



Broker Price Opinion

Exterior Inspection
 Interior Inspection

| | | | |
|----------------------------|---------------------|------------------|-----------------------|
| Property Address: | 15242 SAN ARDO DR | Vendor ID: | 9794706.1_251345 |
| City, State, Zip: | LA MIRADA, CA 90638 | Deal Name: | |
| Loan Number: | 15242SanArdoDr | Inspection Date: | 07/11/2020 |
| 2nd Loan / Client #: | | Subject APN: | 7001-004-007 |
| Borrower / Owner of Record | ukn ukn | Lender / Client | Trimark Funding, Inc. |

Property Occupancy Status Does the Property Appear Secure? Est. Monthly Rent

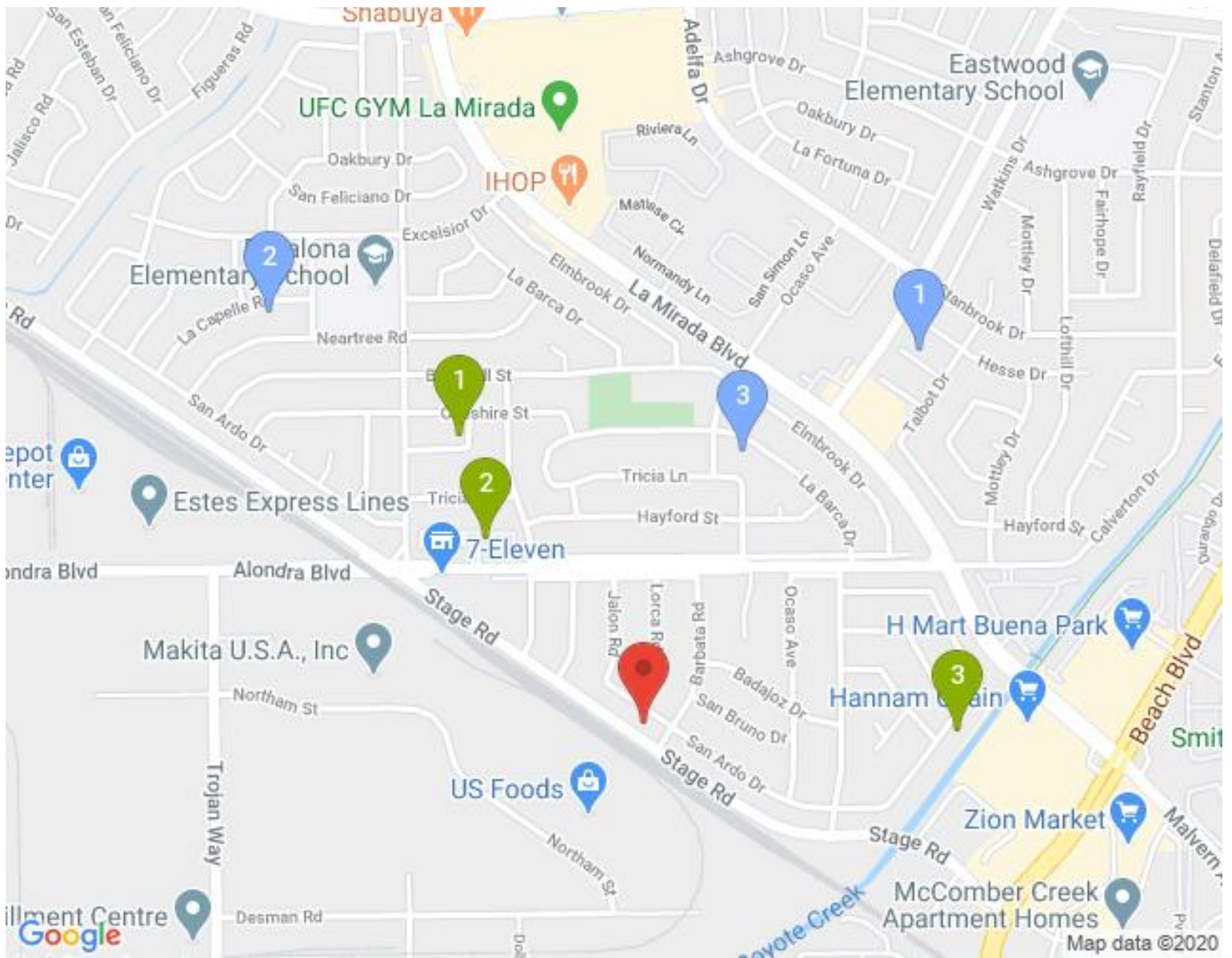
Currently Listed Currently List Broker List Broker Contact # Initial List Price Initial List Date Current List Price DOM / CDOM

