



Broker Price Opinion

Exterior Inspection
 Interior Inspection

Property Address:	1256 W 42ND ST	Vendor ID:	10202196.1_323197
City, State, Zip:	LOS ANGELES, CA 90037	Deal Name:	
Loan Number:	1256W42ndSt	Inspection Date:	08/06/2020
2nd Loan / Client #:		Subject APN:	5020-012-006
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?

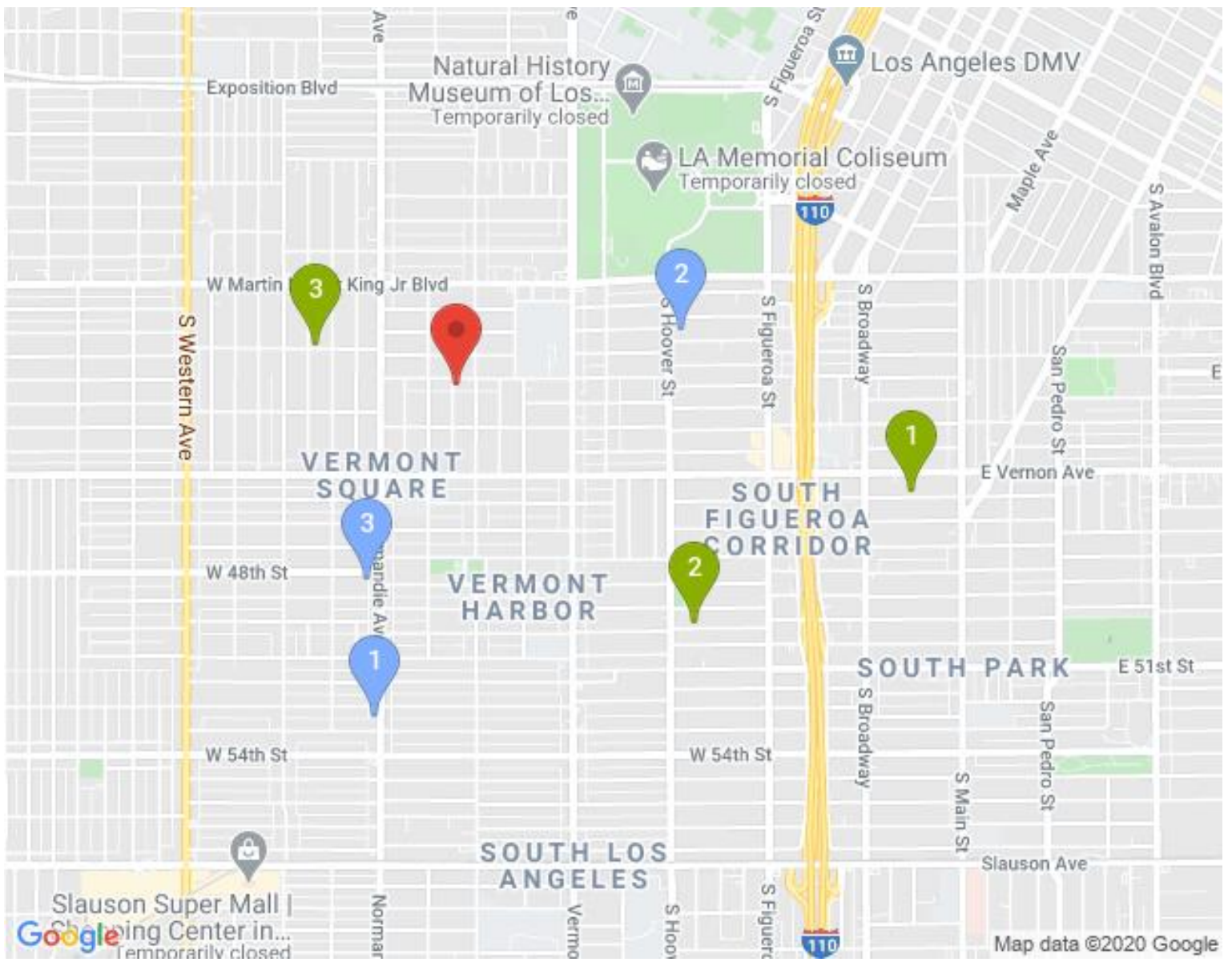
Currently Listed Currently List Broker List Broker Contact # Initial List Price Initial List Date Current List Price DOM / CDOM Sale Price:

