



# Broker Price Opinion

Exterior Inspection  
 Interior Inspection

Property Address:	6639 SAN JUAN STREET	Vendor ID:	10206042.1_202615
City, State, Zip:	PARAMOUNT, CA 90723	Deal Name:	
Loan Number:	6639SanJuanStreet	Inspection Date:	08/07/2020
2nd Loan / Client #:		Subject APN:	6237-024-020
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?

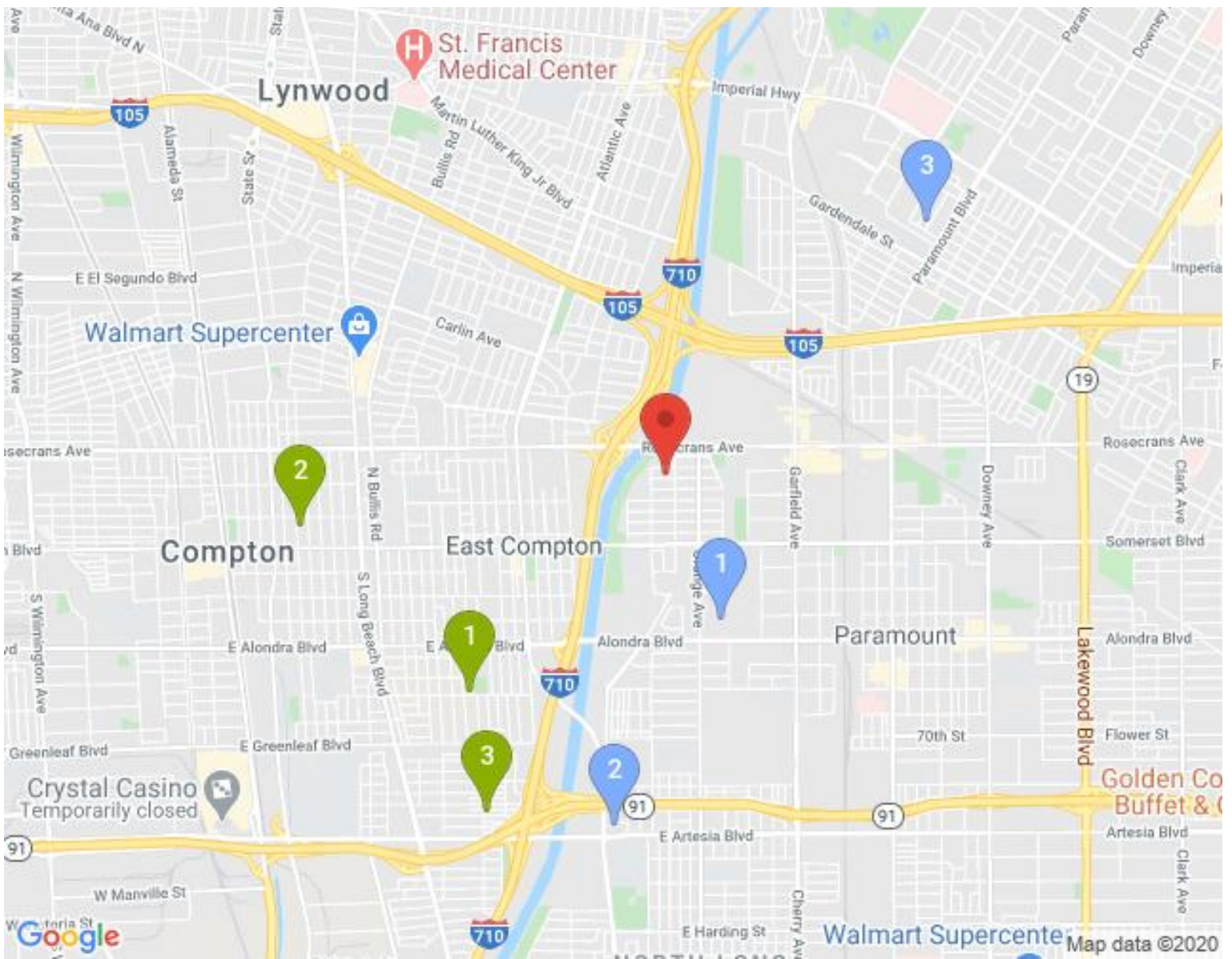
Currently Listed  Currently List Broker  List Broker Contact #  Initial List Price  Initial List Date  Current List Price  DOM / CDOM  Sale Price:

