

Broker Price Opinion

Exterior Inspection
 Interior Inspection

Property Address: 5581 RENO CIRCLE	Vendor ID: 11338092.1_349597
City, State, Zip: HUNTINGTON BEACH, CA 92649	Deal Name:
Loan Number: 5581 Reno Circle	Inspection Date: 01/14/2021
2nd Loan / Client #:	Subject APN: 145-441-05
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:

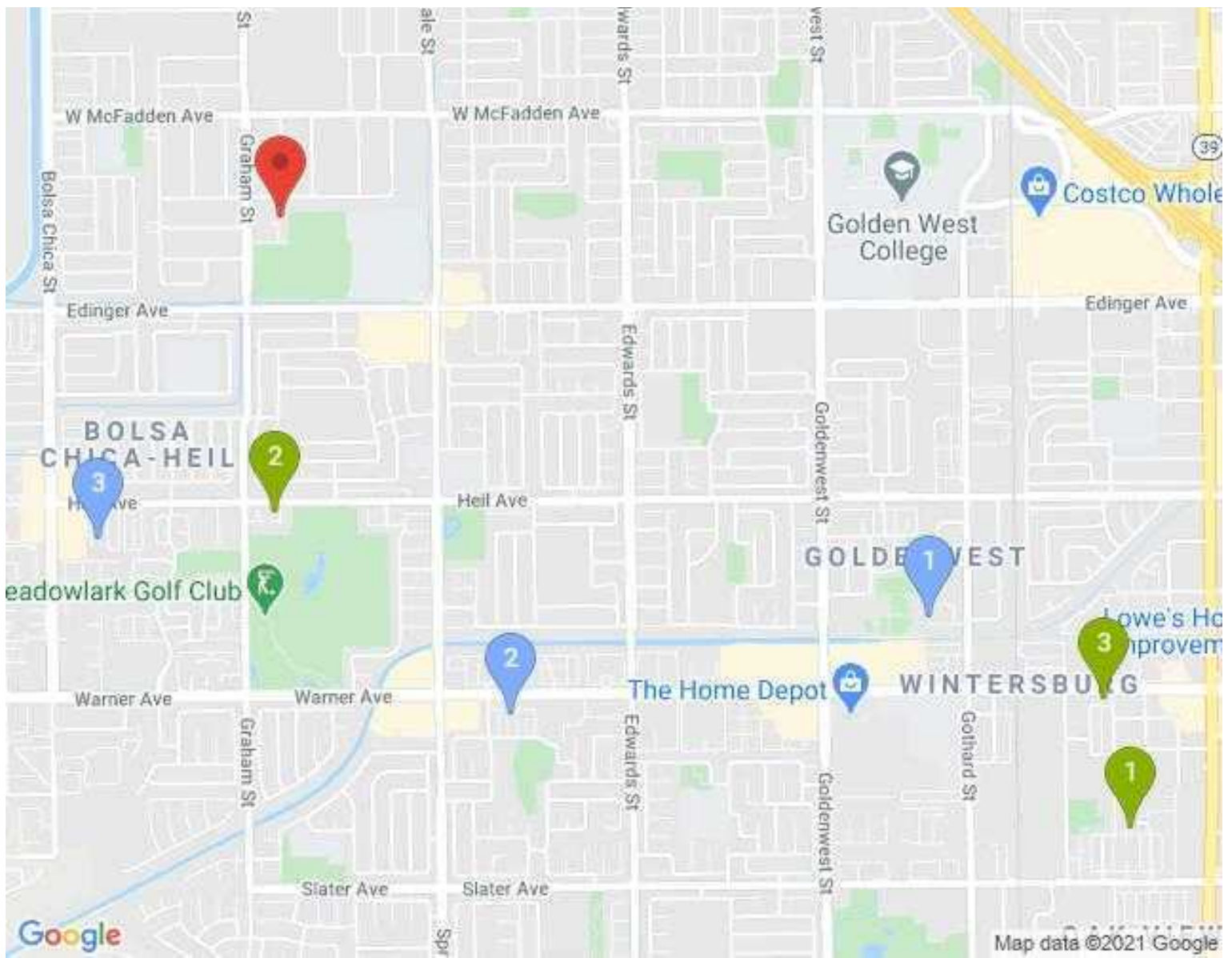
Is the Subject Listing Currently Pending? Date of Contract: CDOM to Contract: Sale Price: Sale Date:

Subject Property Comments / External Influences

All information was gathered from Tax record.