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

Subject Property Comments / External Influences
 There is deferred maintenance needs. Those listed are what is seen from a street side inspection and not entering the propert

	Subject	Sold Comp 1	Sold Comp 2	Sold Comp 3	List Comp 1	List Comp 2	List Comp 3
Address	1256 W 42ND ST LOS ANGELES, CA 90037	5211 S NORMANDIE AVE LOS ANGELES, CA 90037	721 W 41ST DR LOS ANGELES, CA 90037	1416 W 48TH ST LOS ANGELES, CA 90062	201 W 45TH ST LOS ANGELES, CA 90037	713 W 49TH PL LOS ANGELES, CA 90037	4116 DALTON AVE LOS ANGELES, CA 90062
Proximity		0.88	0.6	0.55	1.21	0.87	0.38
Sale/List Price		\$530,500	\$640,000	\$640,000	\$599,000	\$625,000	\$600,000
Sale Date		01/27/2020	02/14/2020	02/27/2020	03/25/2020	06/10/2019	07/11/2019
Price Per Sq.ft.	\$270.57	\$255.05	\$354.76	\$292.37	\$328.04	\$310.01	\$252.21
Initial List Price	\$549,900	\$565,000	\$695,000	\$729,000	\$599,000	\$645,000	\$600,000
Initial List Date	07/15/2020	08/30/2019	09/10/2019	10/02/2019	03/25/2020	06/10/2019	07/11/2019
Current/Final List	\$549,900	\$549,999	\$670,000	\$699,999	\$599,000	\$625,000	\$600,000
DOM/CDOM	12	150 / 150	95 / 95	148 / 148	135 / 135	424 / 424	3 / 3
Sales Type		Fair Market	Fair Market	Fair Market	Fair Market	Fair Market	Fair Market
Living Area	2029	2080	1804	2189	1826	2016	2379
#Rooms/Bed/Bath 1	6 / 3 / 1	5 / 2 / 1	5 / 2 / 1	6 / 2 / 2	7 / 3 / 2	5 / 2 / 1.5	6 / 3 / 1.5
#Rooms/Bed/Bath 2	5 / 2 / 1	5 / 2 / 1	4 / 1 / 1	4 / 1 / 1	4 / 1 / 1	5 / 2 / 1.5	6 / 3 / 1
#Rooms/Bed/Bath 3							
#Rooms/Bed/Bath 4							
#Rooms/Bed/Bath All	11 / 5 / 2	10 / 4 / 2	9 / 3 / 2	10 / 3 / 3	11 / 4 / 3	10 / 4 / 3	12 / 6 / 2.5
Year Built	1923	1927	1910	1911	1924	1924	1907
Bsmnt SqFt/Finished							
Lot Size	0.14	0.12	0.12	0.15	0.15	0.09	0.15
Property Type	2 unit	2 unit	2 unit	2 unit	2 unit	2 unit	2 unit
Style / Quality	Multi-Unit / Q4	Multi-Unit / Q4	Multi-Unit / Q4	Multi-Unit / Q4	Multi-Unit / Q4	Multi-Unit / Q4	Multi-Unit / Q4
# of Units	2	2	2	2	2	2	2
Condition	C5	C5	C4	C4	C5	C4	C4
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	Yes	No	No	No	No	No	No
Garage	2 Detached	2 Attached	1 Attached	2 Detached	2 Attached	1 Detached	None
Other Features	None	None	None	None	None	None	None
Subdivision	WEST LA	N/A	N/A	N/A	N/A	N/A	N/A
School District	Los Angeles	N/A	N/A	N/A	N/A	N/A	N/A
Common Amenities		None	None	None	None	None	None
Data Source - ID	MLS-CV20141494	MLS-SB19209001	MLS-SB19216955	MLS-OC19217978	MLS-SR20063572	MLS-CV19137199	MLS-19488544

