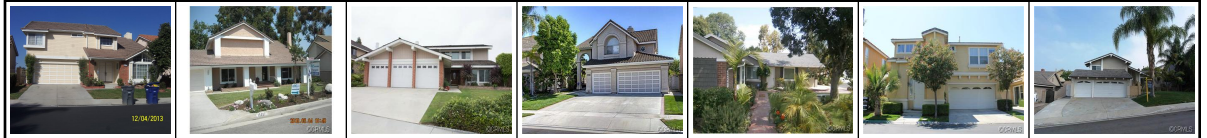


ORDER INFORMATION	Order Number	Loan Number	Order Date	Inspection Date	Completion Date	Client Name	Client Contact	VMA Request ID
	3164813	16073CRESTLINE	Dec 4 2013	Dec 4 2013	Dec 4 2013	Trimark Funding, Inc.	Mark Reynolds	
SUBJECT PROPERTY INFORMATION	Partner Name	Company Name		Agent Number	Inspection Type	Deal Name	BPO Vendor	
	Suzanne Sipple	Prudential California Realty		(562) 417-2244	Drive By		EML	
	Property Address			Property Type	Borrower Name	Occupancy	County	Census Tract
	16073 CRESTLINE DRIVE, LA MIRADA, CA 90638			SF Detach	UNK UNK	Unknown	Los Angeles	not known
NEIGHBORHOOD INFORMATION	Last Sold Date	Last Sale Price	DOM	Est. Monthly Rent	HOA Fees	Data Source	APN	Zoning
				\$2,800	128/mo	County Tax	8037043048	Residential
	Currently Listed	Current DOM	Initial List Price	Initial List Date	Current List Price	Last Reduction Date	Agent Name	County Tax
	Yes	102	\$599,900	Aug 25 2013	\$599,900	Aug 25 2013	Diosdado Cabrera	IG13172471
Subject Property Comments/External Influences: Positives--younger age, upgr/interior, noted to have some views, 4 bdrm, Negatives--hoa dues, may need interior update,								
NEIGHBORHOOD INFORMATION	Location Type	Housing Supply	Market Trend	Economic Trend	Crime/Vandalism	Neighborhood Trend		
	Suburban	Declining	Appreciating	Stable	Low Risk	Stable		
	Price Range	Median Price	Avg DOM	Avg Marketing Time	Avg Age of Homes	REO Driven		
510000 to 800000		\$645,000	50	Under 3 Mos.	23	No		
Neighborhood Comments *Lack of enough active comps under .5 miles, & Lack of sold/active comps with a similar enough price range, All sf & search criteria expanded,								



As-Is Value	Sales Price	List Price	\$645,000	\$620,000	\$686,000	\$725,000	\$589,900	\$599,900	\$699,000
Price Deviation with As-Is value				(\$25,000)	\$41,000	\$80,000	(\$55,100)	(\$45,100)	\$54,000

