



Broker Price Opinion

Exterior Inspection
 Interior Inspection

Property Address:	7988 ALDEA CIR	Vendor ID:	11347374.1_349597
City, State, Zip:	HUNTINGTON BEACH, CA 92648	Deal Name:	
Loan Number:	7988 Aldea Cir	Inspection Date:	01/15/2021
2nd Loan / Client #:		Subject APN:	937-194-83
Borrower / Owner of Record	ukn ukn	Lender / Client	Trimark Funding, Inc.

Property Occupancy Status	Owner	Does the Property Appear Secure?	Yes	Est. Monthly Rent	\$7,800	Sold in the last	
Currently Listed	Yes	Currently List Broker	NextGen Team Realty	List Broker Contact #	(714) 655-4999	12 Months?	
Initial List Price	\$1,350,000	Initial List Date	09/12/2020	Current List Price	\$1,350,000	Sale Price:	
DOM / CDOM	126 / 126	Date of Contract	12/04/2020	CDOM to Contract	83	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	7988 ALDEA CIR HUNTINGTON BEACH, CA 92648	8399 NOELLE DR HUNTINGTON BEACH, CA 92646	21358 CIEZA CIR HUNTINGTON BEACH, CA 92648	21255 LORCA CIR HUNTINGTON BEACH, CA 92648	7989 ALDEA CIR HUNTINGTON BEACH, CA 92648	8450 HIBISCUS CIR HUNTINGTON BEACH, CA 92646	21342 CIEZA CIR HUNTINGTON BEACH, CA 92648
Proximity		0.38	0.15	0.07	0.02	0.5	0.14
Sale/List Price		\$1,098,000	\$1,130,000	\$1,500,000	\$1,195,000	\$1,499,000	\$1,195,000
Sale Date		10/05/2020	11/25/2020	10/26/2020	12/23/2020	10/11/2020	11/10/2020
Price Per Sq.ft.	\$487.99	\$451.48	\$613.13	\$491	\$448.57	\$415.93	\$443.74
Initial List Price	\$1,350,000	\$1,148,800	\$1,224,000	\$1,649,888	\$1,195,000	\$1,499,000	\$1,289,000
Initial List Date	09/12/2020	05/13/2020	07/15/2020	08/04/2020	12/23/2020	10/11/2020	11/10/2020
Current/Final List	\$1,350,000	\$1,098,800	\$1,199,000	\$1,599,888	\$1,195,000	\$1,499,000	\$1,195,000
DOM/CDOM	126	145 / 145	133 / 133	83 / 83	24 / 24	97 / 97	67 / 67
Sales Type		Fair Market	Fair Market	Fair Market	Fair Market	Fair Market	Fair Market
Finance Incentives	Cash	Conventional	Conventional	Conventional	Conventional	Cash	Cash
Living Area	2664	2432	1843	3055	2664	3604	2693
#Rooms/Bed/Bath All	7 / 2 / 3	9 / 3 / 3.5	7 / 2 / 2.5	10 / 4 / 4	7 / 2 / 3	11 / 4 / 4.5	7 / 2 / 3
Year Built	2004	2010	2004	2004	2005	2011	2004
Bsmnt SqFt/Finished							
Lot Size	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Property Type	Condo	Condo	Condo	Condo	Condo	Condo	Condo
Style / Quality	Townhouse-End / Q4	Townhouse-End / Q4	Townhouse-End / Q4	Townhouse-End / Q4	Townhouse-End / Q4	Townhouse-End / Q4	Townhouse-End / Q4
# of Units	1	1	1	1	1	1	1
Condition	C4	C4	C4	C4	C4	C4	C4
Pool/Spa	None	No / No	No / No	No / No	No / No	No / No	No / No
View	Ocean	Ocean	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	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Garage	2 Attached	2 Attached	2 Attached	2 Attached	2 Attached	3 Attached	2 Attached
Other Features	None	None	None	None	None	None	None
HOA Fees	\$460	\$321	\$420	\$460	\$475	\$376	\$460
Subdivision	SEA COVE AT THE WATERFRONT	BUNGALOWS AT PACIFIC SHORES	SEA COVE AT THE WATERFRONT	SEASIDE VILLAGE	SEA COVE AT THE WATERFRONT	THE VILLAS AT PACIFIC SHORES	Sea Cove at The Waterfront
Rent Potential	\$7,800						
Annual Gross Income	\$93,600						
Likely Sale Price					\$1,195,000	\$1,499,000	\$1,195,000
Gross Rent Multiplier	13.89						
School District	Huntington Bea ...	Huntington Bea ...	Huntington Bea ...	Huntington Bea ...	Huntington Bea ...	Huntington Bea ...	Huntington Bea ...
Complex Name	Waterfront HOA	Pacific Shores	The Waterfront Community	Waterfront	Waterfront	Pacific Shores Villas	The Waterfront
Floor Level	2	1	2	2	2	1	2
Common Amenities							
Data Source - ID	County Tax-OC2 ...	MLS-LG20114021	MLS-OC20137590	MLS-OC20155286	MLS-OC20262126	MLS-OC20215242	MLS-OC20236765

