



Broker Price Opinion

☒ Exterior Inspection
☐ Interior Inspection

Property Address:	9429 JASMINE AVE	Vendor ID:	11636358.1_349597
City, State, Zip:	FOUNTAIN VALLEY, CA 92708	Deal Name:	
Loan Number:	9429JasmineAve	Inspection Date:	03/17/2021
2nd Loan / Client #:		Subject APN:	143-356-06
Borrower / Owner of Record	NA NA	Lender / Client	Trimark Funding, Inc.

Property Occupancy Status	Owner	Does the Property Appear Secure?	Yes	Est. Monthly Rent	\$5,700	Sold in the last	
Currently Listed	Yes	Currently List Broker	HomeSmart, Evergreen Realty	List Broker Contact #	(714) 292-4901	Initial List Price	\$850,000
		Initial List Date	02/24/2021	Current List Price	\$850,000	DOM / CDOM	21 / 21
						Sale Price:	
						Sale Date:	

Is the Subject Listing Currently Pending? ☐ Yes ☐ No Date of Contract 03/01/2021 CDOM to Contract 5

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	9429 JASMINE AVE FOUNTAIN VALLEY, CA 92708	9484 CALLA CIR FOUNTAIN VALLEY, CA 92708	9800 DANDELION AVE FOUNTAIN VALLEY, CA 92708	9485 GERANIUM CIR FOUNTAIN VALLEY, CA 92708	9139 CALADIUM AVE FOUNTAIN VALLEY, CA 92708	16809 MULBERRY CIR FOUNTAIN VALLEY, CA 92708	15902 PLUMWOOD ST WESTMINSTER, CA 92683
Proximity		0.11	0.42	0.17	0.32	0.56	0.77
Sale/List Price		\$926,000	\$963,000	\$975,000	\$1,079,000	\$975,000	\$879,000
Sale Date		12/08/2020	11/10/2020	01/29/2021	03/13/2021	03/03/2021	02/22/2021
Price Per Sq.ft.	\$501.05	\$485.32	\$505.78	\$460.78	\$563.15	\$522.79	\$555.63
Initial List Price	\$850,000	\$889,000	\$959,000	\$999,900	\$1,079,000	\$975,000	\$879,000
Initial List Date	02/24/2021	10/17/2020	09/24/2020	09/24/2020	03/13/2021	03/03/2021	02/22/2021
Current/Final List	\$850,000	\$889,000	\$959,000	\$959,000	\$1,079,000	\$975,000	\$879,000
DOM/CDOM	21	52 / 52	47 / 47	127 / 127	4 / 4	14 / 14	23 / 23
Sales Type		Fair Market	Fair Market	Fair Market	Fair Market	Fair Market	Fair Market
Finance Incentives	Cash	Conventional	Cash	Conventional	Conventional	Conventional	Conventional
Living Area	1896	1908	1904	2116	1916	1865	1582
#Rooms/Bed/Bath All	8 / 4 / 2	9 / 4 / 3	9 / 4 / 2.5	9 / 4 / 3	8 / 4 / 2	8 / 3 / 2.5	7 / 3 / 2
Year Built	1965	1965	1968	1965	1972	1965	1971
Bsmnt SqFt/Finished							
Lot Size	0.17	0.17	0.16	0.17	0.14	0.16	0.14
Property Type	SF Detach	SF Detach	SF Detach	SF Detach	SF Detach	SF Detach	SF Detach
Style / Quality	2-Story Conv / Q4	2-Story Conv / Q4	2-Story Conv / Q4	2-Story Conv / Q4	Single Story / Q4	2-Story Conv / Q4	Single Story / Q4
# of Units	1	1	1	1	1	1	1
Condition	C4	C3	C3	C3	C3	C3	C3
Pool/Spa	None	Yes / Yes	No / No	No / No	No / No	Yes / Yes	No / No
View	Residential	Residential	Residential	Residential	Residential	Residential	Residential
Porch/Patio/Deck	No / Yes / No	No / Yes / Yes	No / Yes / No	No / Yes / No	No / Yes / No	Yes / Yes / No	Yes / Yes / No
Fireplace	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Garage	2 Attached	2 Attached	3 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	PARKSIDE ESTATES	WESTMONT	VALLEY PARK	WESTMONT	SOL VISTA	Westmont	MAYBROOK
Rent Potential	\$5,700						
Annual Gross Income	\$68,400						
Likely Sale Price					\$1,079,000	\$975,000	\$879,000
Gross Rent Multiplier	13.89						
School District	Fountain Valley	Garden Grove U ...	Garden Grove U ...	Fountain Valley	Huntington Bea ...	Huntington Bea ...	Huntington Bea ...
Common Amenities							
Data Source - ID	County Tax-OC2 ...	MLS-OC20220363	MLS-OC20191355	MLS-PW20199846	MLS-OC21052953	MLS-OC21036416	MLS-OC21036672