COMPARABLE INFORMATION	Property Info	Subject	Sold Comp 1	Sold Comp 2	Sold Comp 3	List Comp 1	List Comp 2	List Comp 3
	Address	16073 CRESTLINE DRIVE LA MIRADA	15657 Yellowbrook Ln La Mirada	13007 San Jacinto St La Mirada	16232 McGill Rd La Mirada	12611 Peppermill WY La Mirada	13831 N Visions DR La Mirada	13226 La Quinta ST La Mirada
	Zip	90638	90638	90638	90638	90638	90638	90638
	Data Source	County Tax	MLS	MLS	MLS	MLS	MLS	MLS
	Proximity		0.67 Miles	3 Blocks	0.27 Miles	0.51 Miles	0.49 Miles	3 Blocks
	Sale Date		Jul 1 2013	Oct 1 2013	Oct 17 2013			
	Sales/List Price		\$620,000	\$686,000	\$725,000	\$589,900	\$599,900	\$699,000
	Initial List Date	Aug 25 2013	May 4 2013	Jul 21 2013	Aug 21 2013	Sep 20 2013	Oct 14 2013	Oct 25 2013
	Orig List Price	\$599,900	\$639,900	\$709,000	\$714,500	\$589,900	\$599,900	\$679,000
	Last Reduction Date	Aug 25 2013	May 4 2013	Jul 21 2013	Aug 21 2013	Sep 20 2013	Oct 14 2013	Nov 13 2013
	Curr/Final List Price	\$599,900	\$639,900	\$709,000	\$714,500	\$589,900	\$599,900	\$699,000
	DOM	102	35	36	57	75	51	40
	Lot Size	0.17ac	0.17ac	0.18ac	0.17ac	0.18ac	0.07ac	0.19ac
	View	some city/mountain	greenbelt	pool view	trees/city	residential	residential	some city/tree
	Design/Style	Contemp	Contemp	Contemp	Contemp	Contemp	Contemp	Contemp
	Type/# Units	SF Detach 1	SF Detach 1	SF Detach 1	SF Detach 1	SF Detach 1	SF Detach 1	SF Detach 1
	Age	23yrs	39yrs	29yrs	22yrs	51yrs	14yrs	33yrs
	Condition	Good	Good	Good	Good	Good	Good	Good
Above Grade Sq Ft	2,059	2,143	2,268	2,451	1,780	1,836	2,505	
# Rooms/Bd/Bath	7 4 2.5	7 4 3	8 5 3	7 4 3	6 3 2.5	7 4 2.5	7 4 3	
Basement Sq Ft		NA	NA	NA	NA	NA	NA	
% Finished	NA%	NA%	NA%	NA%	NA%	NA%	NA%	
Garage Type	Attached	Attached	Attached	Attached	Attached	Attached	Attached	
# Garage Stalls	2	2	3	3	2	2	3	
Fireplace(s)	Yes	Yes	Yes	Yes	Yes	Yes	Yes	
Porch/Patio/Deck	Yes Yes Yes	Yes Yes Yes	Yes Yes No	Yes Yes Yes	Yes Yes No	Yes Yes No	Yes Yes Yes	
Pool/Spa	No Yes	No No	Yes Yes	No No	No No	No No	No No	
Other Features	assoc/pool area	none	none	none	none	none	none	
Subdivision	Hillsborough area	Creek Park	not known	The Manors	not known	Somerset	not known	
School District	Norwalk/La Mirada	Norwalk/La Mirada	Norwalk/La Mirada	Norwalk/La Mirada	Norwalk/La Mirada	Norwalk/La Mirada	Norwalk/La Mirada	
Sales Type		Fair Market	Fair Market	Fair Market	REO	Fair Market	Fair Market	
Finance Incentives	0	0	0	0	0	0	0	
HOA Fees	128/mo	88/mo	30/mo	98/mo	0/mo	151/mo	39/mo	

COMPARABLE PROPERTY COMMENTS	Sold Comp 1	Best Comp	similar-sf, bed/ba, upgr/exter. some inter.update done, kitchen needs some update still,					
	Sold Comp 2		superior-5th bdrm/ priv.pool/spa, upg in kitch/ba w granite,etc. 1 more bd -12k/pr.674k					
	Sold Comp 3		superior-sf, upg/kitchen/granite,upg/wood flr,rec.lights,new paint, some bath upgrades,					
	List Comp 1		inferior-sf/1 less bd, older age, but upg/exter,upg/kitchen/granite, 1 less bd 12k/601,900					
List Comp 2		inferior-sf/less view/small lot, but upg/exter./upg.kitchen.granite, upg/wood flr,						
List Comp 3	Best Comp	superior-sf,upg/exter./kitchen/baths,granite, upg/wood flr/rec.lights, Larger SF -22k/657k						

MARKETING STRATEGY		"As-is"	"Repaired"	30 Day Quick Sale	Estimated Marketing Time for Subject:	30-90 days
	Probable Sale Price	\$645,000	\$645,000	\$610,000	Conclusion Summary: average DOM is mostly under 90 days, avg. bedroom count diff about 12k, sf diff about 50.00 per sf..	
	Suggested List Price	\$650,000	\$650,000			