	subject	Sold comps 1	Sold comps 2	Sold comps 3	List comps 1	List comps 2	List comps 3
Address	5581 RENO CIRCLE HUNTINGTON BEACH, CA 92649	7251 CORSICAN DR HUNTINGTON BEACH, CA 92647	17052 GROVE CIR HUNTINGTON BEACH, CA 92647	16582 REGINA CIR HUNTINGTON BEACH, CA 92649	7782 BARTON DR HUNTINGTON BEACH, CA 92647	16541 PRO CIR HUNTINGTON BEACH, CA 92649	7721 FIR DR HUNTINGTON BEACH, CA 92647
Proximity		1.98	1.42	0.96	2.72	0.77	2.48
Sale/List Price		\$1,425,000	\$1,500,000	\$1,555,000	\$1,550,000	\$1,795,000	\$1,399,000
Sale Date		11/09/2020	11/30/2020	08/06/2020	01/06/2021	11/19/2020	11/20/2020
Price Per Sq.ft.	\$344.51	\$357.68	\$376.51	\$387.10	\$432.36	\$435.15	\$363
Initial List Price		\$1,425,000	\$1,500,000	\$1,600,000	\$1,550,000	\$1,795,000	\$1,399,000
Initial List Date		07/22/2020	10/19/2020	05/21/2020	01/06/2021	11/19/2020	11/20/2020
Current/Final List Price		\$1,425,000	\$1,500,000	\$1,600,000	\$1,550,000	\$1,795,000	\$1,399,000
DOM/CDOM		110 / 110	42 / 42	76 / 76	9 / 9	57 / 57	56 / 56
Sales Type		Fair Market	Fair Market	Fair Market	Fair Market	Fair Market	Fair Market
Living Area	4354	3984	3984	4017	3585	4125	3854
#Rooms/Bed/Bath 1	6 / 3 / 2	6 / 3 / 2	6 / 3 / 2	6 / 3 / 2	5 / 2 / 2	6 / 3 / 2	4 / 2 / 1
#Rooms/Bed/Bath 2	5 / 2 / 2	5 / 2 / 2	5 / 2 / 2	4 / 2 / 1	5 / 2 / 2	4 / 2 / 1	4 / 2 / 1
#Rooms/Bed/Bath 3	5 / 2 / 2	5 / 2 / 2	5 / 2 / 2	4 / 2 / 1	5 / 2 / 2	4 / 2 / 1	4 / 2 / 1
#Rooms/Bed/Bath 4	4 / 2 / 1	3 / 1 / 1	3 / 1 / 1	4 / 2 / 1	5 / 2 / 2	3 / 1 / 1	4 / 2 / 1
#Rooms/Bed/Bath All	20 / 9 / 7	19 / 8 / 7	19 / 8 / 7	18 / 9 / 5	20 / 8 / 8	17 / 8 / 5	16 / 8 / 4
Year Built	1972	1968	1967	1974	1964	1975	1964
Bsmnt SqFt/Finished							
Lot Size	0.22	0.15	0.17	0.21	0.20	0.19	0.19
Property Type	4 unit	4 unit	4 unit	4 unit	4 unit	4 unit	4 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	4	4	4	4	4	4	4
Condition	C4	C4	C4	C4	C3	C4	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 / Yes / No	No / Yes / No	No / Yes / No	No / Yes / No	No / Yes / No	No / Yes / No	No / Yes / No
Fireplace	No	No	No	No	No	No	Yes
Garage	4 Attached	4 Attached	4 Attached	4 Attached	4 Carport	4 Attached	4 Attached
Other Features	None	None	None	None	None	None	None
Subdivision	STARDUST	HUNTINGTON WEST	MUST MAKE SELECTION	HIDEWAY	SOL VISTA	MEADOWLARK	Unavailable
School District	Huntington Bea ...	Huntington Bea ...	Huntington Bea ...	Huntington Bea ...	Huntington Bea ...	Huntington Bea ...	Huntington Bea ...
Common Amenities		None	None	None	None	None	None
Data Source - ID	County Tax-Tax ...	MLS-PW20145459	MLS-OC20220361	MLS-OC20097267	MLS-PW21002656	MLS-20662028	MLS-OC20241878

Market Time 30-90 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="\$1,500,000"/>	<input type="text" value="\$1,500,000"/>	<input type="text" value="\$450,000"/>	<input type="text" value="\$1,475,000"/>
Recommended List Price	<input type="text" value="\$1,515,000"/>	<input type="text" value="\$1,515,000"/>		
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
•	5581 RENO CIRCLE	HUNTINGTON BEACH	9	7	0.22		1972		
1	7251 CORSICAN DR	HUNTINGTON BEACH	8	7	0.15	11/09/2020	1968	\$1,425,000	1.98
2	17052 GROVE CIR	HUNTINGTON BEACH	8	7	0.17	11/30/2020	1967	\$1,500,000	1.42
3	16582 REGINA CIR	HUNTINGTON BEACH	9	5	0.21	08/06/2020	1974	\$1,555,000	0.96
1	7782 BARTON DR	HUNTINGTON BEACH	8	8	0.20	01/06/2021	1964	\$1,550,000	2.72
2	16541 PRO CIR	HUNTINGTON BEACH	8	5	0.19	11/19/2020	1975	\$1,795,000	0.77
3	7721 FIR DR	HUNTINGTON BEACH	8	4	0.19	11/20/2020	1964	\$1,399,000	2.48