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	6639 SAN JUAN STREET PARAMOUNT, CA 90723	15712 BRAYTON ST PARAMOUNT, CA 90723	658 E BARRY DR LONG BEACH, CA 90805	12925 SAMOLINE AVE DOWNEY, CA 90242	16337 S HARRIS AVE COMPTON, CA 90221	212 N PEARL AVE COMPTON, CA 90221	306 E CUMMINGS LN LONG BEACH, CA 90805
Proximity		0.8	1.83	1.88	1.51	1.91	1.97
Sale/List Price		\$700,000	\$655,000	\$650,000	\$629,999	\$549,900	\$598,000
Sale Date		04/28/2020	10/21/2019	03/03/2020	07/22/2020	06/24/2020	07/03/2020
Price Per Sq.ft.	\$373.08	\$363.44	\$439.30	\$417.19	\$508.87	\$334.07	\$304.48
Initial List Price	\$639,900	\$669,999	\$645,000	\$599,000	\$629,999	\$549,900	\$598,000
Initial List Date	06/02/2020	02/20/2020	09/08/2019	01/30/2020	07/22/2020	06/24/2020	07/03/2020
Current/Final List	\$624,900	\$700,000	\$645,000	\$599,000	\$629,999	\$549,900	\$598,000
DOM/CDOM	22	68 / 68	43 / 43	33 / 33	16 / 16	44 / 44	35 / 35
Sales Type		Fair Market	Fair Market	Fair Market	Fair Market	Fair Market	Fair Market
Finance Incentives	NONE	NONE	NONE	NONE	NONE	NONE	NONE
Living Area	1836	1926	1491	1558	1238	1646	1964
#Rooms/Bed/Bath All	7 / 3 / 2	7 / 4 / 3	7 / 4 / 2	7 / 3 / 2	7 / 3 / 2	7 / 2 / 2	7 / 4 / 3
Year Built	1948	1967	1944	1953	1928	1927	1939
Bsmnt SqFt/Finished							
Lot Size	0.15	0.17	0.14	0.13	0.18	0.16	0.13
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	NORTH LONG BEACH
Rent Potential	\$2,800						
Annual Gross Income	\$33,600						
Likely Sale Price					\$629,999	\$549,900	\$598,000
Gross Rent Multiplier	20.39						
School District	Paramount Unified	Paramount Unified	Long Beach Uni...	Downey Unified	Compton Unified	Compton Unified	Long Beach Uni...
Common Amenities							
Data Source - ID	County Tax	MLS-PW20038327	MLS-PW19214576	MLS-OC20019767	MLS-DW20145835	MLS-SB20121654	MLS-PW20129841

<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="\$685,000"/>	<input type="text" value="\$685,000"/>	<input type="text" value="\$100,000"/>	<input type="text" value="\$675,000"/>
Recommended List Price	<input type="text" value="\$695,000"/>	<input type="text" value="\$695,000"/>		
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
•	6639 SAN JUAN STREET	PARAMOUNT	3	2	0.15		1948		
1	15712 BRAYTON ST	PARAMOUNT	4	3	0.17	04/28/2020	1967	\$700,000	0.8
2	658 E BARRY DR	LONG BEACH	4	2	0.14	10/21/2019	1944	\$655,000	1.83
3	12925 SAMOLINE AVE	DOWNEY	3	2	0.13	03/03/2020	1953	\$650,000	1.88
1	16337 S HARRIS AVE	COMPTON	3	2	0.18	07/22/2020	1928	\$629,999	1.51
2	212 N PEARL AVE	COMPTON	2	2	0.16	06/24/2020	1927	\$549,900	1.91
3	306 E CUMMINGS LN	LONG BEACH	4	3	0.13	07/03/2020	1939	\$598,000	1.97

**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

08/07/2020

Service Provider Lic. Num.

