



# Broker Price Opinion

Exterior Inspection  
 Interior Inspection

Property Address:	2939 CHESAPEAKE AVE	Vendor ID:	10549314.1_323197
City, State, Zip:	LOS ANGELES, CA 90016	Deal Name:	
Loan Number:	2939ChesapeakeAve	Inspection Date:	09/23/2020
2nd Loan / Client #:		Subject APN:	5057-017-021
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 12 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  
 Subject is in average condition with no adverse easements, economic/functional obsolescence, or repairs visible. Paint, roof.

	Subject	Sold Comp 1	Sold Comp 2	Sold Comp 3	List Comp 1	List Comp 2	List Comp 3
Address	2939 CHESAPEAKE AVE LOS ANGELES, CA 90016	2115 S MANSFIELD AVE LOS ANGELES, CA 90016	1846 S LONGWOOD AVE LOS ANGELES, CA 90019	3015 ALSACE AVE LOS ANGELES, CA 90016	3002 FARMDALE AVE LOS ANGELES, CA 90016	2621 VINEYARD AVE LOS ANGELES, CA 90016	3546 CHESAPEAKE AVE LOS ANGELES, CA 90016
Proximity		0.74	0.91	0.74	0.06	0.27	0.39
Sale/List Price		\$855,000	\$889,000	\$1,065,000	\$850,000	\$900,000	\$1,030,000
Sale Date		01/10/2020	04/09/2020	02/20/2020	08/21/2020	09/09/2020	08/06/2020
Price Per Sq.ft.	\$540.87	\$458.68	\$566.96	\$649.38	\$507.45	\$520.23	\$551.10
Initial List Price	\$900,000	\$899,000	\$889,000	\$1,065,000	\$885,000	\$900,000	\$1,030,000
Initial List Date	08/16/2020	08/31/2019	02/21/2020	01/07/2020	08/21/2020	09/09/2020	08/06/2020
Current/Final List	\$900,000	\$875,000	\$889,000	\$1,065,000	\$850,000	\$900,000	\$1,030,000
DOM/CDOM	7	132 / 132	14 / 14	44 / 44	34 / 34	15 / 15	49 / 49
Sales Type		Fair Market	Fair Market	Fair Market	Fair Market	Fair Market	Fair Market
Living Area	1664	1864	1568	1640	1675	1730	1869
#Rooms/Bed/Bath 1	5 / 2 / 1	5 / 2 / 1	7 / 3 / 2	4 / 1 / 1	5 / 2 / 1	6 / 3 / 1	5 / 2 / 1
#Rooms/Bed/Bath 2	5 / 2 / 1	5 / 2 / 1	7 / 3 / 2	4 / 1 / 1	4 / 1 / 1	4 / 1 / 1	5 / 2 / 1
#Rooms/Bed/Bath 3							
#Rooms/Bed/Bath 4							
#Rooms/Bed/Bath All	10 / 4 / 2	10 / 4 / 2	14 / 6 / 4	8 / 2 / 2	9 / 3 / 2	10 / 4 / 2	10 / 4 / 2
Year Built	1925	1924	1925	1922	1929	1923	1944
Bsmnt SqFt/Finished							
Lot Size	0.13	0.14	0.07	0.17	0.09	0.15	0.15
Property Type	2 unit	2 unit	2 unit	2 unit	2 unit	2 unit	2 unit
Style / Quality	Multi-Unit / Q3	Multi-Unit / Q3	Multi-Unit / Q3	Multi-Unit / Q3	Multi-Unit / Q3	Multi-Unit / Q3	Multi-Unit / Q3
# of Units	2	2	2	2	2	2	2
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	Yes	No	No	Yes	No	No
Garage	2 Attached	2 Attached	2 Attached	2 Detached	None	2 Attached	2 Detached
Other Features	None	None	None	None	None	None	None
Subdivision	N/A	WEST LA	N/A	N/A	N/A	N/A	CRENSHAW MANOR
School District	Los Angeles	Los Angeles	Los Angeles	Los Angeles	N/A	Los Angeles	Los Angeles
Common Amenities		None	None	None	None	None	None
Data Source - ID	MLS-OC20167053	MLS-19-504990	MLS-20556144	MLS-20-541430	MLS-20-620782	MLS-DW20187424	MLS-SB20143268