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="\$549,000"/>	<input type="text" value="\$600,000"/>	<input type="text" value="\$23,265"/>	<input type="text" value="\$539,000"/>
Recommended List Price	<input type="text" value="\$559,000"/>	<input type="text" value="\$610,000"/>		
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
•	1256 W 42ND ST	LOS ANGELES	5	2	0.14		1923		
1	5211 S NORMANDIE AVE	LOS ANGELES	4	2	0.12	01/27/2020	1927	\$530,500	0.88
2	721 W 41ST DR	LOS ANGELES	3	2	0.12	02/14/2020	1910	\$640,000	0.6
3	1416 W 48TH ST	LOS ANGELES	3	3	0.15	02/27/2020	1911	\$640,000	0.55
1	201 W 45TH ST	LOS ANGELES	4	3	0.15	03/25/2020	1924	\$599,000	1.21
2	713 W 49TH PL	LOS ANGELES	4	3	0.09	06/10/2019	1924	\$625,000	0.87
3	4116 DALTON AVE	LOS ANGELES	6	2.5	0.15	07/11/2019	1907	\$600,000	0.38

Neighborhood Data:

Location Type: Economic Trend: Neighborhood Trend:

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

Sale to List Ratio: Avg Marketing Time of Comparable Listings:

Price Range: to Median Price: Predominate Value: Average DOM:

% Owners: % Tenants: 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: FTB Types of Financing the Subject will NOT qualify for:

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

Comparables:

Sale 1 Comments	Fair market. Comparable is equal in location, lot size, GLA, bathrooms, garage spaces and year built. Superior in condition. Inferior in bathrooms.
Sale 2 Comments	Fair market. Comparable is equal in location, lot size and bathrooms. Superior in condition. Inferior in year built, bedrooms, garage spaces and GLA.
Sale 3 Comments	Fair market. Comparable is equal in location, lot size and garage spaces. Superior in condition, bathrooms and GLA. Inferior in bedrooms and year built.
List 1 Comments	Fair market. Comparable is equal in location, lot size, garage spaces and year built. Superior in condition and bathrooms. Inferior in year built and bedrooms.
List 2 Comments	Fair market. Comparable is equal in location, lot size, garage spaces and year built. Superior in condition and bathrooms. Inferior in year built and bedrooms.
List 3 Comments	Fair market. Comparable is equal in location, lot size, garage spaces and year built. Superior in condition and bathrooms. Inferior in year built and bedrooms.

Comments:

Service Provider Comments:

The subject is a multi-family home (DUPLEX) with 1166 Sq.ft. Due to lack of comps, search criteria were used to find comps are proximity within 2 mile, sale date within 12 months, +/-20% of the subjects gla, similar style and age. Comps chosen were more appropriate then closer comps available and were adjusted for in regards to any discrepancies to the subject. The Sales Comparison Approach was used. This approach uses the values indicated by recent sales and listings of comparable properties in the marketplace as guidelines for determining a fair market value of the subject property.

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		Repair/Repl damaged siding, eaves, seal&Paint	\$ 15000
Structural		Grg frame seems uneven. Repair and square	\$ 5000
Windows/Doors		Replace with dual pane	\$ 15000
Painting			\$ 0
Foundation			\$ 0
Garage			\$ 0
Landscaping		Front and side yard needs planting	\$ 2500
Fence		Repair/Replace fencing/gates that are damgd	\$ 3000
Other		Trash and debris removal around back unit	\$ 575
External Repair Total:			\$ 41075
Repair Total:			\$ 41075