Market Time 30-90 days

90-Day Marketing Time

As-Is Price Estimate

\$950,000

As-Repaired Price Estimate

\$950,000

Land Only Price

\$280,000

30-Day Quick Sale Price

\$940,000

Recommended List Price

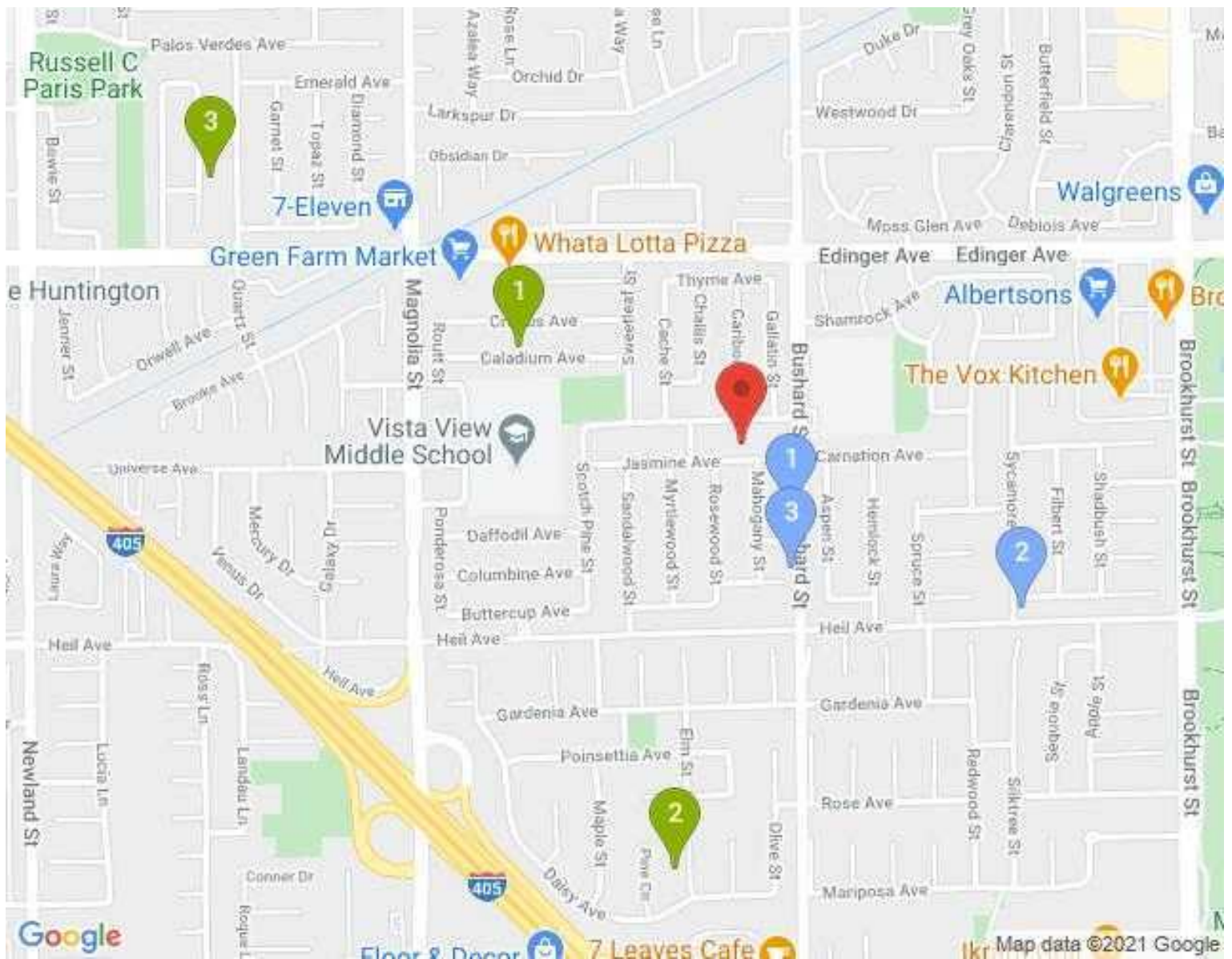
\$960,000

\$960,000

Recommended Sales Strategy:

☒ As - Is

☐ Repaired



	Address	City	BR	BA	Lot Size	Sale/List Date	Year Built	Sale/List Price	Distance
•	9429 JASMINE AVE	FOUNTAIN VALLEY	4	2	0.17		1965		
1	9484 CALLA CIR	FOUNTAIN VALLEY	4	3	0.17	12/08/2020	1965	\$926,000	0.11
2	9800 DANDELION AVE	FOUNTAIN VALLEY	4	2.5	0.16	11/10/2020	1968	\$963,000	0.42
3	9485 GERANIUM CIR	FOUNTAIN VALLEY	4	3	0.17	01/29/2021	1965	\$975,000	0.17
1	9139 CALADIUM AVE	FOUNTAIN VALLEY	4	2	0.14	03/13/2021	1972	\$1,079,000	0.32
2	16809 MULBERRY CIR	FOUNTAIN VALLEY	3	2.5	0.16	03/03/2021	1965	\$975,000	0.56
3	15902 PLUMWOOD ST	WESTMINSTER	3	2	0.14	02/22/2021	1971	\$879,000	0.77

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:

NA

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

None Noted

Comparables:

Sale 1 Comments	It is equal in bedroom count / age, it is slightly bigger in GLA, it is similar in lot size and style but it is superior in bathroom count.
Sale 2 Comments	It is almost equal in GLA, it is similar in age / style / lot size, it is equal in bedroom count but it is superior in bathroom count.
Sale 3 Comments	It is equal in age / bedroom count, it is similar in lot size but it is superior in GLA and bathroom count.
List 1 Comments	To provide comp that has been remodeled per client instructions and provide a listing comp equal in bedroom count I was forced to use this comp of 1 story. It is slightly bigger in GLA, it is equal in bedroom / bathroom count, it is similar in lot size / age.
List 2 Comments	It is slightly smaller in GLA, it is similar in lot size / style, it is equal in age but it is inferior in bedroom count.
List 3 Comments	To provide comp that has been remodeled per client instructions I was forced to use this comp of 1 story. It is similar in lot size / age but it is inferior in GLA and room count.

Comments:

Service Provider Comments:

The client is an investor looking to renovate and re-sell at a profit and is focused on the AS-REPAIRED VALUE for this reason I provide only comps that are in fully renovated condition from the subject market area per client instructions. To provide comps that has been remodeled I was forced to use listing#1 and #3 of 1 story. Could not bracket subject's square footage in GLA in sales comps however I provide sale#1 and sale#2 slightly bigger in GLA, variance is minimal, this does not have a significant impact on value. 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. Most weight placed on List 2 It is similar in style / lot size / GLA and is equal in age. Most weight placed on Sale 2 It is similar in all features than the subject.

Vendor Comments:

Service Provider Signature /s/ Violet Pereda

Service Provider Company Vianso Corporation

BPO Effective Date

03/17/2021

Service Provider Lic. Num.

01754703

Repairs

Recommended Repairs would bring the subject to:

\$950,000

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

9429 JASMINE AVE
FOUNTAIN VALLEY, CA 92708



Subject Side

9429 JASMINE AVE
FOUNTAIN VALLEY, CA 92708



Subject Side

9429 JASMINE AVE
FOUNTAIN VALLEY, CA 92708



Subject Address Verification

9429 JASMINE AVE
FOUNTAIN VALLEY, CA 92708



Subject Street Sign

9429 JASMINE AVE
FOUNTAIN VALLEY, CA 92708



Subject Street

9429 JASMINE AVE
FOUNTAIN VALLEY, CA 92708



Subject Street

9429 JASMINE AVE
FOUNTAIN VALLEY, CA 92708



Subject What's across from Subject

9429 JASMINE AVE
FOUNTAIN VALLEY, CA 92708



Subject Satellite View

9429 JASMINE AVE
FOUNTAIN VALLEY, CA 92708



Comparable Sale #1

9484 CALLA CIR
FOUNTAIN VALLEY, CA 92708
Sale Date: 12/08/2020
Sale Price: \$926,000



Comparable Sale #2

9800 DANDELION AVE
FOUNTAIN VALLEY, CA 92708
Sale Date: 11/10/2020
Sale Price: \$963,000



Comparable Sale #3

9485 GERANIUM CIR
FOUNTAIN VALLEY, CA 92708
Sale Date: 01/29/2021
Sale Price: \$975,000



Comparable Listing #1

9139 CALADIUM AVE
FOUNTAIN VALLEY, CA 92708
List Price: \$1,079,000



Comparable Listing #2

16809 MULBERRY CIR
FOUNTAIN VALLEY, CA 92708
List Price: \$975,000



Comparable Listing #3

15902 PLUMWOOD ST
WESTMINSTER, CA 92683
List Price: \$879,000

Disclaimer

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