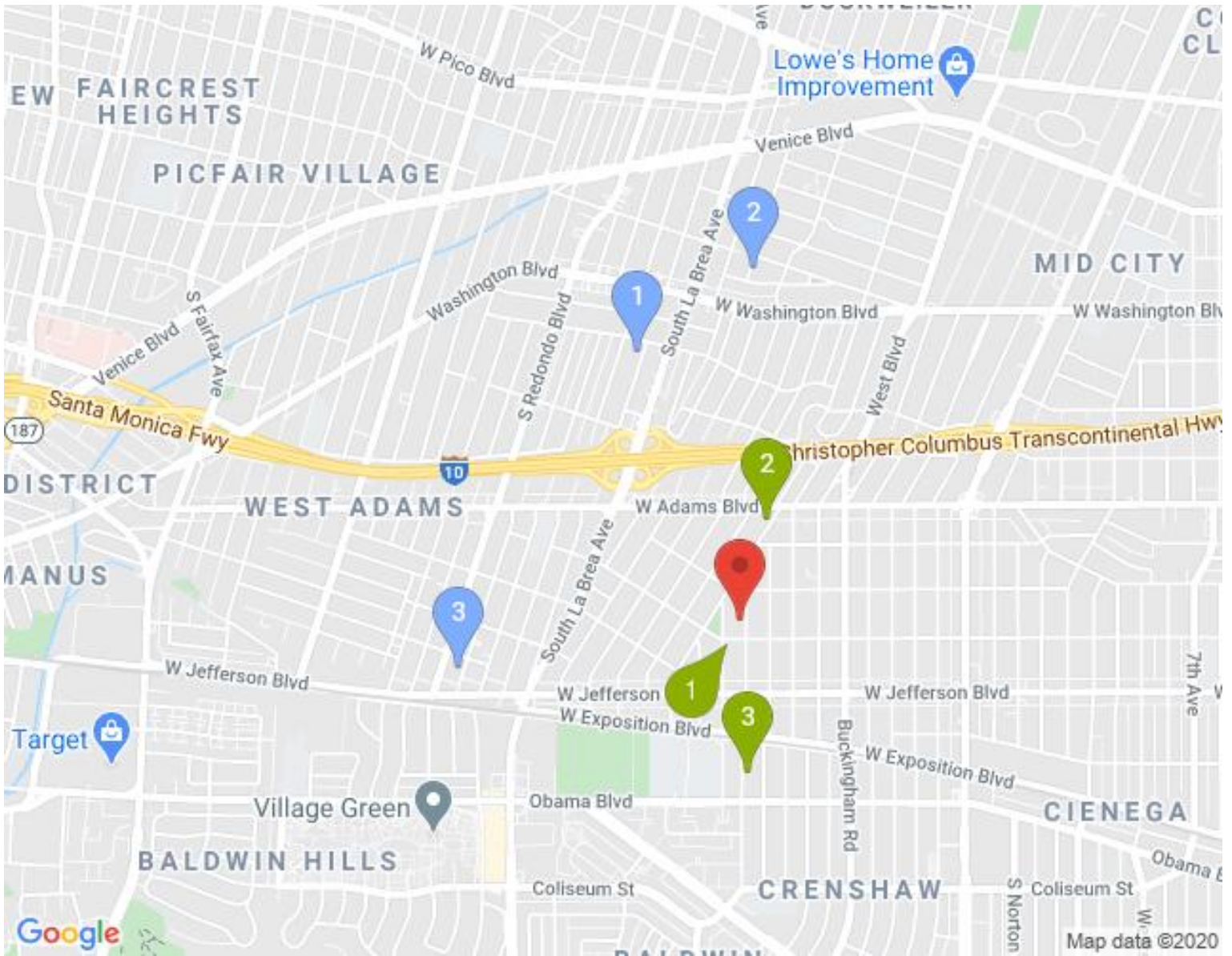
**Market Time 90-120 days****As-Is Price Estimate****As-Repaired Price Estimate****Land Only Price****30-Day Quick Sale Price**

