



Broker Price Opinion

Exterior Inspection
 Interior Inspection

Property Address:	8028 DUESLER LANE	Vendor ID:	10263378.1_311405
City, State, Zip:	DOWNEY, CA 90242	Deal Name:	
Loan Number:	8028 Duesler Lane	Inspection Date:	08/14/2020
2nd Loan / Client #:		Subject APN:	6259-005-016
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:

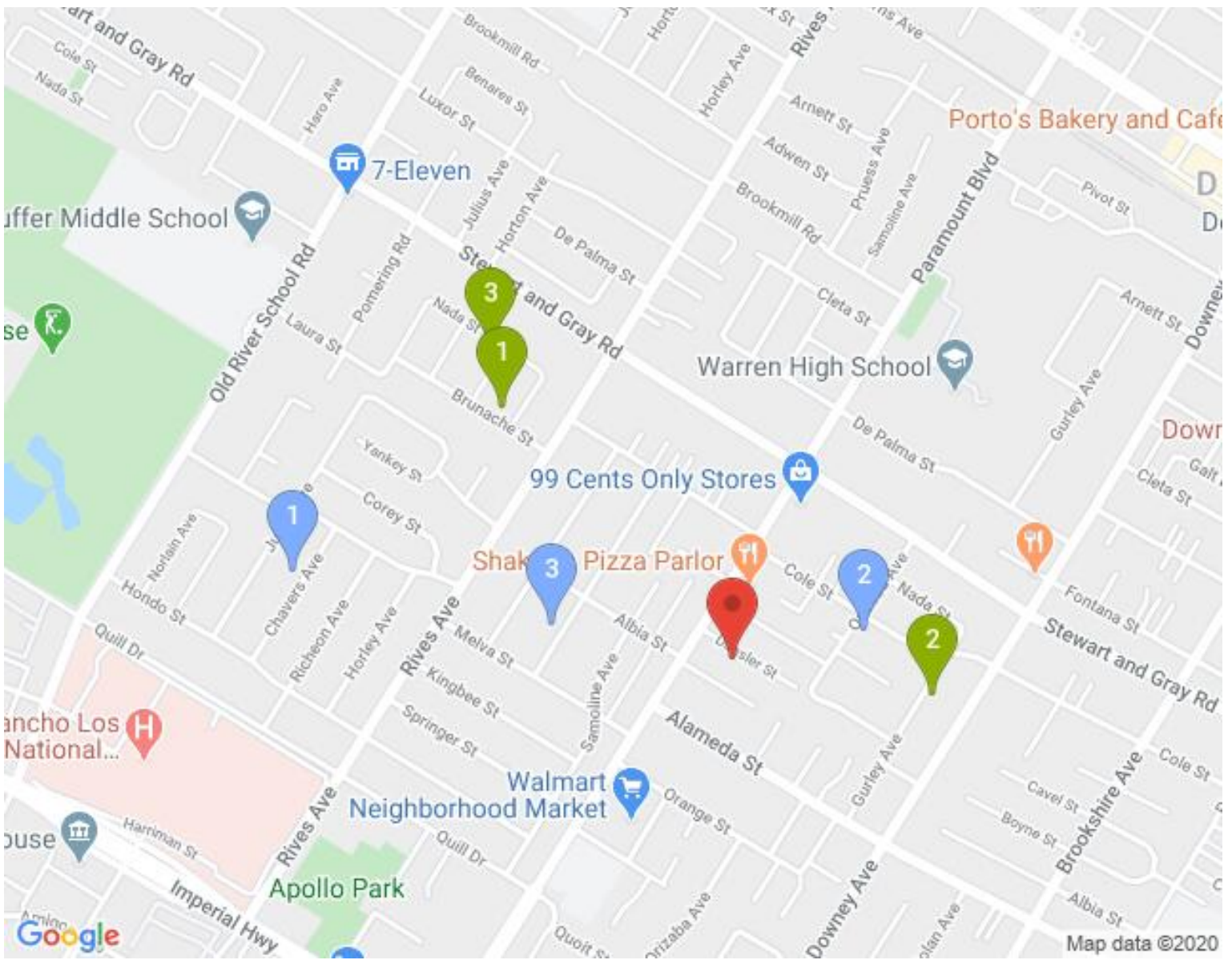
Is the Subject Listing Currently Pending? Date of Contract CDOM to Contract Sale Date:

Subject Property Comments / External Influences

The Subject is a 1 story SFR in average condition with no upgrades seen & a attached 2 car garage. On a private street.