REPAIR DETAILS	EXTERIOR		COMMENTS				
	Roof	0					\$0
	Siding/Trim	0					\$0
	Structural	0					\$0
	Windows/Doors	0					\$0
	Paint	0					\$0
	Foundation	0					\$0
	Garage	0					\$0
	Landscaping	0					\$0
	Fence	0					\$0
	Other	0					\$0
	Estimated Exterior Repairs						\$0
	INTERIOR		COMMENTS				
	Painting	0					\$0
	Walls/Ceiling	0					\$0
	Carpets/Floors	0					\$0
	Cabinets/Countertops	0					\$0
	Plumbing	0					\$0
	Electrical	0					\$0
	Heating/AC	0					\$0
	Appliances	0					\$0
	Door/Trim	0					\$0
	Cleaning	0					\$0
Other	0					\$0	
Estimated Interior Repairs						\$0	
Estimated Total Repairs						\$0	
PRIOR SALES & LISTING HISTORY	Date Listed	Date Sold	List Price	Sale Price	Data Source	Comments	
COMMENTS	<p>Partner Comments:</p> <p>*All search criteria expanded for enough comps with a similar enough price range, and a lack of comps to bracket the subject sq ft.. distance expanded up to .7 miles for enough comps to use..</p> <p>*The subject has an interior street location, upgraded exterior windows/roof/garage door, mostly clean paint, and trimmed landscape.I attest that I have researched the subject's sales history and found no sales within the past 3 years.</p>						
	<p>Vendor Comments:</p>						
	<p>Quality Control Comments:</p> <p>The proximity for Comparable Listing #1: not enough comps.. all criteria expanded some.. The square footage of Comparable Listing #3: all criteria expanded for enough comps. The proximity for Comparable Sale #1: not enough similar comps to use.. all criteria expanded some.. Sold Comp# 1 is most similar to the subject: most similar sf & 4 bdrm, 2 car garage, similar condition. Active Comp# 3 is most similar to the subject: with the same bdrm count, some views, nearby area, comp/superior overall.</p>						

