



Broker Price Opinion

Exterior Inspection
 Interior Inspection

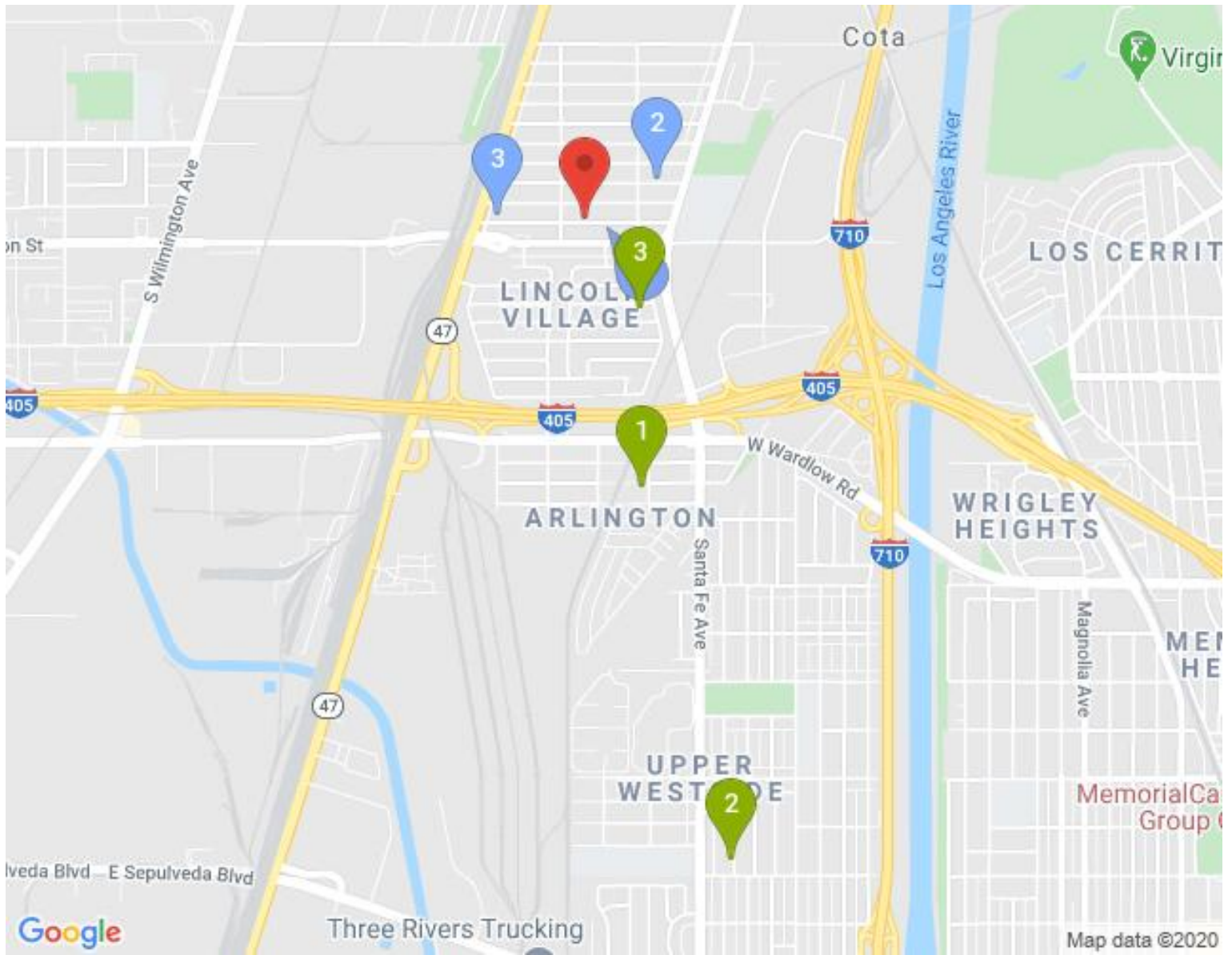
Property Address:	2623 E WASHINGTON STREET	Vendor ID:	9906744.1_311405
City, State, Zip:	LONG BEACH, CA 90810	Deal Name:	
Loan Number:	2623 E Washington Street	Inspection Date:	07/31/2020
2nd Loan / Client #:		Subject APN:	7316-003-025
Borrower / Owner of Record	ukn ukn	Lender / Client	Trimark Funding, Inc.

