



Broker Price Opinion

Exterior Inspection
 Interior Inspection

Property Address:	10619 FRANLIE DR	Vendor ID:	11521032.1_323197
City, State, Zip:	SUNLAND, CA 91040	Deal Name:	
Loan Number:	10619 Franlie Dr	Inspection Date:	02/23/2021
2nd Loan / Client #:		Subject APN:	2547-025-019
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:

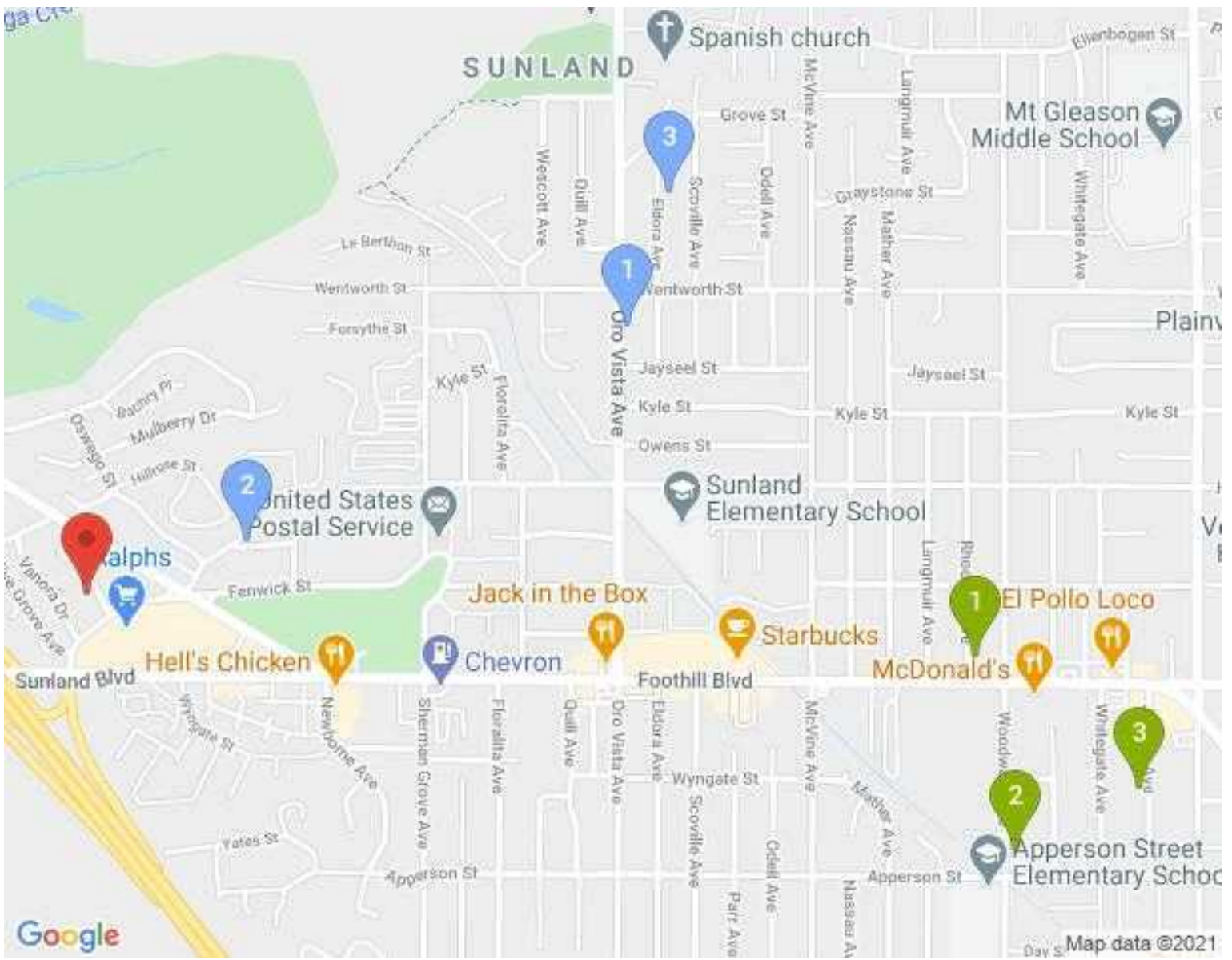
Is the Subject Listing Currently Pending? Date of Contract: CDOM to Contract: Sale Date:

Subject Property Comments / External Influences

The subject is rated in fair condition and is in need of extensive repairs to complete with most traditional sales.