/s/ Suzanne Sipple

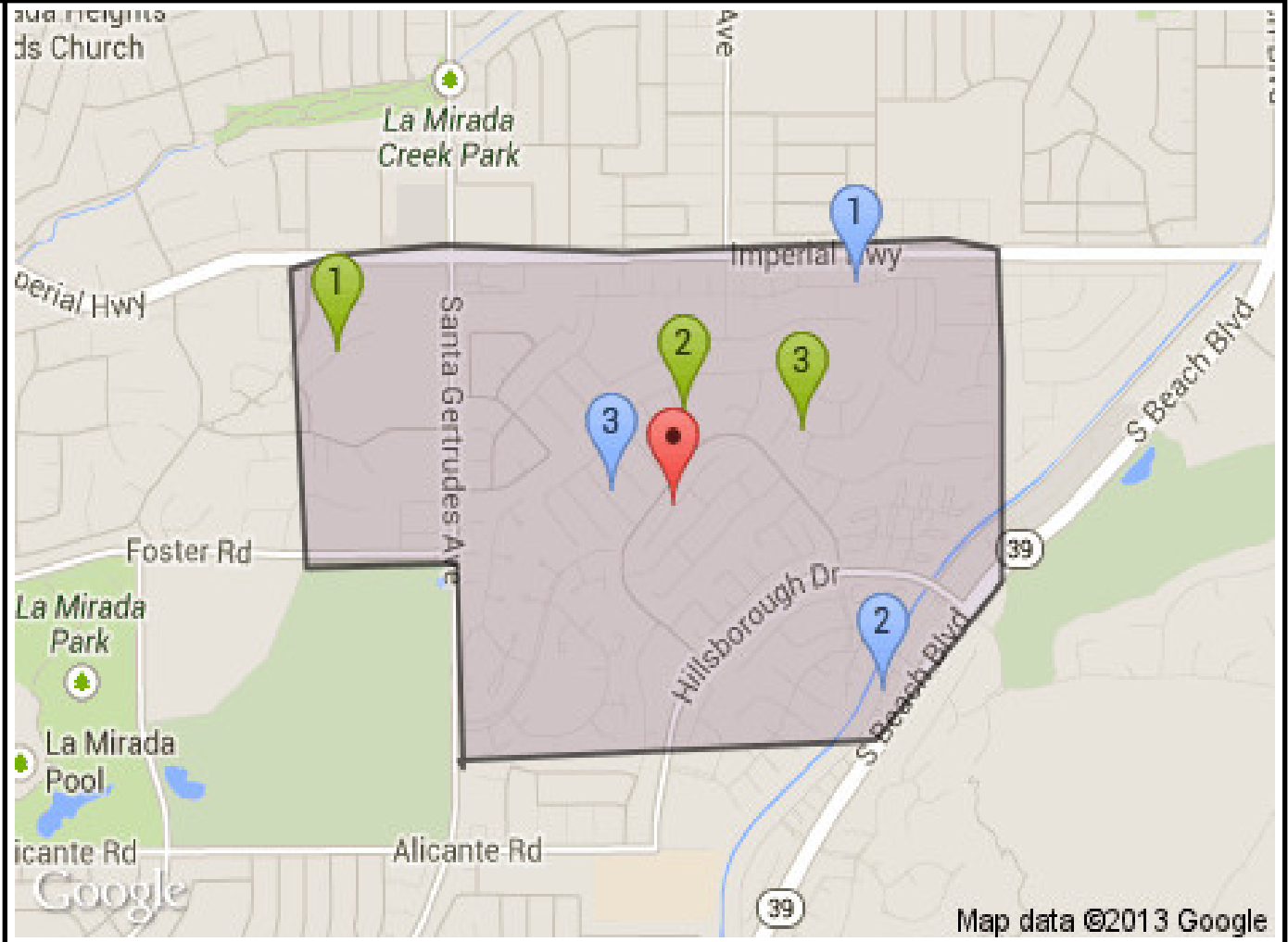
Dec 4 2013 4:48PM

Partner Signature

Date

Broker agreed to digital signature upon submission.

MAP



	Address	City	BR	BA	LotSize	SaleDate	Yr Blt	Sale/List Price	Dist
★	16073 CRESTLINE DRIVE	LA MIRADA	4	2.5	0.17ac		1990		
L1	12611 Peppermill WY	La Mirada	3	2.5	0.18ac		1962	\$589,900	0.51 Miles
L2	13831 N Visions DR	La Mirada	4	2.5	0.07ac		1999	\$599,900	0.49 Miles
L3	13226 La Quinta ST	La Mirada	4	3.0	0.19ac		1980	\$699,000	3 Blocks
S1	15657 Yellowbrook Ln	La Mirada	4	3.0	0.17ac	Jul 1 2013	1974	\$620,000	0.67 Miles
S2	13007 San Jacinto St	La Mirada	5	3.0	0.18ac	Oct 1 2013	1984	\$686,000	3 Blocks
S3	16232 McGill Rd	La Mirada	4	3.0	0.17ac	Oct 17 2013	1991	\$725,000	0.27 Miles

MapTuit Map

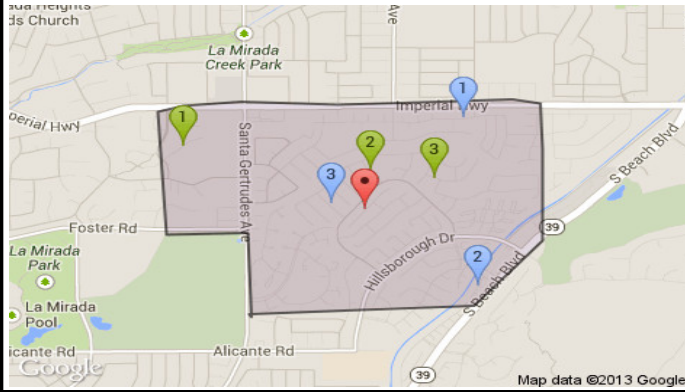


Photo (Front)



Photo (Addr Verification)



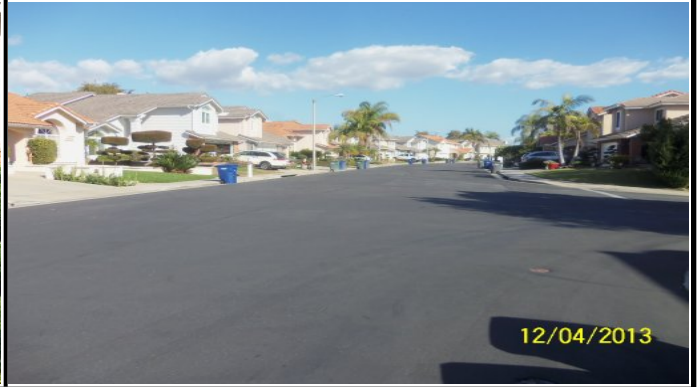
Photo (Side)



Photo (Side)



Photo (Street)



SUBJECT PROPERTY

Photo (Street)






Photo (Street)