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

Subject Property Comments / External Influences
 single family residential home in a residential neighborhood

| | Subject | Sold Comp 1 | Sold Comp 2 | Sold Comp 3 | List Comp 1 | List Comp 2 | List Comp 3 |
|-----------------------|---|---|---|---|---|---|---|
| |  |  |  |  |  |  |  |
| Address | 15242 SAN ARDO DR LA MIRADA, CA 90638 | 15619 FADA DR LA MIRADA, CA 90638 | 14842 LA CAPELLE RD LA MIRADA, CA 90638 | 15527 LA BARCA DR LA MIRADA, CA 90638 | 15057 LOWE DR LA MIRADA, CA 90638 | 15042 WESTIN LN LA MIRADA, CA 90638 | 7700 GRANADA DR BALDWIN PARK, CA 90621 |
| Proximity | | 0.6 | 0.72 | 0.37 | 0.44 | 0.31 | 0.41 |
| Sale/List Price | | \$655,000 | \$720,000 | \$649,900 | \$695,000 | \$785,000 | \$777,777 |
| Sale Date | | 12/06/2019 | 02/28/2020 | 06/04/2020 | 07/07/2020 | 05/01/2020 | 05/08/2020 |
| Price Per Sq.ft. | \$329.86 | \$318.57 | \$310.33 | \$364.08 | \$386.11 | \$372.74 | \$381.25 |
| Initial List Price | | \$675,000 | \$698,888 | \$679,900 | \$695,000 | \$785,000 | \$777,777 |
| Initial List Date | | 10/17/2019 | 01/21/2020 | 02/27/2020 | 07/07/2020 | 05/01/2020 | 05/08/2020 |
| Current/Final List | | \$675,000 | \$698,888 | \$649,999 | \$695,000 | \$785,000 | \$777,777 |
| DOM/CDOM | | 11 / 11 | 6 / 6 | 46 / 46 | 4 / 4 | 66 / 66 | 149 / 63 |
| Sales Type | | Fair Market | Fair Market | Fair Market | Fair Market | Fair Market | Fair Market |
| Finance Incentives | | 0 | 1000 | 0 | 0 | 0 | 0 |
| Living Area | 2016 | 2056 | 2320 | 1785 | 1800 | 2106 | 2040 |
| #Rooms/Bed/Bath All | 10 / 5 / 3 | 8 / 4 / 2 | 8 / 3 / 3 | 8 / 4 / 2 | 7 / 3 / 2 | 9 / 4 / 3 | 9 / 5 / 2 |
| Year Built | 1955 | 1957 | 1957 | 1956 | 1958 | 2014 | 1965 |
| Bsmnt SqFt/Finished | | | | | | | |
| Lot Size | 0.16 | 0.14 | 0.14 | 0.14 | 0.18 | 0.07 | 0.17 |
| Property Type | SF Detach | SF Detach | SF Detach | SF Detach | SF Detach | SF Detach | SF Detach |
| Style / Quality | 2-Story Conv / Q4 | 2-Story Conv / Q4 | 2-Story Conv / Q4 | Single Story / Q4 | 2-Story Conv / Q4 | 2-Story Conv / Q4 | 2-Story Conv / Q4 |
| # of Units | 1 | 1 | 1 | 1 | 1 | 1 | 1 |
| Condition | C4 | C4 | C4 | C3 | C3 | C4 | C4 |
| Pool/Spa | None | Yes / No | No / No | No / No | Yes / No | No / No | Yes / 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 | Yes | Yes | Yes | Yes | Yes | No | Yes |
| Garage | 2 Detached | 2 Detached | 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 | La Mirada | La Mirada | La Mirada | La Mirada | La Mirada | La Mirada | BALDWIN PARK |
| Rent Potential | | | | | | | |
| Annual Gross Income | \$0 | | | | | | |
| Likely Sale Price | | | | | \$695,000 | \$785,000 | \$777,777 |
| Gross Rent Multiplier | | | | | | | |
| School District | Norwalk - La M... | Norwalk - La M... | Norwalk - La M... | Norwalk - La M... | Norwalk - La M... | Norwalk - La M... | Fullerton Un |
| Common Amenities | | | | | | | |
| Data Source - ID | County Tax | MLS-PW19245207 | MLS-IG20014546 | MLS-OC20041966 | MLS-PW20131652 | MLS-CV20060669 | MLS-NP20087900 |

| | | | | |
|--------------------------------|---|--|---------------------------------------|--|
| 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 | <input type="text" value="\$665,000"/> | <input type="text" value="\$665,000"/> | <input type="text" value="\$78,744"/> | <input type="text" value="\$640,000"/> |
| Recommended List Price | <input type="text" value="\$690,000"/> | <input type="text" value="\$690,000"/> | | |
| 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 |
|---|---------------------|--------------|----|----|----------|----------------|------------|-----------------|----------|
| • | 15242 SAN ARDO DR | LA MIRADA | 5 | 3 | 0.16 | | 1955 | | |
| 1 | 15619 FADA DR | LA MIRADA | 4 | 2 | 0.14 | 12/06/2019 | 1957 | \$655,000 | 0.6 |
| 2 | 14842 LA CAPELLE RD | LA MIRADA | 3 | 3 | 0.14 | 02/28/2020 | 1957 | \$720,000 | 0.72 |
| 3 | 15527 LA BARCA DR | LA MIRADA | 4 | 2 | 0.14 | 06/04/2020 | 1956 | \$649,900 | 0.37 |
| 1 | 15057 LOWE DR | LA MIRADA | 3 | 2 | 0.18 | 07/07/2020 | 1958 | \$695,000 | 0.44 |
| 2 | 15042 WESTIN LN | LA MIRADA | 4 | 3 | 0.07 | 05/01/2020 | 2014 | \$785,000 | 0.31 |
| 3 | 7700 GRANADA DR | BALDWIN PARK | 5 | 2 | 0.17 | 05/08/2020 | 1965 | \$777,777 | 0.41 |