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: Investor Types of Financing the Subject will NOT qualify for:

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

Comparables:

Sale 1 Comments	Little activity of similar comparables in the area, I was forced to expand the search out to 1.95 miles. It is equal in bathroom count, it is similar in type / age but it is inferior in GLA.
Sale 2 Comments	Little activity of similar comparables in the area, I was forced to expand the search out to 1.40 miles. It is similar in age / style / type but it is inferior in GLA.
Sale 3 Comments	It is located close to the subject, it is similar in lot size / age / type / style, it is equal in bedroom count but it is inferior in bathroom count.
List 1 Comments	Adj. was made in condition -\$30K. Price Adj. \$1,520,000. Little activity of similar comparables in the area, I was forced to expand the search out to 2.70 miles, 15% variance in GLA. It is inferior in GLA but it is similar in lot size / age / style.
List 2 Comments	In order to provide at least 1 listing comp within 1 mile from the subject I was forced to expand the search in range price. It is similar in lot size / age / type but it is inferior in room count.
List 3 Comments	Adj. was made in condition -\$30K. Price Adj. \$1,369,000. Little activity of similar comparables in the area, I was forced to expand the search out to 2.45 miles. It is inferior in room count / GLA but it is similar in style / type / lot size and age.

Comments:

Service Provider Comments:

Limited availability of similar multi family homes in the area, I was forced to use listing#2 and #3 different in condition to avoid extend to more distance however the adjustments were applied. Subject is a Quadruplex so not many of those in the area for this reason the distances traveled to comps are further than desired; however are necessary due to the limited available comps in the immediate area and to locate other similar properties. Could not bracket subject's square footage in GLA because the subject's GLA is bigger in comparison with the properties available in the closest neighborhood. To provide at least 1 listing comp within 1 mile from the subject had to expand the search in range price in listing#2. Due to limited amount of comparables found within the subject's market, search criteria had to be expanded out to 1.40 miles, 5 months, 15% variance in GLA, 20% variance in lot size and range price. Best effort was made to bracket subjects key features and characteristics. Comparable chosen represent the best available at the time that this report was completed. The best three comparable sales and listings were taken from the subject's general market area.

Vendor Comments:

Service Provider Signature

Service Provider Company

BPO Effective Date

Service Provider Lic. Num.

Repairs		
Recommended Repairs would bring the subject to: <input type="text" value="\$1,500,000"/>		
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

5581 RENO CIRCLE
HUNTINGTON BEACH, CA 92649



Subject Side

5581 RENO CIRCLE
HUNTINGTON BEACH, CA 92649



Subject Side

5581 RENO CIRCLE
HUNTINGTON BEACH, CA 92649



Subject Address Verification

5581 RENO CIRCLE
HUNTINGTON BEACH, CA 92649



Subject Street

5581 RENO CIRCLE
HUNTINGTON BEACH, CA 92649



Subject Street

5581 RENO CIRCLE
HUNTINGTON BEACH, CA 92649



Subject What's across from Subject

5581 RENO CIRCLE
HUNTINGTON BEACH, CA 92649



Subject Satellite View

5581 RENO CIRCLE
HUNTINGTON BEACH, CA 92649



Comparable Sale #1

7251 CORSICAN DR
HUNTINGTON BEACH, CA 92647
Sale Date: 11/09/2020
Sale Price: \$1,425,000



Comparable Sale #2

17052 GROVE CIR
HUNTINGTON BEACH, CA 92647
Sale Date: 11/30/2020
Sale Price: \$1,500,000



Comparable Sale #3

16582 REGINA CIR
HUNTINGTON BEACH, CA 92649
Sale Date: 08/06/2020
Sale Price: \$1,555,000



Comparable Listing #1

7782 BARTON DR
HUNTINGTON BEACH, CA 92647
List Price: \$1,550,000



Comparable Listing #2

16541 PRO CIR
HUNTINGTON BEACH, CA 92649
List Price: \$1,795,000



Comparable Listing #3

7721 FIR DR
HUNTINGTON BEACH, CA 92647
List Price: \$1,399,000

Disclaimer

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