	Subject	Sold comps 1	Sold comps 2	Sold comps 3	List comps 1	List comps 2	List comps 3
							
Address	10619 FRANLIE DR SUNLAND, CA 91040	10842 ORO VISTA AVE SUNLAND, CA 91040	8749 OSWEGO ST SUNLAND, CA 91040	11000 ELDORA AVE SUNLAND, CA 91040	10514 RHODESIA AVE SUNLAND, CA 91040	10314 WOODWARD AVE SUNLAND, CA 91040	10357 JARDINE AVE SUNLAND, CA 91040
Proximity		0.78	0.22	0.91	1.15	1.24	1.38
Sale/List Price		\$505,000	\$528,000	\$615,000	\$524,900	\$599,995	\$650,000
Sale Date		09/29/2020	08/19/2020	11/17/2020	01/04/2021	01/20/2021	01/28/2021
Price Per Sq.ft.	\$527.38	\$548.91	\$573.29	\$539.47	\$583.87	\$591.13	\$587.17
Initial List Price	\$515,000	\$499,900	\$508,000	\$575,000	\$524,900	\$599,995	\$650,000
Initial List Date	01/26/2021	07/14/2020	07/13/2020	09/30/2020	01/04/2021	01/20/2021	01/28/2021
Current/Final List	\$515,000	\$499,900	\$508,000	\$575,000	\$524,900	\$599,995	\$650,000
DOM/CDOM	3	72 / 72	37 / 37	47 / 47	11 / 11	30 / 30	25 / 25
Sales Type		Fair Market	Fair Market	Fair Market	Fair Market	Fair Market	Fair Market
Finance Incentives	0	0	0	0	0	0	0
Living Area	986	920	921	1140	899	1015	1107
#Rooms/Bed/Bath All	5 / 2 / 1	5 / 2 / 1	5 / 2 / 1	6 / 3 / 1.5	5 / 2 / 1	5 / 2 / 1	6 / 3 / 1.5
Year Built	1927	1947	1946	1960	1951	1948	1958
Bsmnt SqFt/Finished							
Lot Size	0.14	0.12	0.10	0.10	0.10	0.11	0.13
Property Type	SF Detach	SF Detach	SF Detach	SF Detach	SF Detach	SF Detach	SF Detach
Style / Quality	Ranch / Q5	Ranch / Q5	Ranch / Q5	Ranch / Q4	Ranch / Q5	Ranch / Q4	Ranch / Q4
# of Units	1	1	1	1	1	1	1
Condition	C5	C5	C5	C4	C5	C4	C4
Pool/Spa	None	No / No	No / No	No / No	No / No	No / Yes	No / No
View	Residential	Residential	Residential	Residential	Residential	Residential	Residential
Porch/Patio/Deck	No / No / No	No / No / No	Yes / Yes / No	Yes / Yes / No	No / Yes / No	Yes / Yes / No	No / No / No
Fireplace	No	No	Yes	Yes	No	Yes	No
Garage	1 Detached	1 Detached	None	2 Attached	1 Detached	2 Detached	2 Detached
Other Features	Fence	Fence	Shed,Fence	None	Fence	Fence	None
HOA Fees	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Subdivision	N/A	N/A	SHERMAN GROVE	WESTERN EMPIRE	N/A	N/A	N/A
Rent Potential	\$2,500						
Annual Gross Income	\$30,000						
Likely Sale Price					\$524,900	\$599,995	\$650,000
Gross Rent Multiplier	17.33						
School District	Los Angeles Un ...	Los Angeles USD	Los Angeles Un ...	Los Angeles Un ...	Los Angeles USD	Los Angeles USD	Los Angeles Un ...
Common Amenities							
Data Source - ID	MLS-SR21017051	MLS-320002391	MLS-PW20137651	MLS-BB20204630	MLS-SR21000240	MLS-P12969	MLS-SR21018721

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="\$520,000"/>	<input type="text" value="\$535,000"/>	<input type="text" value="\$332,095"/>	<input type="text" value="\$510,000"/>
Recommended List Price	<input type="text" value="\$530,000"/>	<input type="text" value="\$545,000"/>		
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
•	10619 FRANLIE DR	SUNLAND	2	1	0.14		1927		
1	10842 ORO VISTA AVE	SUNLAND	2	1	0.12	09/29/2020	1947	\$505,000	0.78
2	8749 OSWEGO ST	SUNLAND	2	1	0.10	08/19/2020	1946	\$528,000	0.22
3	11000 ELDORA AVE	SUNLAND	3	1.5	0.10	11/17/2020	1960	\$615,000	0.91
1	10514 RHODESIA AVE	SUNLAND	2	1	0.10	01/04/2021	1951	\$524,900	1.15
2	10314 WOODWARD AVE	SUNLAND	2	1	0.11	01/20/2021	1948	\$599,995	1.24
3	10357 JARDINE AVE	SUNLAND	3	1.5	0.13	01/28/2021	1958	\$650,000	1.38

