



Broker Price Opinion

Exterior Inspection
 Interior Inspection

Property Address: 5030 LA CALANDRIA DR	Vendor ID: 9874254.1_202615
City, State, Zip: LOS ANGELES, CA 90032	Deal Name:
Loan Number: 5030LaCalandriaDr	Inspection Date: 07/25/2020
2nd Loan / Client #:	Subject APN: 5216-015-022
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?

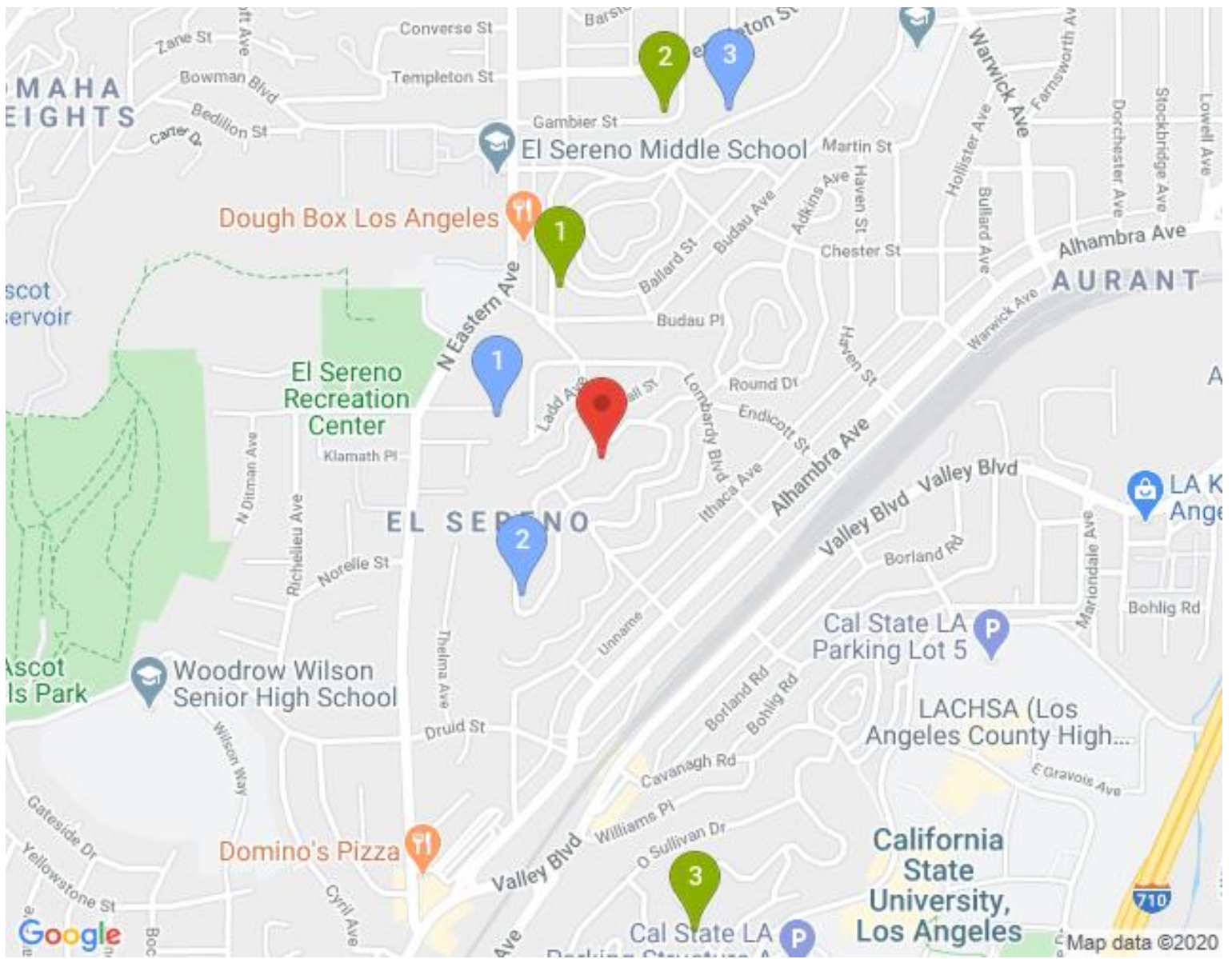
Currently Listed: Currently List Broker: List Broker Contact #: Initial List Price: Initial List Date: Current List Price: DOM / CDOM: Sale Price:

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

Subject Property Comments / External Influences
 The subject appeared to be in overall average condition showing no signs of deferred maintenance from the inspection.