Property Occupancy Status	Owner	Does the Property Appear Secure?	Yes	Est. Monthly Rent	\$2,100	Sold in the last 12 Months?	
Currently Listed	Yes	Currently List Broker	C21 Realty Masters	List Broker Contact #	(562) 677-1800	Initial List Price	\$460,000
		Initial List Date	06/17/2020	Current List Price	\$460,000	DOM / CDOM	2 / 47
Is the Subject Listing Currently Pending?	Yes	Date of Contract	06/19/2020	CDOM to Contract	2	Sale Price:	
						Sale Date:	

Subject Property Comments / External Influences
The Subject is a 1 story SFR in average condition and did not appear to be upgraded. A 2 car detached garage was seen.

	Subject	Sold Comp 1	Sold Comp 2	Sold Comp 3	List Comp 1	List Comp 2	List Comp 3
							
Address	2623 E WASHINGTON STREET LONG BEACH, CA 90810	2648 E WASHINGTON ST LONG BEACH, CA 90810	2717 E JEFFERSON ST CARSON, CA 90810	2523 E WASHINGTON ST LONG BEACH, CA 90810	1910 W LINCOLN ST LONG BEACH, CA 90810	2831 CANAL AV LONG BEACH, CA 90810	2742 E 219TH ST CARSON, CA 90810
Proximity		0.06	0.21	0.22	0.71	1.71	0.27
Sale/List Price		\$481,000	\$535,000	\$525,000	\$588,000	\$499,000	\$510,000
Sale Date		07/10/2020	07/22/2020	03/26/2020	06/05/2020	03/02/2020	06/30/2020
Price Per Sq.ft.	\$448.67	\$593.83	\$490.37	\$463.77	\$434.26	\$538.87	\$392.31
Initial List Price	\$460,000	\$490,000	\$535,000	\$499,990	\$588,000	\$465,000	\$499,999
Initial List Date	06/17/2020	04/25/2020	06/10/2020	02/12/2020	06/05/2020	03/02/2020	06/30/2020
Current/Final List	\$460,000	\$490,000	\$535,000	\$499,990	\$588,000	\$499,000	\$510,000
DOM/CDOM	2	9 / 9	9 / 9	7 / 7	82 / 55	110 / 110	8 / 8
Sales Type		Fair Market	Fair Market	Fair Market	Fair Market	Fair Market	Fair Market
Finance Incentives	None	0	0	5000	0	0	0
Living Area	1052	810	1091	1132	1354	926	1300
#Rooms/Bed/Bath All	4 / 2 / 1	4 / 2 / 1	4 / 2 / 1	5 / 3 / 1	6 / 3 / 2	4 / 2 / 1	5 / 3 / 1
Year Built	1924	1944	1944	1935	1925	1941	1941
Bsmnt SqFt/Finished							
Lot Size	0.09	0.12	0.13	0.11	0.07	0.13	0.13
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	C4	C3	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	Yes / No / No	Yes / No / No	Yes / No / No	Yes / No / No	Yes / No / No	Yes / No / No	Yes / No / No
Fireplace	No	No	No	No	No	No	No
Garage	2 Detached	1 Detached	1 Attached	2 Detached	None	2 Detached	1 Attached
Other Features	Not Remodeled	Remodeled	Remodeled	Remodeled	Remodeled / ADU unit	Not Remodeled	Remodeled
HOA Fees	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Subdivision	PRESIDENTS	PRESIDENTS	WESTSIDE/NORTH OF WILLOW	MAGNOLIA WALK	WESTSIDE/NORTH OF WILLOW	WEST SIDE LONG BEACH	PRESIDENTS AREA
Rent Potential	\$2,100						
Annual Gross Income	\$25,200						
Likely Sale Price					\$588,000	\$499,000	\$510,000
Gross Rent Multiplier	18.73						
School District	Los Angeles Un...	Los Angeles Un...	Los Angeles Un...	Los Angeles Un...	Los Angeles Un...	Long Beach Uni...	Los Angeles Un...
Common Amenities							
Data Source - ID	County Tax-731...	MLS-SB20079350	MLS-SB20103003	MLS-PW20030933	MLS-20587044	MLS-RS20045847	MLS-RS20127040