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

Comments:

Service Provider Comments:

Subject is currently listed for \$515,000 as a Standard sale. Subject is in fair condition and needs repair. The subject is a Single-Family Home with 986 Sq.ft. 2 bedrooms and 1 bathroom. Due to lack of list comps, Search criteria used to find comps are proximity within 3 miles, sale date within 9 months, +/-20% of the subject's GLA, similar style, and age. Comps chosen were more appropriate than closer comps available and were adjusted for in regard 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. No other comparables of the same condition as the subject available in the subject's market area. So we made adjustments for condition and major differences. The typical marketing time is 90 days. Comps chosen were more appropriate then closer comps available and were adjusted for in regards to any discrepancies to 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	Eaves have exposed wood. Seal/Paint to protec		\$ 5250
Siding/Trim			\$ 0
Structural	Garage frame needs repair/support		\$ 4900
Windows/Doors	Window sills need repair/seal and painting		\$ 500
Painting			\$ 0
Foundation			\$ 0
Garage			\$ 0
Landscaping			\$ 0
Fence			\$ 0
Other	Stucco needs repair, re stucco, sea l& Paint		\$ 4350
External Repair Total:			\$ 15000
Repair Total:			\$ 15000



Subject Front

10619 FRANLIE DR
SUNLAND, CA 91040



Subject Side

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Subject Side

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Subject Address Verification

10619 FRANLIE DR
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Subject Street Sign

10619 FRANLIE DR
SUNLAND, CA 91040



Subject Street

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Subject Street

10619 FRANLIE DR
SUNLAND, CA 91040



Subject What's across from Subject

10619 FRANLIE DR
SUNLAND, CA 91040



Subject Other

10619 FRANLIE DR
SUNLAND, CA 91040



Subject Other

10619 FRANLIE DR
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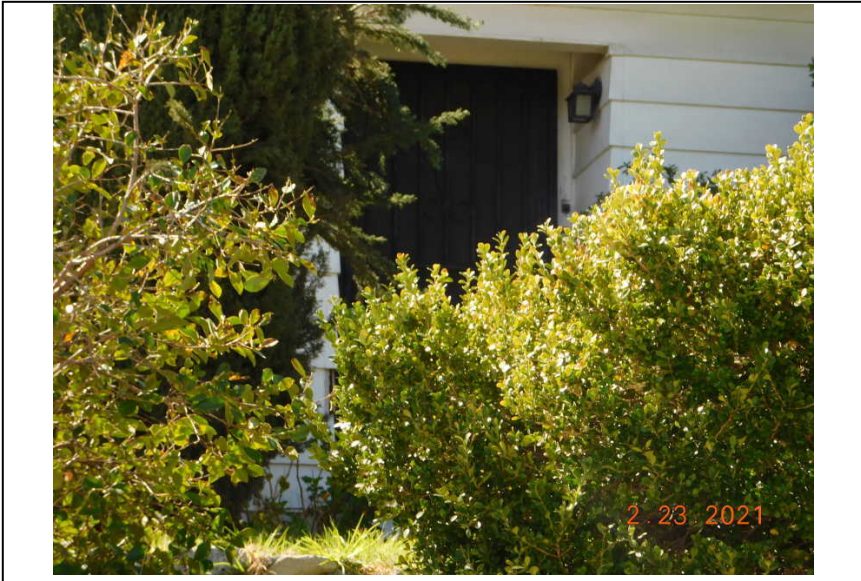
Subject Other

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Subject Other

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Subject Damage

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Subject Damage

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SUNLAND, CA 91040



Subject Satellite View

10619 FRANLIE DR
SUNLAND, CA 91040



Comparable Sale #1

10842 ORO VISTA AVE
SUNLAND, CA 91040
Sale Date: 09/29/2020
Sale Price: \$505,000



Comparable Sale #2

8749 OSWEGO ST
SUNLAND, CA 91040
Sale Date: 08/19/2020
Sale Price: \$528,000



Comparable Sale #3

11000 ELDORA AVE
SUNLAND, CA 91040
Sale Date: 11/17/2020
Sale Price: \$615,000



Comparable Listing #1

10514 RHODESIA AVE
SUNLAND, CA 91040
List Price: \$524,900



Comparable Listing #2

10314 WOODWARD AVE
SUNLAND, CA 91040
List Price: \$599,995



Comparable Listing #3

10357 JARDINE AVE
SUNLAND, CA 91040
List Price: \$650,000

Disclaimer

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