90-Day Marketing Time

Recommended List Price

Recommended Sales Strategy:

 As - Is Repaired



	Address	City	BR	BA	Lot Size	Sale/List Date	Year Built	Sale/List Price	Distance
•	2939 CHESAPEAKE AVE	LOS ANGELES	4	2	0.13		1925		
1	2115 S MANSFIELD AVE	LOS ANGELES	4	2	0.14	01/10/2020	1924	\$855,000	0.74
2	1846 S LONGWOOD AVE	LOS ANGELES	6	4	0.07	04/09/2020	1925	\$889,000	0.91
3	3015 ALSACE AVE	LOS ANGELES	2	2	0.17	02/20/2020	1922	\$1,065,000	0.74
1	3002 FARMDALE AVE	LOS ANGELES	3	2	0.09	08/21/2020	1929	\$850,000	0.06
2	2621 VINEYARD AVE	LOS ANGELES	4	2	0.15	09/09/2020	1923	\$900,000	0.27
3	3546 CHESAPEAKE AVE	LOS ANGELES	4	2	0.15	08/06/2020	1944	\$1,030,000	0.39

**Neighborhood Data:**

Location Type:       Market Trend:       Economic Trend:       Neighborhood Trend:

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

**Comments:**

Service Provider Comments:

There are minor cosmetic repairs that need to be addressed. Subject is currently listed for \$900,000 as a Standard sale. The subject is a Multi-family home (DUPLEX) with 1664 Sq.ft. Search criteria were used to find comps are proximity within 1 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.

<b>Repairs</b>		
Recommended Repairs would bring the subject to: <input type="text" value="\$900,000"/>		
<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
<b>Internal Repair Total:</b>		\$ 0
<b>External Repairs</b>	<b>Comment</b>	<b>Total</b>
Roof		\$ 0
Siding/Trim	Remove stucco stains. Paint. Min Rep	\$ 1500
Structural		\$ 0
Windows/Doors		\$ 0
Painting	Gates have exposed metal. Minor repair	\$ 450
Foundation		\$ 0
Garage		\$ 0
Landscaping	Minor lawn rep to front yard. Seed bare areas	\$ 250
Fence		\$ 0
Other		\$ 0
<b>External Repair Total:</b>		\$ 2200
<b>Repair Total:</b>		\$ 2200



**Subject Front**

2939 CHESAPEAKE AVE  
LOS ANGELES, CA 90016



**Subject Front**

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**Subject Side**

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**Subject Address Verification**