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	\$472,000	\$472,000	\$120,000	\$462,000
Recommended List Price	\$482,000	\$482,000		
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
•	2623 E WASHINGTON STREET	LONG BEACH	2	1	0.09		1924		
1	2648 E WASHINGTON ST	LONG BEACH	2	1	0.12	07/10/2020	1944	\$481,000	0.06
2	2717 E JEFFERSON ST	CARSON	2	1	0.13	07/22/2020	1944	\$535,000	0.21
3	2523 E WASHINGTON ST	LONG BEACH	3	1	0.11	03/26/2020	1935	\$525,000	0.22
1	1910 W LINCOLN ST	LONG BEACH	3	2	0.07	06/05/2020	1925	\$588,000	0.71
2	2831 CANAL AV	LONG BEACH	2	1	0.13	03/02/2020	1941	\$499,000	1.71
3	2742 E 219TH ST	CARSON	3	1	0.13	06/30/2020	1941	\$510,000	0.27

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: Owner Occupied 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	\$462k adjusted sale price after -\$39k in total adjustments were made itemized as +\$12k for 242 sf less GLA, -\$10k for 20 years newer age, -\$11k for Comments 33% bigger lot, -\$30k for remodeled.
Sale 2	\$465k adjusted sale price after -\$70k in total adjustments were made itemized as -\$15k for C3 condition, -\$10k for 20 years newer age, -\$15k for Comments 44% bigger lot, -\$30k for remodeled.
Sale 3	\$475k adjusted sale price after -\$50k in total adjustments were made itemized as -\$5k for seller concession, -\$5k for 11 years newer age, -\$10k Comments for 1 more garage space, for remodeled.
List 1	\$503k adjusted list price after -\$85k in total adjustments were made itemized as -\$15k for 302 sf more GLA, -\$15k for C3 condition, +\$10k for no Comments garage, -\$30k for remodeled, -\$35k for ADU unit.
List 2	\$466k adjusted list price after -\$33k in total adjustments were made itemized as -\$8k for 17 years newer age, -\$15k for 44% bigger lot, -\$10k for for Comments 1 more garage space.
List 3	\$445k adjusted list price after -\$65k in total adjustments were made itemized as -\$12k for 248sf more GLA, -\$8k for 17 years newer age, -\$15k for Comments 44% bigger lot, -\$30k for remodeled.

Comments:

Service Provider Comments:

The Subject is a 1 story SFR built in 1924 with 2 bedrooms 1 bathroom & 1052sf of GLA per title & tax records. A recent Pending MLS listing of the Subject indicates 3 bedrooms and 2 bathrooms. The exterior condition appeared average and not upgrades were seen. A 1 car detached garage was visible from the drive by inspection performed. For reference purposes, the adjustment factors used were \$10k per 200sf of GLA variance (\$50/sf), -\$15k for C3 condition level comp, \$5k per 10 years of age difference, \$10k per 30% lot size variance, \$10k per garage space, -\$40k for remodeled, -\$35k for the Sale 1 ADU unit. As a result, the adjusted values for the comps are summarized as \$462k for Sale 1, \$485k for Sale 2 \$475k for Sale 3, \$503k for List 1, \$486k for List 2 and \$445k for List 3.