	Subject	Sold Comp 1	Sold Comp 2	Sold Comp 3	List Comp 1	List Comp 2	List Comp 3
Address	 5030 LA CALANDRIA DR LOS ANGELES, CA 90032	 4846 KLAMATH ST LOS ANGELES, CA 90032	 4904 LA CALANDRIA DR LOS ANGELES, CA 90032	 3045 CHADWICK DR LOS ANGELES, CA 90032	 2722 PHELPS AVE LOS ANGELES, CA 90032	 4961 GAMBIER ST LOS ANGELES, CA 90032	 1973 BARNETT WAY LOS ANGELES, CA 90032
Proximity		0.15	0.2	0.48	0.23	0.45	0.62
Sale/List Price		\$750,000	\$750,000	\$751,688	\$799,000	\$699,000	\$720,000
Sale Date		03/13/2020	09/06/2019	11/14/2019	07/21/2020	04/19/2020	07/06/2020
Price Per Sq.ft.	\$412.54	\$504.70	\$525.95	\$385.87	\$475.31	\$441.29	\$477.13
Initial List Price	\$625,000	\$699,900	\$750,000	\$699,000	\$799,000	\$699,000	\$720,000
Initial List Date	07/13/2020	02/05/2020	07/19/2019	09/04/2019	07/21/2020	04/19/2020	07/06/2020
Current/Final List	\$625,000	\$699,900	\$750,000	\$699,000	\$799,000	\$699,000	\$720,000
DOM/CDOM	11	37 / 37	49 / 49	70 / 70	5 / 5	98 / 98	20 / 20
Sales Type		Fair Market	Fair Market	Fair Market	Fair Market	Fair Market	Fair Market
Finance Incentives	13	none	none	none	none	none	none
Living Area	1818	1486	1426	1948	1681	1584	1509
#Rooms/Bed/Bath All	6 / 2 / 2	6 / 3 / 2	6 / 2 / 2	6 / 3 / 2	6 / 3 / 2	6 / 3 / 2	6 / 3 / 2
Year Built	1926	1961	1953	1925	1920	1920	1954
Bsmnt SqFt/Finished							
Lot Size	0.19	0.17	0.11	0.37	0.21	0.14	0.11
Property Type	SF Detach	SF Detach	SF Detach	SF Detach	SF Detach	SF Detach	SF Detach
Style / Quality	Contemp / Q3	Contemp / Q3	Contemp / Q3	Contemp / Q3	Contemp / Q3	Contemp / Q3	Contemp / Q3
# of Units	1	1	1	1	1	1	1
Condition	C3	C3	C3	C3	C3	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 / No / No	No / No / No	No / No / No	No / No / No	No / No / No	No / No / No	No / No / No
Fireplace	No	No	No	No	No	No	No
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	none	none	none	none	none	none	none
Rent Potential	\$2,500						
Annual Gross Income	\$30,000						
Likely Sale Price					\$799,000	\$699,000	\$720,000
Gross Rent Multiplier	25						
School District	lausd	lausd	lausd	lausd	lausd	lausd	lausd
Common Amenities							
Data Source - ID	County Tax	MLS-20-550588	MLS-SR19173054	MLS-WS19202338	MLS-WS20126756	MLS-20571952	MLS-820002534

Market Time 0-30 days	As-Is Price Estimate	As-Repaired Price Estimate	Land Only Price	30-Day Quick Sale Price
90-Day Marketing Time	<input type="text" value="\$750,000"/>	<input type="text" value="\$750,000"/>	<input type="text" value="\$75,000"/>	<input type="text" value="\$720,000"/>
Recommended List Price	<input type="text" value="\$760,000"/>	<input type="text" value="\$760,000"/>		
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
•	5030 LA CALANDRIA DR	LOS ANGELES	2	2	0.19		1926		
1	4846 KLAMATH ST	LOS ANGELES	3	2	0.17	03/13/2020	1961	\$750,000	0.15
2	4904 LA CALANDRIA DR	LOS ANGELES	2	2	0.11	09/06/2019	1953	\$750,000	0.2
3	3045 CHADWICK DR	LOS ANGELES	3	2	0.37	11/14/2019	1925	\$751,688	0.48
1	2722 PHELPS AVE	LOS ANGELES	3	2	0.21	07/21/2020	1920	\$799,000	0.23
2	4961 GAMBIER ST	LOS ANGELES	3	2	0.14	04/19/2020	1920	\$699,000	0.45
3	1973 BARNETT WAY	LOS ANGELES	3	2	0.11	07/06/2020	1954	\$720,000	0.62

Neighborhood Data:

Location Type: Economic Trend: Neighborhood Trend:

Market Trend: REO Driven?: Avg Age of Home:

Housing Supply: 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:

NONE

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

None Noted

Comparables:

Sale 1 Comments	Sale 1 similar to subject due to similar condition and property type, well maintained.
Sale 2 Comments	Sale 2 is similar to subject with similar condition. Similar property style and dimensions.
Sale 3 Comments	Sale 3 is similar to subject due to condition and property type. Similar property style and similar dimensions.
List 1 Comments	List 1 is in similar condition to subject, well maintained.
List 2 Comments	List 2 is similar to subject due to similar GLA, condition and location.
List 3 Comments	List 3 is similar to subject due to condition and similar subject dimensions. Similar property style and area.