SUBJECT PROPERTY

Sold Comparables

SOLD 1		Address	15657 Yellowbrook Ln		Zip	90638	Sales Price	\$620,000	
		Bed	4	Bath	3	Rooms	7	Sale Date	Jul 1 2013
SOLD 2		Sq Ft	2143	Lot Size	0.17ac	Yr Built	1974	Final List Price	\$620,000
		Proximity	0.67 Miles	DOM	35	View	greenbelt	Last Reduction Date	May 4 2013
SOLD 3		Basement	N	Bsmt SQFT	NA	% Finish	NA%	Original List Price	\$639,900
		Condition	Good	Style	Contemp	Units	1	Initial List Date	May 4 2013
		Pool/Spa	N / N	Patio/Deck	Y / Y	Fireplace	Y	Garage Type	Attached
		Property/MLS Comments: similar-sf, bed/ba, upgr/exter. some inter.update done, kitchen needs some update still,							
		Address	13007 San Jacinto St		Zip	90638	Sales Price	\$686,000	
		Bed	5	Bath	3	Rooms	8	Sale Date	Oct 1 2013
		Sq Ft	2268	Lot Size	0.18ac	Yr Built	1984	Final List Price	\$686,000
		Proximity	3 Blocks	DOM	36	View	pool view	Last Reduction Date	Jul 21 2013
		Basement	N	Bsmt SQFT	NA	% Finish	NA%	Original List Price	\$709,000
		Condition	Good	Style	Contemp	Units	1	Initial List Date	Jul 21 2013
		Pool/Spa	Y / Y	Patio/Deck	Y / N	Fireplace	Y	Garage Type	Attached
		Property/MLS Comments: superior-5th bdrm/ priv.pool/spa, upg in kitch/ba w granite,etc. 1 more bd -12k/pr.674k							
		Address	16232 McGill Rd		Zip	90638	Sales Price	\$725,000	
		Bed	4	Bath	3	Rooms	7	Sale Date	Oct 17 2013
		Sq Ft	2451	Lot Size	0.17ac	Yr Built	1991	Final List Price	\$620,000
		Proximity	0.27 Miles	DOM	57	View	trees/city	Last Reduction Date	Aug 21 2013
		Basement	N	Bsmt SQFT	NA	% Finish	NA%	Original List Price	\$714,500
		Condition	Good	Style	Contemp	Units	1	Initial List Date	Aug 21 2013
		Pool/Spa	N / N	Patio/Deck	Y / Y	Fireplace	Y	Garage Type	Attached
		Property/MLS Comments: superior-sf, upg/kitchen/granite,upg/wood flr,rec.lights,new paint, some bath upgrades,							

Listing Comparables

LIST 1		Address	12611 Peppermill WY		Zip	90638	Current List Price	\$589,900		
		Bed	3	Bath	2.5	Rooms	6	Last Reduction Date	Sep 20 2013	
		Sq Ft	1780	Lot Size	0.18ac	Yr Built	1962	Original List Price	\$589,900	
		Proximity	0.51 Miles	DOM	75	View	residential	Initial List Date	Sep 20 2013	
		Basement	N	Bsmt SQFT	NA	% Finish	NA%	Garage Type	Attached	
		Condition	Good	Style	Contemp	Units	1			
		Pool/Spa	N / N	Patio/Deck	Y / N	Fireplace	Y			
		Property/MLS Comments:								
		inferior-sf/1 less bd, older age, but upg/exter.upg/kitchen/granite, 1 less bd 12k/601,900								
LIST 2		Address	13831 N Visions DR		Zip	90638	Current List Price	\$599,900		
		Bed	4	Bath	2.5	Rooms	7	Last Reduction Date	Oct 14 2013	
		Sq Ft	1836	Lot Size	0.07ac	Yr Built	1984	Original List Price	\$599,900	
		Proximity	0.49 Miles	DOM	51	View	residential	Initial List Date	Oct 14 2013	
		Basement	N	Bsmt SQFT	NA	% Finish	NA%	Garage Type	Attached	
		Condition	Good	Style	Contemp	Units	1			
		Pool/Spa	N / N	Patio/Deck	Y / N	Fireplace	Y			
		Property/MLS Comments:								
		inferior-sf/less view/small lot, but upg/exter./upg.kitchen,granite, upg/wood flr,								
LIST 3		Address	13226 La Quinta ST		Zip	90638	Current List Price	\$699,000		
		Bed	4	Bath	3	Rooms	7	Last Reduction Date	Nov 13 2013	
		Sq Ft	2505	Lot Size	0.19ac	Yr Built	1991	Original List Price	\$679,000	
		Proximity	3 Blocks	DOM	40	View	some city/tree	Initial List Date	Oct 25 2013	
		Basement	N	Bsmt SQFT	NA	% Finish	NA%	Garage Type	Attached	
		Condition	Good	Style	Contemp	Units	1			
		Pool/Spa	N / N	Patio/Deck	Y / Y	Fireplace	Y			
		Property/MLS Comments:								
		superior-sf,upg/exter./kitchen/baths,granite, upg/wood flr/rec.lights, Larger SF -22k/657k								