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 close in size with on e less bedroom and bathroomSale 2
Comments larger in size with two less bedroomsSale 3
Comments smaller in size with one less bedroom and bathroomList 1
Comments smaller in size with two less bedrooms and one less bathroomList 2
Comments larger in size and newer built with one less bedroomList 3
Comments closest in size with one less bathroom**Comments:**

Service Provider Comments:

home is an older home that has been added to and is larger than most in the area ... Searched +-20% in size, 1 mile radius, and 12 months in time ... Used the best available comps and bracketed as many parameters as possible but not able to bracket all and especially not all at the same time ... home appears to be lived in and maintained and all equipment appear to be in working order as intended and no need for repairs noted ... home is located in a single family neighborhood close to shopping, entertainment and multiple freeways ... price opinion is based mostly on closed sales considering the requested 90-120 day marketing time ... most weight given to closed sale 1 that is closest in size considering the shortage of available comps and that current listings are being listed at higher prices than most recent sold comp prices

Vendor Comments:

Service Provider Signature

Service Provider Company

BPO Effective Date

Service Provider Lic. Num.

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

15242 SAN ARDO DR
LA MIRADA, CA 90638



Subject Front

15242 SAN ARDO DR
LA MIRADA, CA 90638



Subject Side

15242 SAN ARDO DR
LA MIRADA, CA 90638



Subject Side

15242 SAN ARDO DR
LA MIRADA, CA 90638



Subject Address Verification

15242 SAN ARDO DR
LA MIRADA, CA 90638



Subject Street Sign

15242 SAN ARDO DR
LA MIRADA, CA 90638



Subject Rear

15242 SAN ARDO DR
LA MIRADA, CA 90638



Subject Street

15242 SAN ARDO DR
LA MIRADA, CA 90638



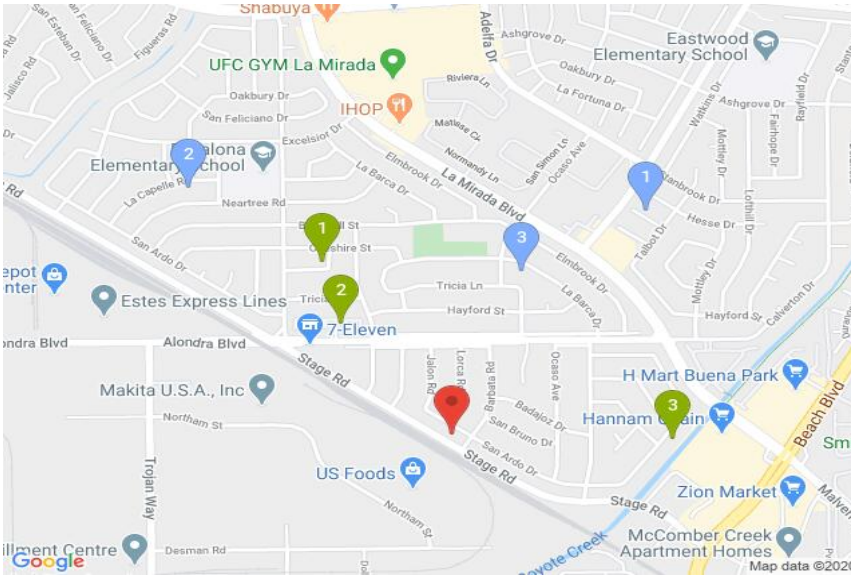
Subject Street

15242 SAN ARDO DR
LA MIRADA, CA 90638



Subject View From Across the Street

15242 SAN ARDO DR
LA MIRADA, CA 90638



Subject Static Map

15242 SAN ARDO DR
LA MIRADA, CA 90638



Subject Satellite View

15242 SAN ARDO DR
LA MIRADA, CA 90638



Comparable Sale #1

15619 FADA DR
LA MIRADA, CA 90638
Sale Date: 12/06/2019
Sale Price: \$655,000



Comparable Sale #2

14842 LA CAPELLE RD
LA MIRADA, CA 90638
Sale Date: 02/28/2020
Sale Price: \$720,000



Comparable Sale #3

15527 LA BARCA DR
LA MIRADA, CA 90638
Sale Date: 06/04/2020
Sale Price: \$649,900



Comparable Listing #1

15057 LOWE DR
LA MIRADA, CA 90638
Current List: \$695,000



Comparable Listing #2

15042 WESTIN LN
LA MIRADA, CA 90638
Current List: \$785,000



Comparable Listing #3

7700 GRANADA DR
LA MIRADA, CA 90638
Current List: \$777,777

Disclaimer

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