Vendor Comments:

Service Provider Signature

/s/ Gregory Whilden

Service Provider Company

Gregory Whilden

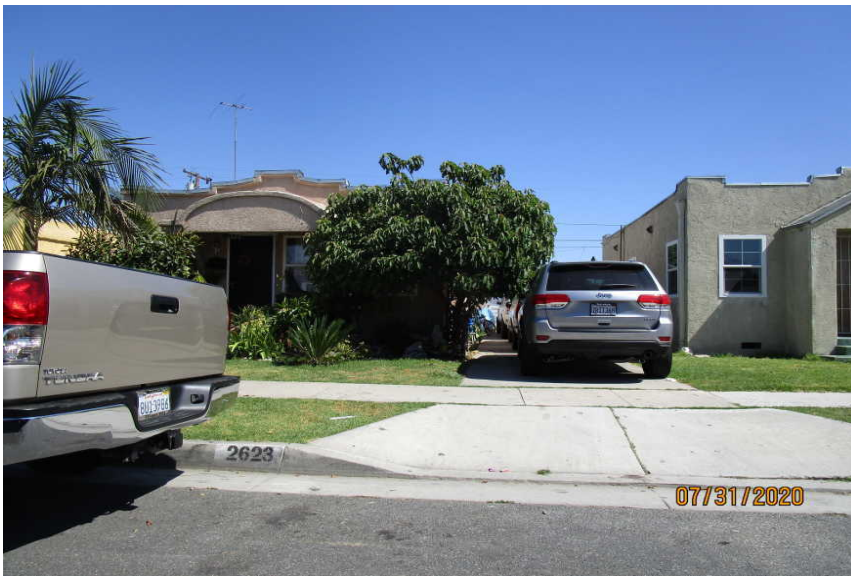
BPO Effective Date

07/31/2020

Service Provider Lic. Num.

00769588

Repairs		
Recommended Repairs would bring the subject to: <input type="text" value="\$472,000"/>		
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

