

Broker Price Opinion

Exterior Inspection
 Interior Inspection

Property Address:	215 N SANTA FE AVE	Vendor ID:	11338104.1_202615
City, State, Zip:	COMPTON, CA 90221	Deal Name:	
Loan Number:	215 N Santa Fe Ave	Inspection Date:	01/21/2021
2nd Loan / Client #:		Subject APN:	6166-023-010
Borrower / Owner of Record	ukn ukn	Lender / Client	Trimark Funding, Inc.

Property Occupancy Status: Does the Property Appear Secure? Est. Monthly Rent:

Currently Listed: Currently List Broker: List Broker Contact #: Initial List Price: Initial List Date: Current List Price: DOM / CDOM:

Sold in the last Months? Sale Price:

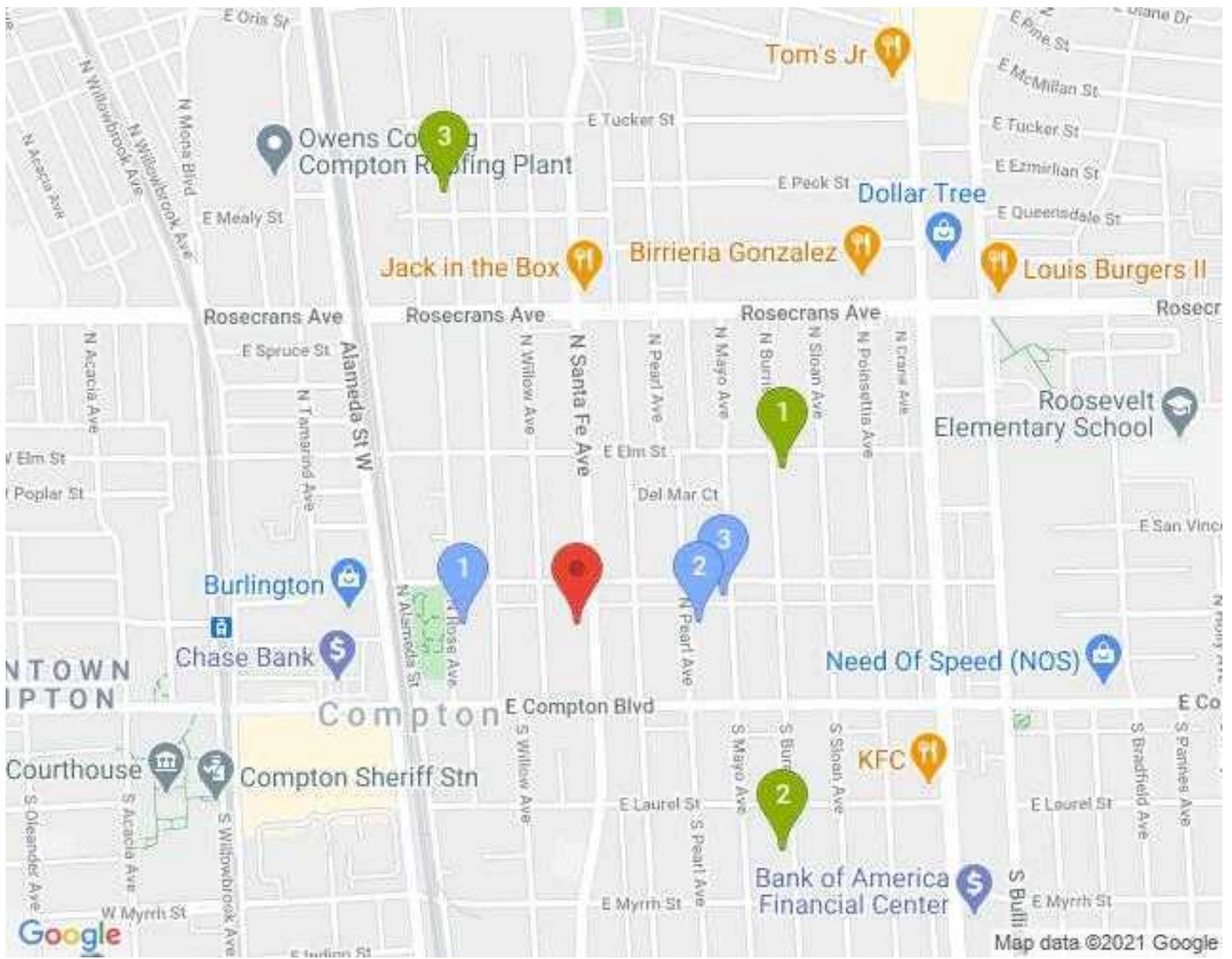
Is the Subject Listing Currently Pending? Date of Contract: CDOM to Contract: Sale Date:

Subject Property Comments / External Influences

The subject appeared to be in overall average condition showing no signs of deferred maintenance from the inspection.

	subject	Sold comps 1	Sold comps 2	Sold comps 3	List comps 1	List comps 2	List comps 3
							
Address	215 N SANTA FE AVE COMPTON, CA 90221	214 N ROSE AVE COMPTON, CA 90221	212 N PEARL AVE COMPTON, CA 90221	920 E PALMER ST COMPTON, CA 90221	614 N BURRIS AVE COMPTON, CA 90221	401 S BURRIS AVE COMPTON, CA 90221	1411 N SPRING AVE COMPTON, CA 90221
Proximity		0.15	0.16	0.19	0.33	0.4	0.58
Sale/List Price		\$525,000	\$547,500	\$493,000	\$559,000	\$549,999	\$550,000
Sale Date		03/16/2020	10/05/2020	11/02/2020	01/15/2021	01/06/2021	12/10/2020
Price Per Sq.ft.	\$356.43	\$317.99	\$332.62	\$356.21	\$348.29	\$553.32	\$442.83
Initial List Price	\$379,000	\$509,900	\$549,900	\$499,000	\$559,000	\$549,999	\$550,000
Initial List Date	06/29/2020	02/07/2020	06/24/2020	07/16/2020	01/15/2021	01/06/2021	12/10/2020
Current/Final List	\$404,750	\$535,000	\$549,900	\$475,000	\$559,000	\$549,999	\$550,000
DOM/CDOM	15	38 / 38	103 / 103	108 / 108	6 / 6	15 / 15	42 / 42
Sales Type		Fair Market	Fair Market	Fair Market	Fair Market	Fair Market	Fair Market
Finance Incentives	NONE	NONE	NONE	NONE	NONE	NONE	NONE
Living Area	1501	1651	1646	1384	1605	994	1242
#Rooms/Bed/Bath All	6 / 2 / 2	8 / 4 / 2	6 / 2 / 2	7 / 3 / 2	8 / 4 / 2	7 / 3 / 2	7 / 3 / 2
Year Built	1924	1916	1927	1941	1941	1923	1946
Bsmnt SqFt/Finished							
Lot Size	0.16	0.15	0.16	0.12	0.16	0.16	0.13
Property Type	SF Detach	SF Detach	SF Detach	SF Detach	SF Detach	SF Detach	SF Detach
Style / Quality	Contemp / Q3	Contemp / Q3	Contemp / Q3	Contemp / Q3	Contemp / Q3	Contemp / Q3	Contemp / Q3
# of Units	1	1	1	1	1	1	1
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	No	No	No	No	No	No
Garage	2 Attached	2 Attached	2 Attached	2 Attached	2 Attached	2 Attached	2 Attached
Other Features	NONE	NONE	NONE	NONE	NONE	NONE	NONE
HOA Fees	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Subdivision	None	None	None	None	None	None	None
Rent Potential	\$2,005						
Annual Gross Income	\$24,060						
Likely Sale Price					\$559,000	\$549,999	\$550,000
Gross Rent Multiplier	22.24						
School District	Compton Unified	Compton Unified	Compton Unified	Compton Unified	Compton Unified	Compton Unified	Compton Unified
Common Amenities							
Data Source - ID	County Tax	MLS-DW20033055	MLS-SB20121654	MLS-SB20073731	MLS-PW21009216	MLS-DW21003044	MLS-IN20253689

Market Time 0-30 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="\$535,000"/>	<input type="text" value="\$535,000"/>	<input type="text" value="\$100,000"/>	<input type="text" value="\$510,000"/>
Recommended List Price	<input type="text" value="\$550,000"/>	<input type="text" value="\$550,000"/>		
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
•	215 N SANTA FE AVE	COMPTON	2	2	0.16		1924		
1	214 N ROSE AVE	COMPTON	4	2	0.15	03/16/2020	1916	\$525,000	0.15
2	212 N PEARL AVE	COMPTON	2	2	0.16	10/05/2020	1927	\$547,500	0.16
3	920 E PALMER ST	COMPTON	3	2	0.12	11/02/2020	1941	\$493,000	0.19
1	614 N BURRIS AVE	COMPTON	4	2	0.16	01/15/2021	1941	\$559,000	0.33
2	401 S BURRIS AVE	COMPTON	3	2	0.16	01/06/2021	1923	\$549,999	0.4
3	1411 N SPRING AVE	COMPTON	3	2	0.13	12/10/2020	1946	\$550,000	0.58

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:

none

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

None Noted

Comparables:

Sale 1 Comments	Sale 1 similar to subject due to similar condition and property type, well maintained.
Sale 2 Comments	Sale 2 is similar to subject with similar condition. Similar property style and dimensions.
Sale 3 Comments	Sale 3 is similar to subject due to condition and property type. Similar property style and similar dimensions.
List 1 Comments	List 1 is in similar condition to subject, well maintained.
List 2 Comments	List 2 is similar to subject due to similar GLA, condition and location.
List 3 Comments	List 3 is similar to subject due to condition and similar subject dimensions. Similar property style and area.