Neither eMortgage Logic, LLC nor any of its affiliates, members, managers or contractors makes any representation or warranty as to the accuracy or completeness of the information contained in this broker price opinion. You should use good faith efforts in determining that the content of all information to be provided to or obtained by you is accurate. This analysis has been performed by a licensed real estate professional and is intended for the benefit of the addressee only. The Brokers Price Opinion is not to be construed as an appraisal and may not be used as such for any purpose. The purpose of this BPO is to provide an estimate of the probable sales price of the property and will not be used for loan origination. This opinion may not be used by any party as the primary basis to determine the value of a parcel of real property for a mortgage loan origination, including first and second mortgages, refinances or equity lines of credit. Notwithstanding any preprinted language to the contrary, this opinion is not an appraisal of the market value of the property. If an appraisal is desired, the services of a licensed appraiser must be obtained.

16073 Crestline DR, La Mirada 90638 List Price: **\$599,900**



Status: **Backup Offer**
 ML#: **IG13172471**
 APN: **8037043048**
 Orig. List Price: **\$599,900**
 Price Per Sqft: **\$291.36**
 County: **Los Angeles**
 Property Type: **Single Family Residence (D)**
 Bedrooms: **4**
 Bath(F,T,H,Q): **2,0,1,0**
 Sqft (Src): **2,059 (Assessor's Data)**
 Ac/LotSqft (Src): **0.167/7,290 (A)**
 AC: **Yes** Pool: **Yes**
 View: **Yes** Horse:

1 / 30 FRONT VIEW OF THE HOUSE

Area: **M3 - La Mirada** Stories: **Two Level** DOM/CDOM: **101/101**
 Cross Street: **Beach Blvd and Hillsborough Dr** Stories Total: **1**
 Map Book: **737J2** Entry Location: **Ground Level With Steps** Units Total#: **1**
 Year Built: **1990** Entry Level: **Senior Community: No** Lease Considered: **No**
 Sale Type: **Notice Of Default, Short Pay / Subject To Lender**
 Driving Directions: **North on Beach Blvd, Left on Hillsborough, Rt Highpoint Dr, Left on Ridgeview Ln, Rt on Skyview Dr, Left on Promontory Place, Rt on Hilltop Place, Left on Crestline Dr**

Description
 This nice house is located in a very desirable La Mirada neighborhood of Hillsborough. As you enter through the double entry door, you see the high ceiling in the living room and opens to the formal dining room. Tile flooring on entry and carpet on the living room and dining room. You walk further a room on your right with a fireplace and family room opens to the kitchen and kitchen nook. The kitchen has tile countertops and has a great city and mountain view. There is a covered patio and a built in Jacuzzi without swimming pool. There is a dramatic staircase going upstairs. The upstairs has a bedroom to the city and mountain view. The master bedroom has a balcony and a master retreat currently being used by homeowners as an office and is counted as assessor's records. There is another bedroom facing the street as the 3rd bedroom. Master bathroom has dual sink and separate tub, separate shower closet. There is another full bathroom upstairs with dual sink and combination tub and shower. Adding your personal touch, this house will look great family oriented neighborhood.
 List Price Excludes: **Refrigerator, Washer and Dryer, Living Room Custom Curtains**
 List Price Includes:

Interior Features
 Fireplace: **Family Room** Eating Area: **Breakfast Nook, Formal Dining Room**
 Cooling: **Central** Floor: **Wall-To-Wall Carpet, Ceramic Tile**
 Heating: **Central Furnace** Accessibility Features:
 Laundry: **In Garage** Appliances: **Dishwasher, Gas Oven, Microwave**
 Interior Feat: **Balcony, Bathtub, Tile Counters** Utilities:
 Rooms: **All Bedrooms Up**