Subject Front

1256 W 42ND ST
LOS ANGELES, CA 90037



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Subject Front

1256 W 42ND ST
LOS ANGELES, CA 90037

8.6.2020 13:05



Subject Side

1256 W 42ND ST
LOS ANGELES, CA 90037

8.6.2020 13:04



Subject Side

1256 W 42ND ST
LOS ANGELES, CA 90037

8.6.2020 13:06



Subject Address Verification

1256 W 42ND ST
LOS ANGELES, CA 90037



Subject Street Sign

1256 W 42ND ST
LOS ANGELES, CA 90037



Subject Rear

1256 W 42ND ST
LOS ANGELES, CA 90037



Subject Street

1256 W 42ND ST
LOS ANGELES, CA 90037



Subject Street

1256 W 42ND ST
LOS ANGELES, CA 90037



Subject View From Across the Street

1256 W 42ND ST
LOS ANGELES, CA 90037



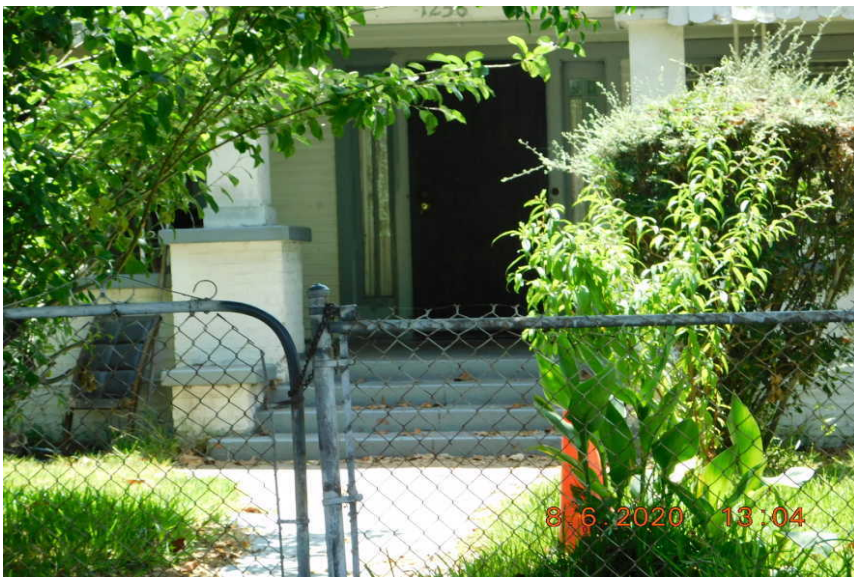
Subject Other

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LOS ANGELES, CA 90037



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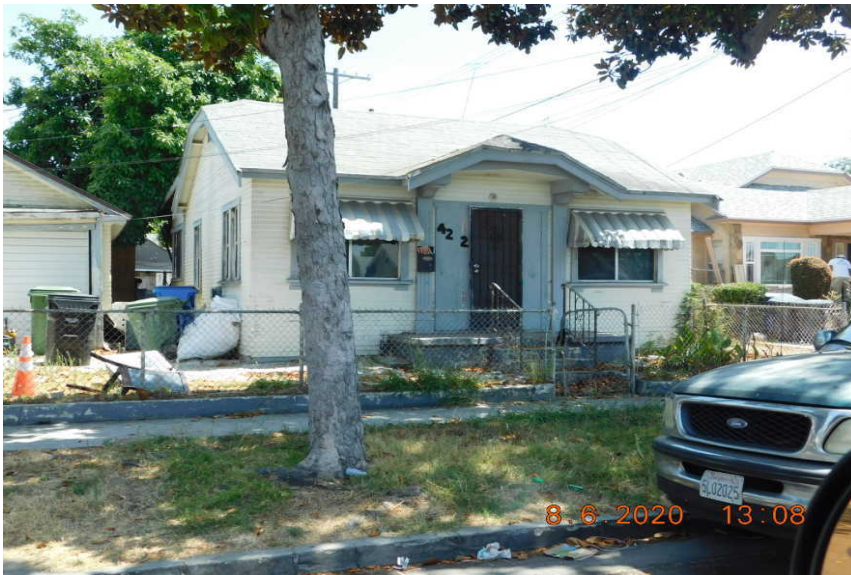
Subject Other