Comments:

Service Provider Comments:

Value based on comp data found from the MLS, I used comparables within the same market. Based on the current comps and market the subject should sell in the indicated range as based on competitive sales and listings. After a thorough search in the MLS for comps of similar size and property type, I had to extend over a 1 mile radius in this area due to a lack of comparables found that were similar and reasonable substitutes for subject property. Subject's lot size varies over 10% of comparables, the age difference in some comparables are over 5 years and distance of some comparables are over 1/2 mile from subject in terms of driving distance, this is due to the property type, size and location, I had to extend search criteria to obtain sales and listings comparable to subject. The comparables used are still suitable comparables to subject property and market value is not affected.

Vendor Comments:

Service Provider Signature

/s/ Francisco Ursulo

Service Provider Company

Ursullo Investments LLC

BPO Effective Date

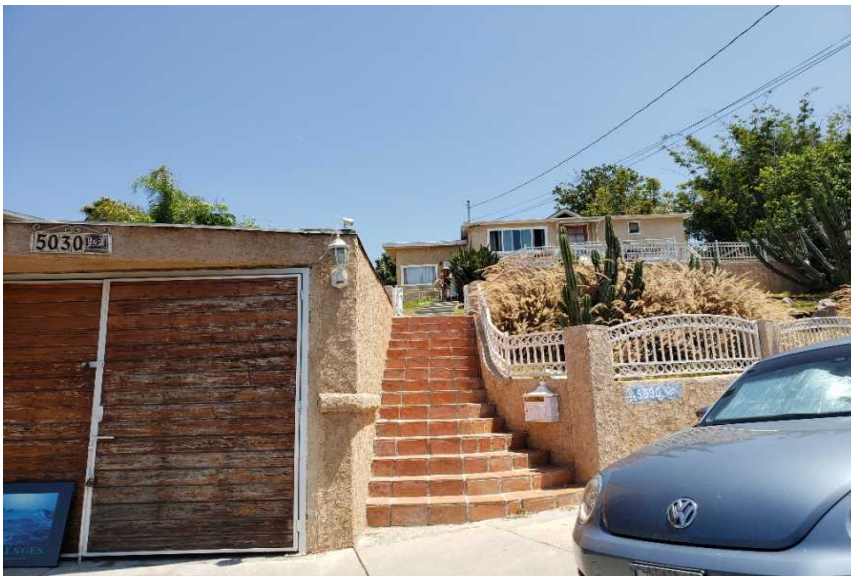
07/26/2020

Service Provider Lic. Num.

01946059

RepairsRecommended Repairs would bring the subject to:

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



Subject Front

5030 LA CALANDRIA DR
LOS ANGELES, CA 90032



Subject Side

5030 LA CALANDRIA DR
LOS ANGELES, CA 90032



Subject Side

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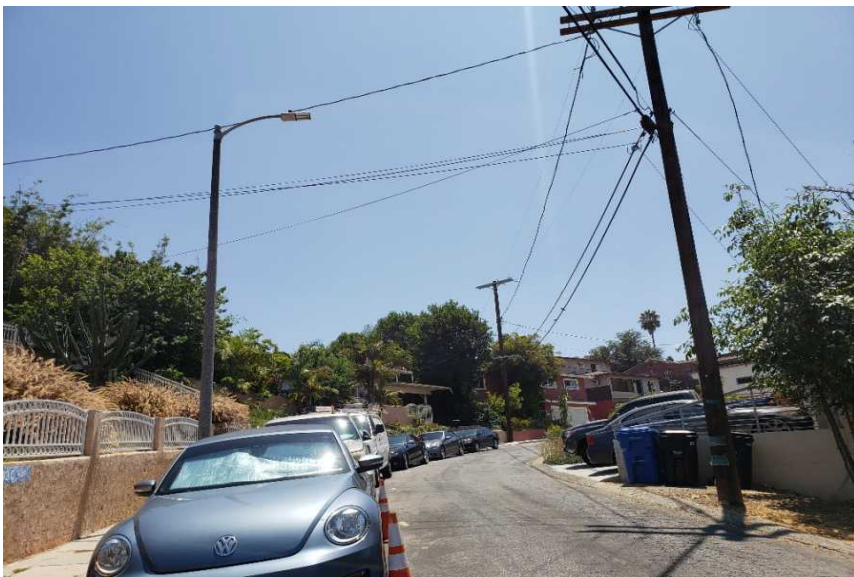
Subject Address Verification