01946059

**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



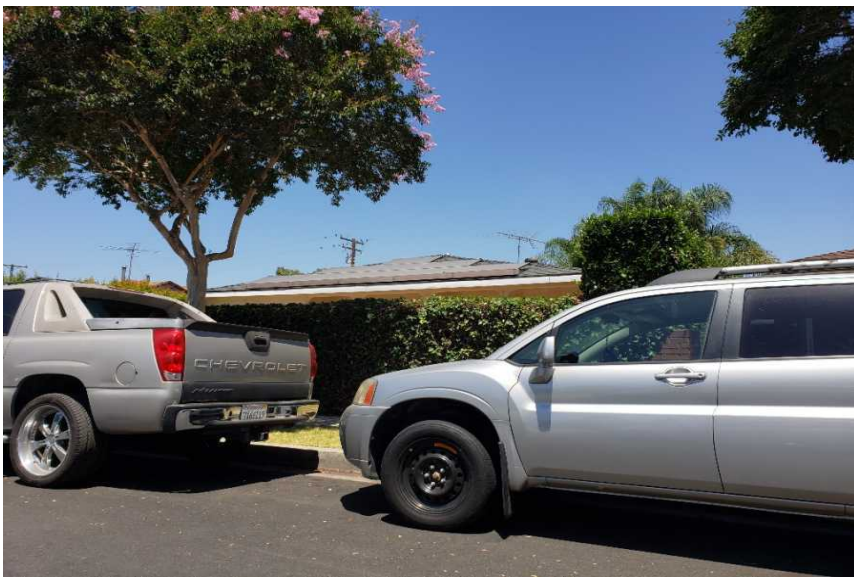
**Subject Front**

6639 SAN JUAN STREET  
PARAMOUNT, CA 90723



**Subject Side**

6639 SAN JUAN STREET  
PARAMOUNT, CA 90723



**Subject Side**

6639 SAN JUAN STREET  
PARAMOUNT, CA 90723



**Subject Address Verification**

6639 SAN JUAN STREET  
PARAMOUNT, CA 90723



**Subject Street**

6639 SAN JUAN STREET  
PARAMOUNT, CA 90723



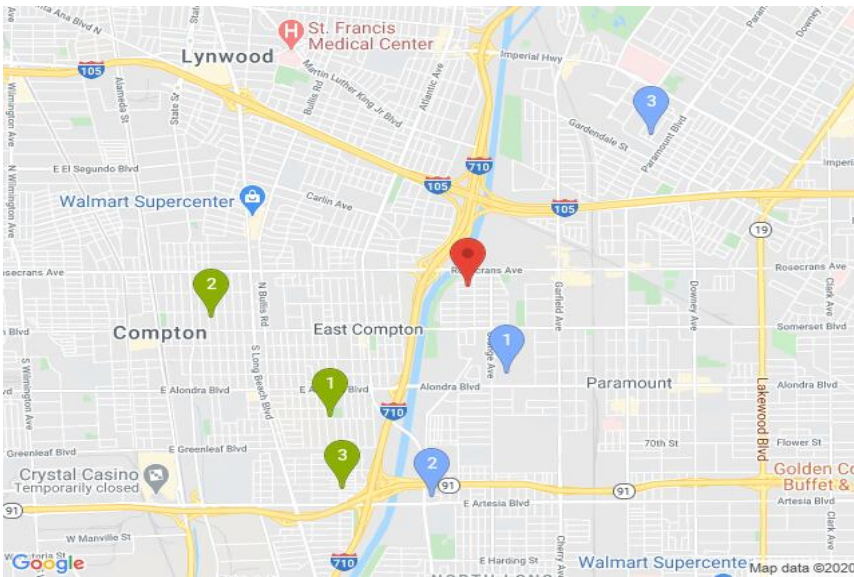
**Subject Street**

6639 SAN JUAN STREET  
PARAMOUNT, CA 90723



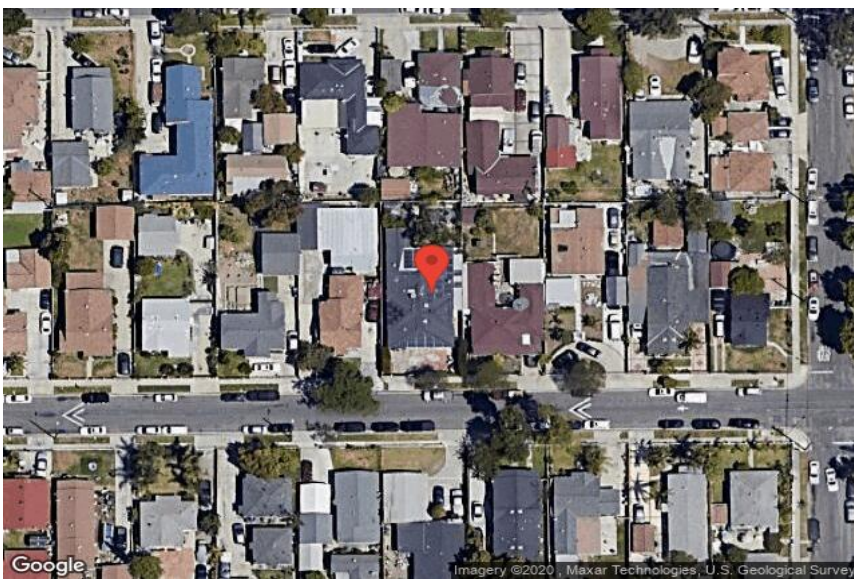
**Subject View From Across the Street**

6639 SAN JUAN STREET  
PARAMOUNT, CA 90723



**Subject Static Map**

6639 SAN JUAN STREET  
PARAMOUNT, CA 90723



**Subject Satellite View**

6639 SAN JUAN STREET  
PARAMOUNT, CA 90723



**Comparable Sale #1**

15712 BRAYTON ST  
PARAMOUNT, CA 90723  
Sale Date: 04/28/2020  
Sale Price: \$700,000



**Comparable Sale #2**

658 E BARRY DR  
LONG BEACH, CA 90805  
Sale Date: 10/21/2019  
Sale Price: \$655,000



**Comparable Sale #3**

12925 SAMOLINE AVE  
DOWNEY, CA 90242  
Sale Date: 03/03/2020  
Sale Price: \$650,000





**Comparable Listing #1**

16337 S HARRIS AVE  
PARAMOUNT, CA 90723  
Current List: \$629,999



**Comparable Listing #2**

212 N PEARL AVE  
LONG BEACH, CA 90805  
Current List: \$549,900



**Comparable Listing #3**

306 E CUMMINGS LN  
DOWNEY, CA 90242  
Current List: \$598,000

# Disclaimer

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