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

\$1,300,000

\$1,300,000

\$0

\$1,285,000

Recommended List Price

\$1,320,000

\$1,320,000

Recommended Sales Strategy:

As - Is

Repaired



	Address	City	BR	BA	Lot Size	Sale/List Date	Year Built	Sale/List Price	Distance
•	7988 ALDEA CIR	HUNTINGTON BEACH	2	3	0.00		2004		
1	8399 NOELLE DR	HUNTINGTON BEACH	3	3.5	0.00	10/05/2020	2010	\$1,098,000	0.38
2	21358 CIEZA CIR	HUNTINGTON BEACH	2	2.5	0.00	11/25/2020	2004	\$1,130,000	0.15
3	21255 LORCA CIR	HUNTINGTON BEACH	4	4	0.00	10/26/2020	2004	\$1,500,000	0.07
1	7989 ALDEA CIR	HUNTINGTON BEACH	2	3	0.00	12/23/2020	2005	\$1,195,000	0.02
2	8450 HIBISCUS CIR	HUNTINGTON BEACH	4	4.5	0.00	10/11/2020	2011	\$1,499,000	0.5
3	21342 CIEZA CIR	HUNTINGTON BEACH	2	3	0.00	11/10/2020	2004	\$1,195,000	0.14

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 Types of Financing the Subject will NOT qualify for:

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

Comparables:

Sale 1 Comments	Limited availability of similar condominiums in the area, I was forced to use this comp different in room count. It is similar in age / style but it is inferior in GLA and it is superior in room count.
Sale 2 Comments	In order to provide at least 1 sale comp equal in bedroom count as the subject I was forced to expand the search out to 30% variance in GLA. It is equal in bedroom / bathroom count and age, it is similar in style but it is inferior in GLA.
Sale 3 Comments	In order to bracket subject's square footage in GLA I was forced to use this comp different in room count. It is superior in room count / GLA but it is equal in age, it is similar in style and it is located near to the subject.
List 1 Comments	It is located in the same complex than the subject, it is equal in GLA and bedroom / bathroom count. It is similar in style / age.
List 2 Comments	Limited availability of similar condominiums in the area and provide comp close to the subject, I was forced to expand the search out to 35% variance in GLA and had to use this comp different in room count. It is superior in GLA / room count but it is similar in age.
List 3 Comments	It is equal in all features than the subject.

Comments:

Service Provider Comments:

Little activity of similar comparables in the area, expanded allowed parameters in order to provide these comps. Subject's bedroom count is not common for the immediate area for this reason I was forced to expand the search out to 30% variance in GLA in sale#2 to provide at least 1 sale comp with this feature. In order to bracket range price had to expand the search out to 35% variance in GLA in listing#2. To avoid extend to more distance and provide all comps close to the subject I was forced to expand the search in range price out to 37%. 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="\$1,300,000"/>		
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

7988 ALDEA CIR
HUNTINGTON BEACH, CA 92648



Subject Side

7988 ALDEA CIR
HUNTINGTON BEACH, CA 92648



Subject Side

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Subject Address Verification

7988 ALDEA CIR
HUNTINGTON BEACH, CA 92648



Subject Street

7988 ALDEA CIR
HUNTINGTON BEACH, CA 92648



Subject Street

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HUNTINGTON BEACH, CA 92648



Subject What's across from Subject

7988 ALDEA CIR
HUNTINGTON BEACH, CA 92648



Subject Satellite View

7988 ALDEA CIR
HUNTINGTON BEACH, CA 92648



Comparable Sale #1

8399 NOELLE DR
HUNTINGTON BEACH, CA 92646
Sale Date: 10/05/2020
Sale Price: \$1,098,000



Comparable Sale #2

21358 CIEZA CIR
HUNTINGTON BEACH, CA 92648
Sale Date: 11/25/2020
Sale Price: \$1,130,000



Comparable Sale #3

21255 LORCA CIR
HUNTINGTON BEACH, CA 92648
Sale Date: 10/26/2020
Sale Price: \$1,500,000



Comparable Listing #1

7989 ALDEA CIR
HUNTINGTON BEACH, CA 92648
List Price: \$1,195,000



Comparable Listing #2

8450 HIBISCUS CIR
HUNTINGTON BEACH, CA 92646
List Price: \$1,499,000



Comparable Listing #3

21342 CIEZA CIR
HUNTINGTON BEACH, CA 92648
List Price: \$1,195,000

Disclaimer

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