Comments:

Service Provider Comments:

Value based on comp data found from the MLS, I used comparables within the same market. Based on the current comps and market the subject should sell in the indicated range as based on competitive sales and listings. After a thorough search in the MLS for comps of similar size and property type, I had to extend over a 1 mile radius in this area due to a lack of comparables found that were similar and reasonable substitutes for subject property. Subject's lot size varies over 10% of comparables, the age difference in some comparables are over 5 years and distance of some comparables are over 1/2 mile from subject in terms of driving distance, this is due to the property type, size and location, I had to extend search criteria to obtain sales and listings comparable to subject. The comparables used are still suitable comparables to subject property and market value is not affected.

Vendor Comments:

Service Provider Signature

/s/ Francisco Ursulo

Service Provider Company

Ursullo Investments LLC

BPO Effective Date

01/22/2021

Service Provider Lic. Num.

01946059

Repairs		
Recommended Repairs would bring the subject to: <input type="text" value="\$535,000"/>		
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

215 N SANTA FE AVE
COMPTON, CA 90221



Subject Side

215 N SANTA FE AVE
COMPTON, CA 90221



Subject Side

215 N SANTA FE AVE
COMPTON, CA 90221



Subject Address Verification

215 N SANTA FE AVE
COMPTON, CA 90221



Subject Street

215 N SANTA FE AVE
COMPTON, CA 90221



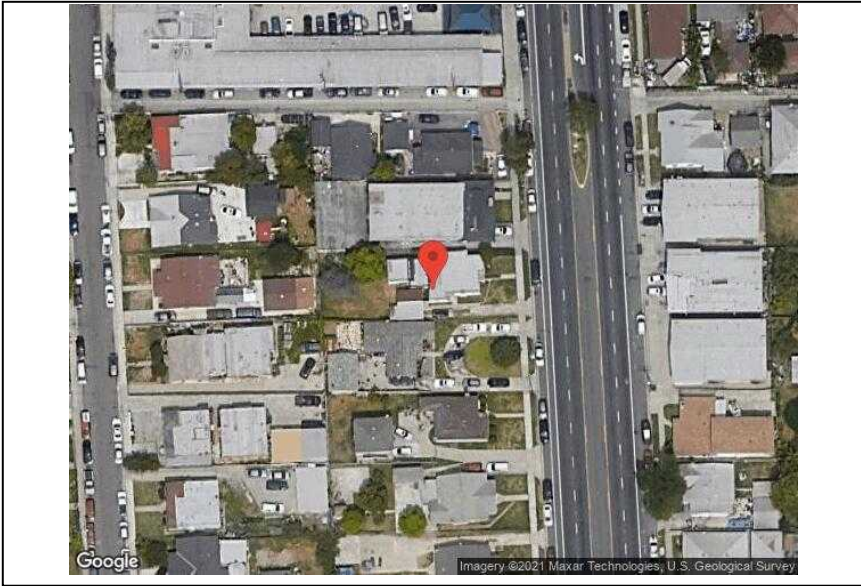
Subject Street

215 N SANTA FE AVE
COMPTON, CA 90221



Subject What's across from Subject

215 N SANTA FE AVE
COMPTON, CA 90221



Subject Satellite View

215 N SANTA FE AVE
COMPTON, CA 90221



Comparable Sale #1

214 N ROSE AVE
COMPTON, CA 90221
Sale Date: 03/16/2020
Sale Price: \$525,000



Comparable Sale #2

212 N PEARL AVE
COMPTON, CA 90221
Sale Date: 10/05/2020
Sale Price: \$547,500



Comparable Sale #3

920 E PALMER ST
COMPTON, CA 90221
Sale Date: 11/02/2020
Sale Price: \$493,000



Comparable Listing #1

614 N BURRIS AVE
COMPTON, CA 90221
List Price: \$559,000



Comparable Listing #2

401 S BURRIS AVE
COMPTON, CA 90221
List Price: \$549,999



Comparable Listing #3

1411 N SPRING AVE
COMPTON, CA 90221
List Price: \$550,000

Disclaimer

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