 DUBOIS DR	SAN DIEGO	4	2	0.15	08/15/2023	1958	\$1,399,000	1.06
3	4645 BENHURST AVE	SAN DIEGO	4	3	0.37	06/12/2023	1971	\$1,549,000	1.29

**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 occupant Types of Financing the Subject will NOT qualify for:

NA

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

None Noted

**Comparables:**

Sale 1 Comments	This property has more interior square footage and a larger lot. The landscaping, neighborhood location and marketable features of this property are similar to the subject.
Sale 2 Comments	This property has a smaller GLA and a larger lot. The location, landscaping and marketable features are similar to the subject.
Sale 3 Comments	This property has a larger GLA and a smaller lot. The location and marketable features of this property are similar to the subject.
List 1 Comments	This property has a larger floor plan and a larger lot. The location and marketable characteristics of this property are comparable to the
List 2 Comments	This property has a smaller GLA and a smaller lot. The marketable features, location and conformity of this property are similar to the subject.
List 3 Comments	This property has more interior square footage and a larger lot. The neighborhood location, condition and marketable features are similar to the subject.

**Comments:**

Service Provider Comments:

The subject appears to be well maintained, with no visible issues. This property conforms well to the surrounding area. Values in this neighborhood have increased 6% over the past 12 months. This property should sell for around \$1,545,000 if it is listed for an average marketing time. A large emphasis was placed on sold comp 2 and list comp 1. These properties are located in the same market area, have similar floor plans, and are in comparable condition to the subject. Most weight placed on List 1 The condition and location of this property are similar to the subject. Most weight placed on Sale 2 The floor plan and location of this property are similar to the subject.

Vendor Comments:

Service Provider Signature \*

/s/ Jordan Peter

BPO Effective Date

08/30/2023

Service Provider Company

SOCAL REALTY NETWORK, INC

Service Provider Lic. Num.

01748670

\* Service Provider agreed to digital signature upon submission.

**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



**Front**

5917 ETON CT  
SAN DIEGO, CA 92122



**Side**

5917 ETON CT  
SAN DIEGO, CA 92122



**Side**

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SAN DIEGO, CA 92122



**Address Verification**

5917 ETON CT  
SAN DIEGO, CA 92122



**Street Sign**

5917 ETON CT  
SAN DIEGO, CA 92122



**Street**

5917 ETON CT  
SAN DIEGO, CA 92122



**Street**

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SAN DIEGO, CA 92122



**What's across from Subject**

5917 ETON CT  
SAN DIEGO, CA 92122



**Comparable Sale #1**

3056 RENAULT ST  
SAN DIEGO, CA 92122

Sale Date 04/26/2023

Sale Price \$1,500,000



**Comparable Sale #2**

3010 BRIAND AVE  
SAN DIEGO, CA 92122

Sale Date 06/07/2023

Sale Price \$1,550,000



**Comparable Sale #3**

6027 SCRIPPS ST  
SAN DIEGO, CA 92122

Sale Date 07/30/2023

Sale Price \$1,600,000



**Comparable Listing #1**

6651 DENNISON ST  
SAN DIEGO, CA 92122

**List Date** 07/13/2023

**List Price** \$1,599,999



**Comparable Listing #2**

5141 DUBOIS DR  
SAN DIEGO, CA 92117

**List Date** 08/16/2023

**List Price** \$1,399,000



**Comparable Listing #3**

4645 BENHURST AVE  
SAN DIEGO, CA 92122

**List Date** 06/12/2023

**List Price** \$1,549,000

# Disclaimer

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