2939 CHESAPEAKE AVE  
LOS ANGELES, CA 90016



**Subject Street Sign**

2939 CHESAPEAKE AVE  
LOS ANGELES, CA 90016



**Subject Street**

2939 CHESAPEAKE AVE  
LOS ANGELES, CA 90016



**Subject Street**

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LOS ANGELES, CA 90016



**Subject View From Across the Street**

2939 CHESAPEAKE AVE  
LOS ANGELES, CA 90016



**Subject Other**

2939 CHESAPEAKE AVE  
LOS ANGELES, CA 90016



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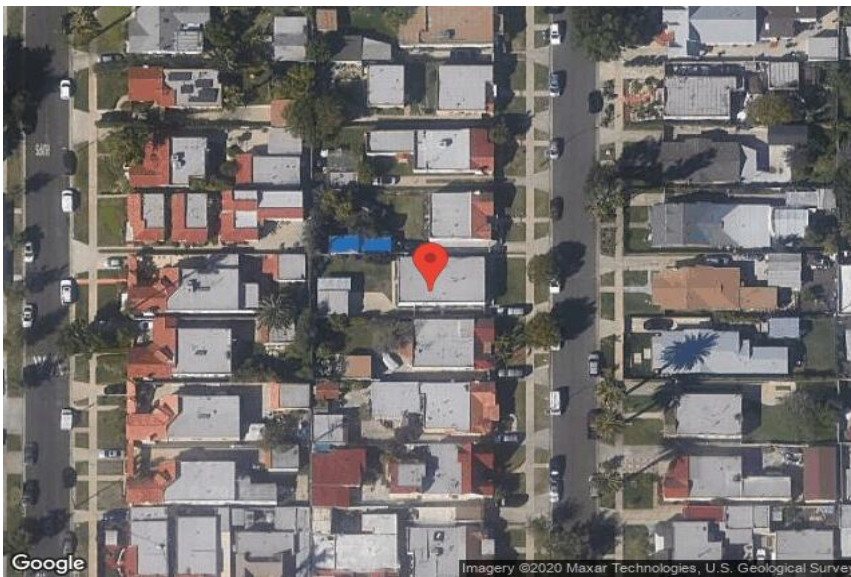
**Subject Other**

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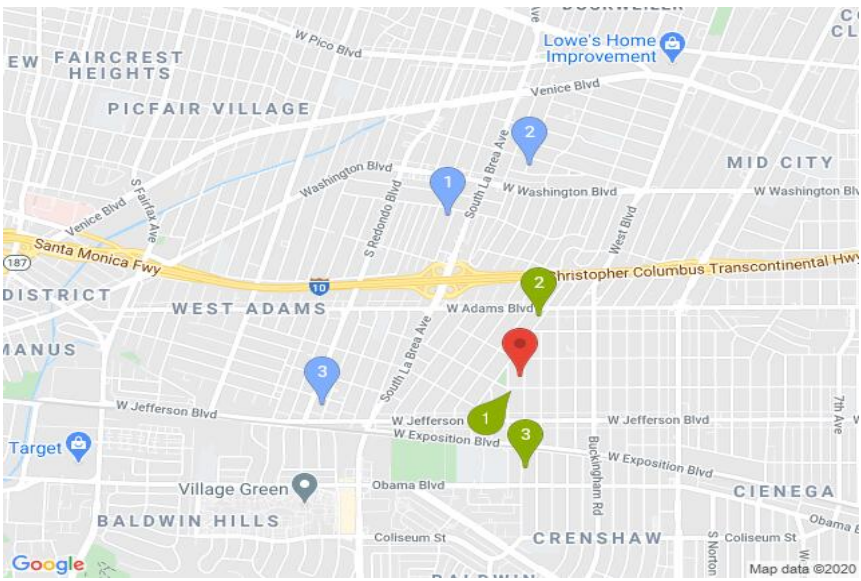
**Subject Other**

2939 CHESAPEAKE AVE  
LOS ANGELES, CA 90016



**Subject Satellite View**

2939 CHESAPEAKE AVE  
LOS ANGELES, CA 90016



### Subject Static Map

2939 CHESAPEAKE AVE  
LOS ANGELES, CA 90016



**Comparable Sale #1**

2115 S MANSFIELD AVE  
LOS ANGELES, CA 90016  
Sale Date: 01/10/2020  
Sale Price: \$855,000



**Comparable Sale #2**

1846 S LONGWOOD AVE  
LOS ANGELES, CA 90019  
Sale Date: 04/09/2020  
Sale Price: \$889,000



**Comparable Sale #3**

3015 ALSACE AVE  
LOS ANGELES, CA 90016  
Sale Date: 02/20/2020  
Sale Price: \$1,065,000



**Comparable Listing #1**

3002 FARMDALE AVE  
LOS ANGELES, CA 90016  
Current List: \$850,000



**Comparable Listing #2**

2621 VINEYARD AVE  
LOS ANGELES, CA 90019  
Current List: \$900,000



**Comparable Listing #3**

3546 CHESAPEAKE AVE  
LOS ANGELES, CA 90016  
Current List: \$1,030,000

# Disclaimer

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