5030 LA CALANDRIA DR
LOS ANGELES, CA 90032



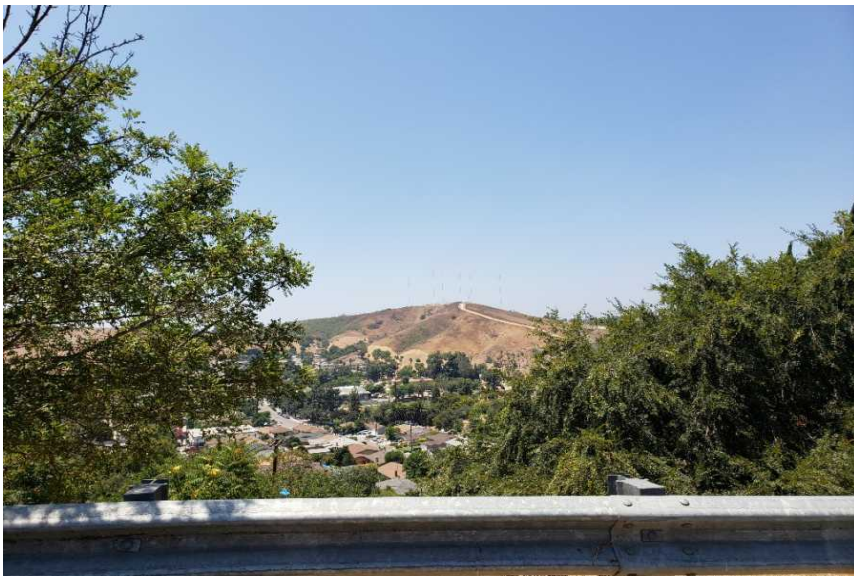
Subject Street

5030 LA CALANDRIA DR
LOS ANGELES, CA 90032



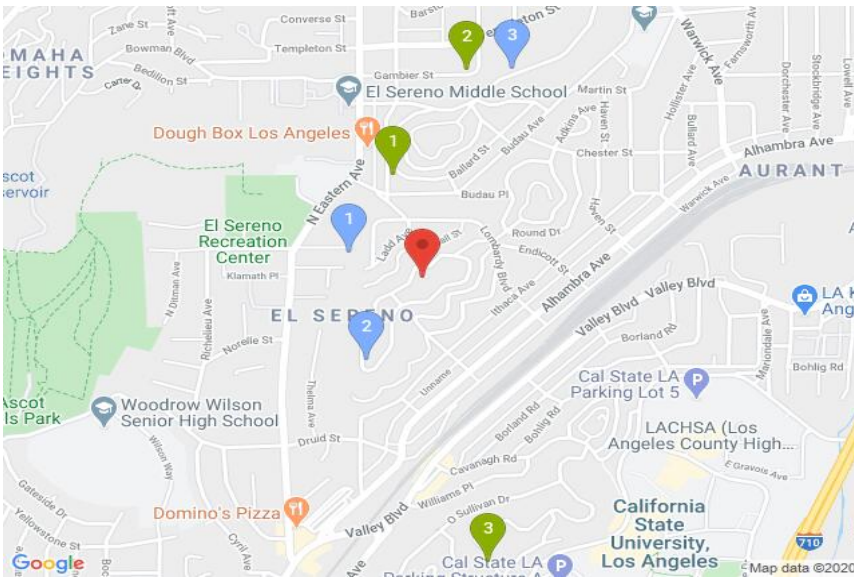
Subject Street

5030 LA CALANDRIA DR
LOS ANGELES, CA 90032



Subject View From Across the Street

5030 LA CALANDRIA DR
LOS ANGELES, CA 90032



Subject Static Map

5030 LA CALANDRIA DR
LOS ANGELES, CA 90032



Subject Satellite View

5030 LA CALANDRIA DR
LOS ANGELES, CA 90032



Comparable Sale #1

4846 KLAMATH ST
LOS ANGELES, CA 90032
Sale Date: 03/13/2020
Sale Price: \$750,000



Comparable Sale #2

4904 LA CALANDRIA DR
LOS ANGELES, CA 90032
Sale Date: 09/06/2019
Sale Price: \$750,000



Comparable Sale #3

3045 CHADWICK DR
LOS ANGELES, CA 90032
Sale Date: 11/14/2019
Sale Price: \$751,688



Comparable Listing #1

2722 PHELPS AVE
LOS ANGELES, CA 90032
Current List: \$799,000



Comparable Listing #2

4961 GAMBIER ST
LOS ANGELES, CA 90032
Current List: \$699,000



Comparable Listing #3

1973 BARNETT WAY
LOS ANGELES, CA 90032
Current List: \$720,000

Disclaimer

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