	Subject	Sold Comp 1	Sold Comp 2	Sold Comp 3	List Comp 1	List Comp 2	List Comp 3
							
Address	8028 DUESLER LANE DOWNEY, CA 90242	12237 CHAVERS AVE DOWNEY, CA 90242	8202 COLE ST DOWNEY, CA 90242	12203 MORNING AVE DOWNEY, CA 90242	7705 BRUNACHE ST DOWNEY, CA 90242	12028 GURLEY AV DOWNEY, CA 90242	12003 RICHEON AV DOWNEY, CA 90242
Proximity		0.58	0.17	0.24	0.44	0.26	0.51
Sale/List Price		\$639,900	\$692,500	\$695,000	\$665,000	\$695,000	\$639,900
Sale Date		08/06/2020	06/04/2020	05/15/2020	08/05/2020	07/21/2020	07/20/2020
Price Per Sq.ft.	\$351.88	\$392.81	\$413.18	\$405.72	\$392.56	\$414.93	\$326.64
Initial List Price	\$630,000	\$639,900	\$700,000	\$749,000	\$665,000	\$695,000	\$639,900
Initial List Date	06/29/2020	03/17/2020	04/24/2020	01/29/2020	08/05/2020	07/21/2020	07/20/2020
Current/Final List	\$630,000	\$639,900	\$700,000	\$724,999	\$665,000	\$695,000	\$639,900
DOM/CDOM	31	36 / 36	24 / 11	34 / 34	1 / 1	9 / 9	6 / 6
Sales Type		Fair Market	Fair Market	REO	Fair Market	Fair Market	Fair Market
Finance Incentives	None	0	0	500	0	0	0
Living Area	1904	1629	1676	1713	1694	1675	1959
#Rooms/Bed/Bath All	6 / 3 / 2	7 / 3 / 3	7 / 4 / 2	6 / 3 / 2	6 / 3 / 2	6 / 3 / 2	7 / 3 / 3
Year Built	1954	1941	1947	1949	1946	1947	1952
Bsmnt SqFt/Finished							
Lot Size	0.24	0.15	0.16	0.24	0.22	0.16	0.32
Property Type	SF Detach	SF Detach	SF Detach	SF Detach	SF Detach	SF Detach	SF Detach
Style / Quality	Single Story / Q4	Single Story / Q4	Single Story / Q4	Single Story / Q4	Single Story / Q4	Single Story / Q4	Single Story / Q4
# of Units	1	1	1	1	1	1	1
Condition	C4	C4	C3	C3	C3	C3	C4
Pool/Spa	In Ground	No / No	No / No	No / No	No / No	No / No	No / No
View	Residential	Residential	Residential	Residential	Residential	Residential	Residential
Porch/Patio/Deck	Yes / No / No	Yes / No / No	Yes / No / No	Yes / No / No	Yes / No / No	Yes / No / No	Yes / No / No
Fireplace	No	No	Yes	Yes	Yes	Yes	Yes
Garage	2 Attached	2 Detached	2 Detached	2 Detached	2 Attached	2 Detached	2 Detached
Other Features	Not Remodeled	Not Remodeled	Remodeled	Not Remodeled	Not Remodeled	Not Remodeled	Not Remodeled
HOA Fees	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Subdivision	DOWNEY	SANTA GERTRUDES	DOWNEY AREA	DOWNEY AREA	DOWNEY AREA	DOWNEY AREA	DOWNEY AREA
Rent Potential	\$2,650						
Annual Gross Income	\$31,800						
Likely Sale Price					\$665,000	\$695,000	\$639,900
Gross Rent Multiplier	21.07						
School District	Downey Unified	Downey Unified	Downey Unified	Downey Unified	Downey Unified	Downey Unified	Downey Unified
Common Amenities							
Data Source - ID	County Tax-625...	MLS-DW20058870	MLS-CV20078968	MLS-DW20020745	MLS-DW20158695	MLS-DW20140891	MLS-M20144038