1256 W 42ND ST
LOS ANGELES, CA 90037



Subject Damage

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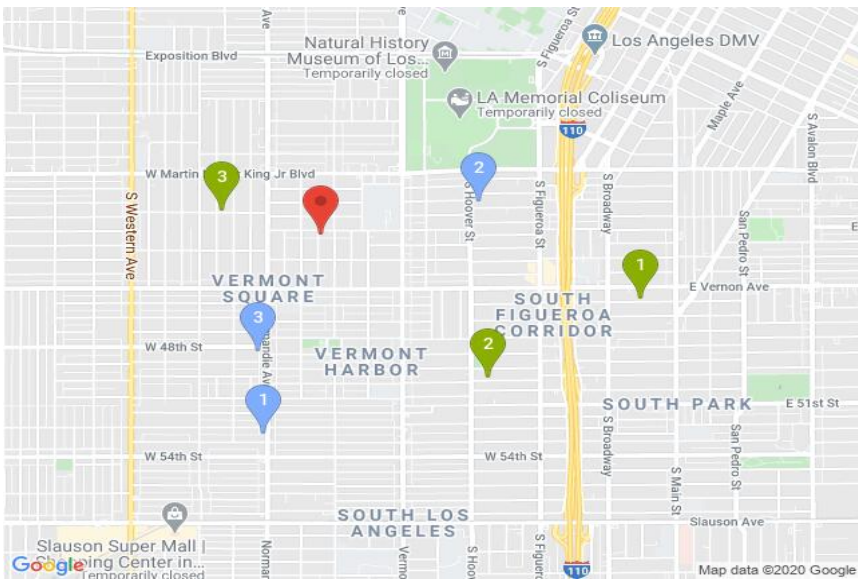
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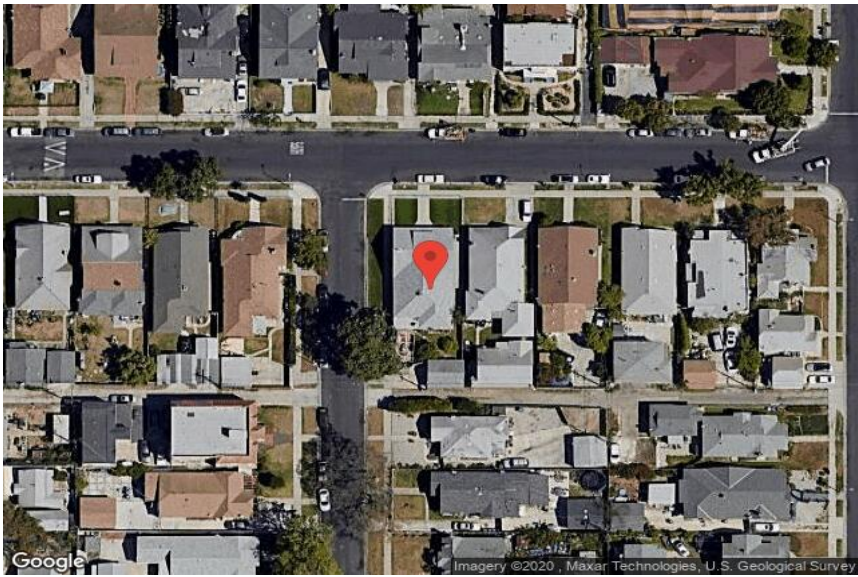
Subject Damage

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LOS ANGELES, CA 90037



Subject Static Map

1256 W 42ND ST
LOS ANGELES, CA 90037



Subject Satellite View

1256 W 42ND ST
LOS ANGELES, CA 90037



Comparable Sale #1

5211 S NORMANDIE AVE
LOS ANGELES, CA 90037
Sale Date: 01/27/2020
Sale Price: \$530,500



Comparable Sale #2

721 W 41ST DR
LOS ANGELES, CA 90037
Sale Date: 02/14/2020
Sale Price: \$640,000



Comparable Sale #3

1416 W 48TH ST
LOS ANGELES, CA 90062
Sale Date: 02/27/2020
Sale Price: \$640,000



Comparable Listing #1

201 W 45TH ST
LOS ANGELES, CA 90037
Current List: \$599,000



Comparable Listing #2

713 W 49TH PL
LOS ANGELES, CA 90037
Current List: \$625,000



Comparable Listing #3

4116 DALTON AVE
LOS ANGELES, CA 90062
Current List: \$600,000

Disclaimer

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