Exterior Features
 Pool: **Association** Roofing: **Tile**
 Spa: **In Ground** Exterior Features:
 Patio: **Covered** Foundation:
 Common Walls: **No Common Walls** Structural Condition:
 View: **City Lights, Mountain** Other Structures:
 Construction Materials: Window Features:
 Lot Features: **Access via City Streets** Security Features:
 Community Features: **Sidewalks, Street Lighting** Sewer/Septic: **Sewer Paid District/Public**
 Style: Door Features: **Double Door Entry** Water Source:
 Fencing: **Average Condition** Disclosures: **Homeowners Association, CC And R**
 Direction Faces:

Garage and Parking
 Garage Att/Det: **Attached** Parking Spaces: **2** Garage Spaces: **2** Carport Spaces: **RV Dimensions:**
 Parking: **Uncovered Spaces:** # of Remotes: **2**

Land
 Lot Number: **95** Zone: **1** Make of Home:
 Block Number: **45875** Units Total Number: **1** Model Name:
 Tract Number: **45875** Builder's Tract: **Unknown** Model Code:
 Lot Dimensions: **Association Name 1:** Association Dues 1: **\$128/Monthly**
 Community/Complex: **Association Name 2:** Association Dues 2:
 Association Name 1:
 Association Name 2:
 Association Amenities:

Lease/Fees **School Information**
 Land Fee/Lease: **Fee** School District:
 Land Lease Amount: **Elementary School:**
 Land Transfer Fee: **Junior High School:**
 Land Lease Purchase: **High School:**
 Land Lease Renew:

Terms
 Possession: **Listing Terms: Submit, Cash, Cash To New Loan, Conventional**
 Office/MLS
 S.O.Compensation: **2%** Showing Instructions: **Appointment Only** Show Type: **Agent**
 S.O.C. Remarks: **Key Safe Description: See Remarks** Show Name: **JJ Cat**
 Dual Variable Rate of Com: **No** Key Safe Location: **Call Listing Agent** Show Phone: **714-8**
 Sign On Property: **No** Document Number: Occupant Type: **Owner**

Listing Office: (KTIR01)
 Listing Agent: (KCABRD1Q)
 LA BRE:
 Co-Listing Agent: ()
 Co-LA BRE:
 Listing Contract:
 Modified:

Titan Realty
Diosdado Cabrera
01776448

08/25/2013
11/30/2013

Listing Office Ph: **951-479-8150**
 Listing Office Fax: **951-479-3911**
 List Type: **Exclusive Right To Sell**
 Service Type: **Full Service**
 Listing Paid:
 Ad Number:
 Internet, Send?/Address?: **Yes/ Yes**
 VOW, AVM?/Comm?: **Yes/ Yes**

Owners Name:
 Phone Contact Priority:
 1.LaCell: **714-883-2**
 2.LaCell: **714-883-2**
 3.LaCell: **714-883-2**
 4.LaCell: **714-883-2**
 5.LaCell: **714-883-2**
 6.LaEmail: **icabrera11**

Showing Remarks:
 Contingency:
 Agent Remarks:

\$10,000 personal lien seller wants buyer to pay

This is a short sale listing - all conditions and terms subject to bank approval. Seller will not make any repairs, House sold no warranties expressed or implied. All services will be seller's choice. Lender will not pay for Termite or Home Warranty. with preapproval letter, Proof of Funds, FICO scores and copy of Earnest money to jcabrera11@sbcglobal.net. Accepted off Qual with Chris Hlinka of WJBradley at (858) 812-9102. Call JJ (714) 883-2554 to make an appointment to show property. qualify for FHA.

Comparable Information

Purchase Contract:
 DOM/CDOM:
 Selling Agent: ()
 SA BRE:
 Co-Selling Agent: ()
 Co-SA BRE:

08/28/2013
101/101

End:
 Selling Office:
 Co-Selling Office:
 Financing Type Used:
 Concessions Amount:
 Concessions Comments:
 Sold Terms:

Selling Price:
 List Price: **\$599,9**
 Original Price:

[If you believe there is a violation on this listing, click here to report the problem.](#)

Agent Full - Residential

ML#: IG13172471

Printed By Suzanne Sipple BRE: 01829362 On 12/4

Multiple Listing Number is 'IG13172471'
 Ordered by Status, Area, Selling Price, List Price
 Found 1 result in 0.08 seconds.