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="\$670,000"/>	<input type="text" value="\$670,000"/>	<input type="text" value="\$168,000"/>	<input type="text" value="\$645,000"/>
Recommended List Price	<input type="text" value="\$677,000"/>	<input type="text" value="\$677,000"/>		
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
•	8028 DUESLER LANE	DOWNEY	3	2	0.24		1954		
1	12237 CHAVERS AVE	DOWNEY	3	3	0.15	08/06/2020	1941	\$639,900	0.58
2	8202 COLE ST	DOWNEY	4	2	0.16	06/04/2020	1947	\$692,500	0.17
3	12203 MORNING AVE	DOWNEY	3	2	0.24	05/15/2020	1949	\$695,000	0.24
1	7705 BRUNACHE ST	DOWNEY	3	2	0.22	08/05/2020	1946	\$665,000	0.44
2	12028 GURLEY AV	DOWNEY	3	2	0.16	07/21/2020	1947	\$695,000	0.26
3	12003 RICHEON AV	DOWNEY	3	3	0.32	07/20/2020	1952	\$639,900	0.51

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 Occupy Types of Financing the Subject will NOT qualify for:

Not Applicable

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

None Noted

Comparables:

Sale 1	\$688.9k adjusted sale price after +\$49k in total adjustments were made itemized as +\$14k for 275sf less GLA, -\$10k for 1 more bedroom, +\$7k for
Comments	13 years older age, +\$13k for 38% smaller lot size, +\$25k for no pool.
Sale 2	\$664.5k adjusted sale price after -\$28k in total adjustments were made itemized as +\$11k for 228sf less GLA, \$15k for 1 more bedroom, -\$25k for
Comments	Good condition, +\$11k for 33% smaller lot size, -\$35k remodeled interior, +\$25k for no pool.
Sale 3	\$704.5k adjusted sale price after +\$9.5k in total adjustments were made itemized as +\$10k for 191sf less GLA, -\$25k for Good condition, -\$0.5k for
Comments	Seller concession made, +\$25k for no pool.
List 1	\$665k adjusted list price after +\$1k in total adjustments were made itemized as +\$11k for 210sf less GLA, -\$10k for 1 more bedroom, -\$25k for Good
Comments	condition, +\$25k for no pool.
List 2	\$702k adjusted list price after +\$22k in total adjustments were made itemized as +\$11k for 229sf less GLA, -\$25k for Good condition, +\$11k for 33%
Comments	smaller lot size, +\$25k for no pool.
List 3	\$698k adjusted list price after +\$3k in total adjustments were made itemized as -\$10k for 1 more bedroom, -\$25k for Good condition, +\$11k for 33%
Comments	smaller lot size, +\$25k for no pool.

Comments:

Service Provider Comments:

The Subject is a 1 story SFR built in 1954 with 3 bedrooms 2 bathrooms and a GLA of 1904sf. The exterior appeared to be in average condition and no upgrades were apparent. There was a 2 car attached garage. Located near the entrance to a privately maintained street. For reference purposes, the adjustment factors used for the comps were \$10k per 200asf of GLA variance (\$50/sf), \$15k per bedroom, \$10k per bathroom -\$25k per Good condition comp \$5k per 10 years of age difference, \$10k per 30% lot size variance, -\$35k for the Sale 2 remodeled comp., and +\$25k for all 6 comps which lacked a pool. As a result, the adjusted values for the comps are summarized as \$688.9k for ale 1., \$664.5k for Sale 2., \$704.5k for Sale 3, \$665k for List 1., \$702k for List 2 and \$698k for List 3. The Subject should sell within the adjusted prices of the 3 sold comps with the low of Sale 2 at \$664.5k and the high of Sale 3 at \$704.5k. The recommended list price is \$677k which is between the List 1 an List 3 adjusted values of \$665k & \$698k.

Vendor Comments:

Service Provider Signature

/s/ Gregory Whilden

Service Provider Company

Gregory Whilden

BPO Effective Date

08/17/2020

Service Provider Lic. Num.