2623 E WASHINGTON STREET
LONG BEACH, CA 90810



Subject Side

2623 E WASHINGTON STREET
LONG BEACH, CA 90810



Subject Side

2623 E WASHINGTON STREET
LONG BEACH, CA 90810



Subject Address Verification

2623 E WASHINGTON STREET
LONG BEACH, CA 90810



Subject Street Sign

2623 E WASHINGTON STREET
LONG BEACH, CA 90810



Subject Street

2623 E WASHINGTON STREET
LONG BEACH, CA 90810



Subject Street

2623 E WASHINGTON STREET
LONG BEACH, CA 90810



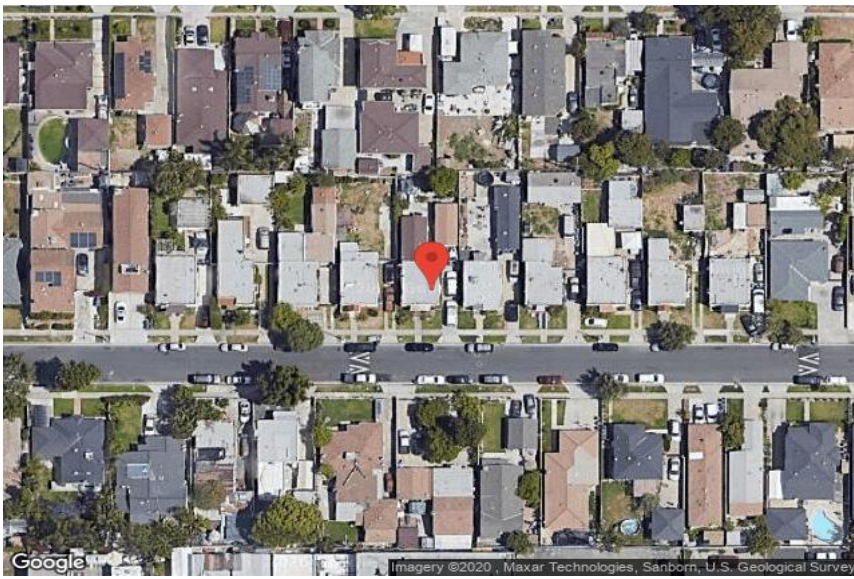
Subject View From Across the Street

2623 E WASHINGTON STREET
LONG BEACH, CA 90810



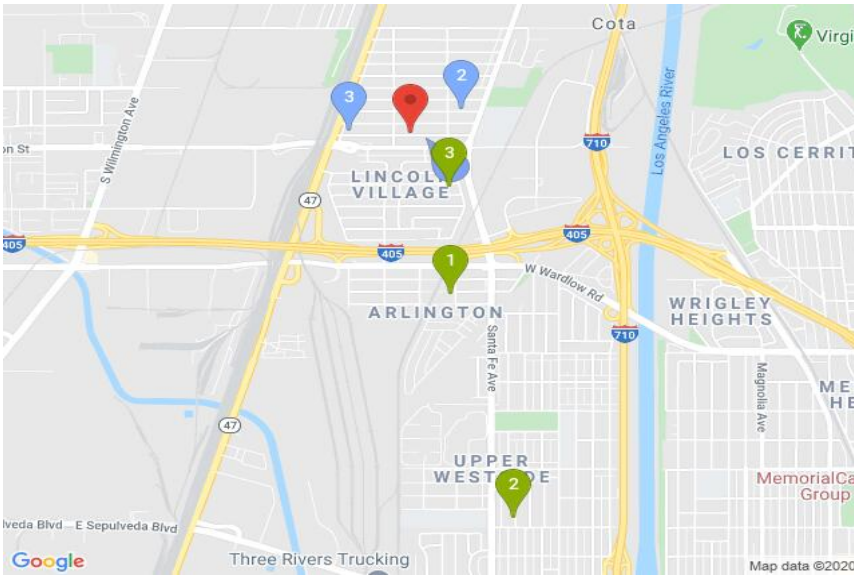
Subject Other

2623 E WASHINGTON STREET
LONG BEACH, CA 90810



Subject Satellite View

2623 E WASHINGTON STREET
LONG BEACH, CA 90810



Subject Static Map

2623 E WASHINGTON STREET
LONG BEACH, CA 90810



Comparable Sale #1

2648 E WASHINGTON ST
LONG BEACH, CA 90810
Sale Date: 07/10/2020
Sale Price: \$481,000



Comparable Sale #2

2717 E JEFFERSON ST
CARSON, CA 90810
Sale Date: 07/22/2020
Sale Price: \$535,000



Comparable Sale #3

2523 E WASHINGTON ST
LONG BEACH, CA 90810
Sale Date: 03/26/2020
Sale Price: \$525,000



Comparable Listing #1

1910 W LINCOLN ST
LONG BEACH, CA 90810
Current List: \$588,000



Comparable Listing #2

2831 CANAL AV
CARSON, CA 90810
Current List: \$499,000



Comparable Listing #3

2742 E 219TH ST
LONG BEACH, CA 90810
Current List: \$510,000

Disclaimer

Neither Xome Services LLC nor any of its affiliates, members, managers or contractors makes any representation or warranty as to the accuracy or completeness of the information contained in this Broker Price Opinion. You should use good faith efforts in determining that the content of all information to be provided to or obtained by you is accurate. This analysis has been performed by a licensed real estate professional and is intended for the benefit of the addressee only. The Broker Price Opinion is not to be construed as an appraisal and may not be used as such for any purpose. The purpose of this BPO is to provide an estimate of the probable sales price of the property, utilizing the sales comparison approach methodology and will not be used for loan origination. This opinion may not be used by any party as the primary basis to determine the value of a parcel of real property for a mortgage loan origination, including first and second mortgages, refinances or equity lines of credit. Notwithstanding any preprinted language to the contrary, this opinion is not an appraisal of the market value of the property. If an appraisal is desired, the services of a licensed appraiser must be obtained.