00769588

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

8028 DUESLER LANE
DOWNEY, CA 90242



Subject Side

8028 DUESLER LANE
DOWNEY, CA 90242



Subject Side

8028 DUESLER LANE
DOWNEY, CA 90242



Subject Address Verification

8028 DUESLER LANE
DOWNEY, CA 90242



Subject Street Sign

8028 DUESLER LANE
DOWNEY, CA 90242



Subject Street

8028 DUESLER LANE
DOWNEY, CA 90242



Subject Street

8028 DUESLER LANE
DOWNEY, CA 90242



Subject View From Across the Street

8028 DUESLER LANE
DOWNEY, CA 90242



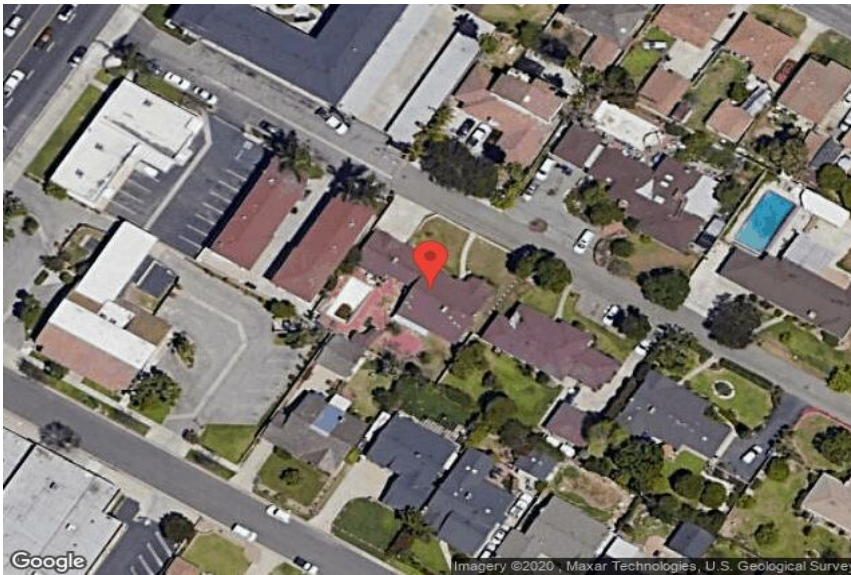
Subject Other

8028 DUESLER LANE
DOWNEY, CA 90242



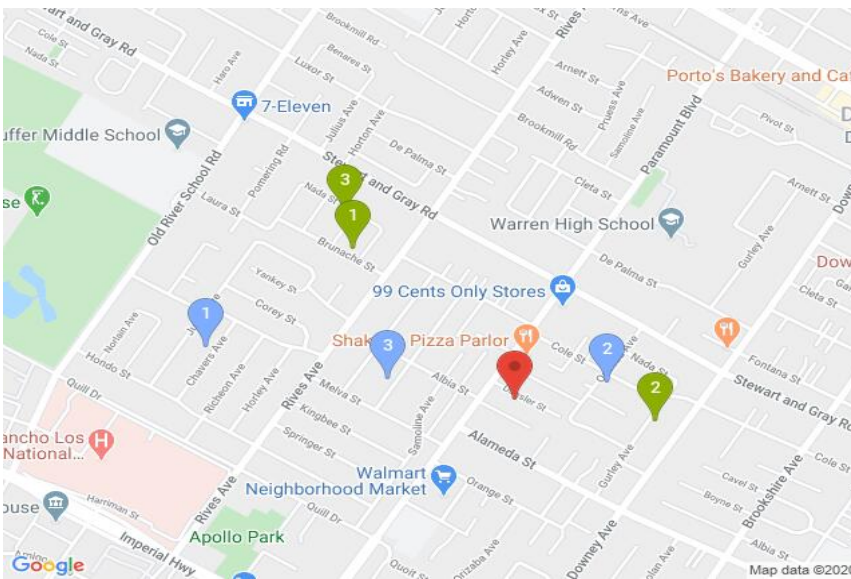
Subject Other

8028 DUESLER LANE
DOWNEY, CA 90242



Subject Satellite View

8028 DUESLER LANE
DOWNEY, CA 90242



Subject Static Map

8028 DUESLER LANE
DOWNEY, CA 90242



Comparable Sale #1

12237 CHAVERS AVE
DOWNEY, CA 90242
Sale Date: 08/06/2020
Sale Price: \$639,900



Comparable Sale #2

8202 COLE ST
DOWNEY, CA 90242
Sale Date: 06/04/2020
Sale Price: \$692,500



Comparable Sale #3

12203 MORNING AVE
DOWNEY, CA 90242
Sale Date: 05/15/2020
Sale Price: \$695,000



Comparable Listing #1

7705 BRUNACHE ST
DOWNEY, CA 90242
Current List: \$665,000



Comparable Listing #2

12028 GURLEY AV
DOWNEY, CA 90242
Current List: \$695,000



Comparable Listing #3

12003 RICHEON AV
DOWNEY, CA 90242
Current List: \$639,900

Disclaimer

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