



Broker Price Opinion

Exterior Inspection
 Interior Inspection

| | | | |
|----------------------------|------------------------|------------------|-----------------------|
| Property Address: | 8911 DUDMAN DR | Vendor ID: | 11536992.1_349597 |
| City, State, Zip: | GARDEN GROVE, CA 92841 | Deal Name: | |
| Loan Number: | 8911 Dudman Dr | Inspection Date: | 02/26/2021 |
| 2nd Loan / Client #: | | Subject APN: | 133-201-36 |
| 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?

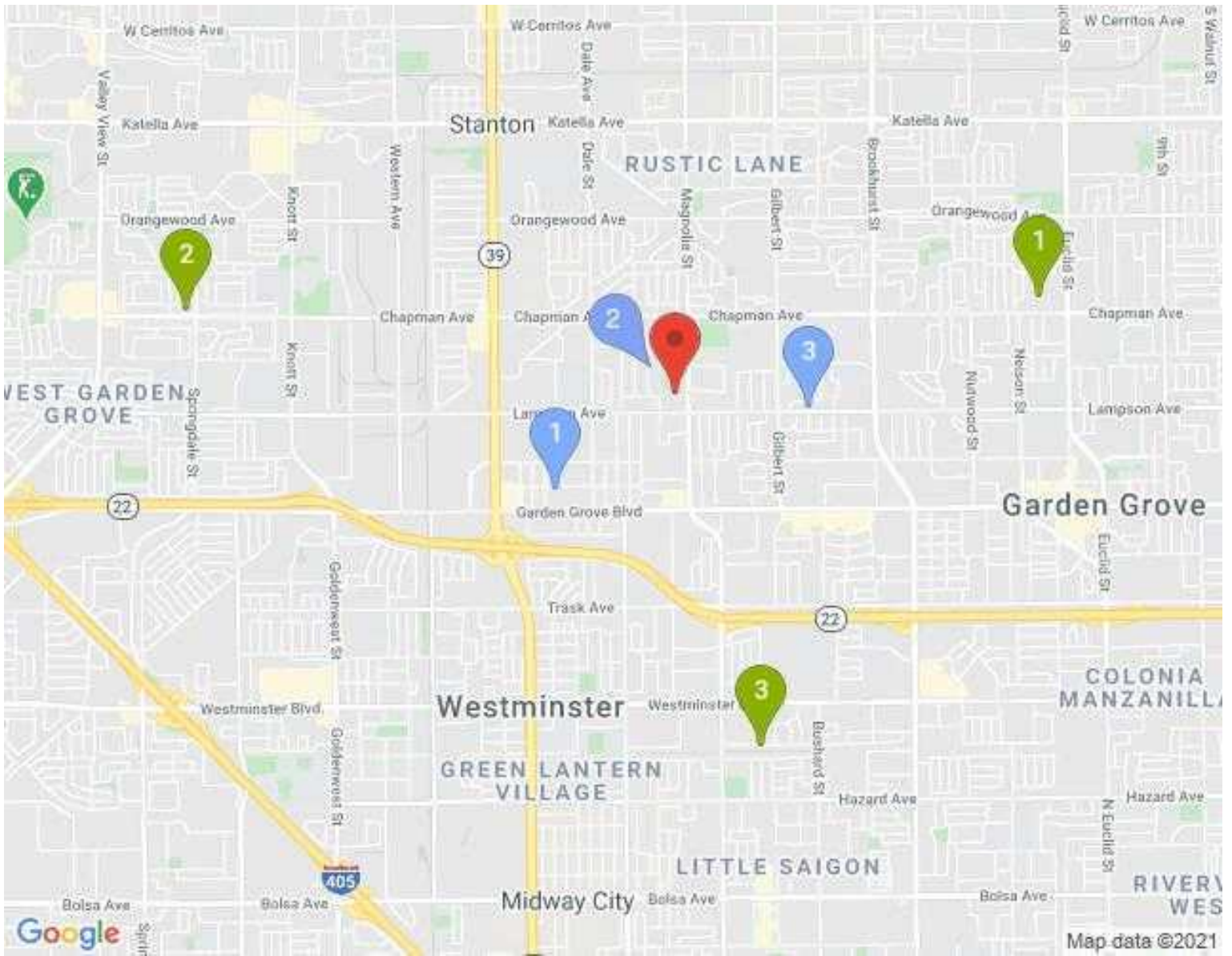
Currently Listed: Currently List Broker: List Broker Contact #: Initial List Price: Initial List Date: Current List Price: DOM / CDOM:

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 | 8911 DUDMAN DR GARDEN GROVE, CA 92841 | 8282 ACACIA AVE GARDEN GROVE, CA 92841 | 12252 DITMORE DR GARDEN GROVE, CA 92841 | 9641 LAMPSON AVE GARDEN GROVE, CA 92841 | 10851 SIDNEY PL GARDEN GROVE, CA 92840 | 6431 CHAPMAN AVE GARDEN GROVE, CA 92845 | 9182 OASIS AVE WESTMINSTER, CA 92683 |
| Proximity | | 0.79 | 0.18 | 0.7 | 1.95 | 2.57 | 1.88 |
| Sale/List Price | | \$810,000 | \$780,000 | \$780,000 | \$774,999 | \$774,800 | \$899,900 |
| Sale Date | | 02/18/2021 | 10/30/2020 | 10/09/2020 | 01/17/2021 | 01/09/2021 | 01/12/2021 |
| Price Per Sq.ft. | \$587.37 | \$540 | \$580.36 | \$555.95 | \$499.03 | \$599.23 | \$537.25 |
| Initial List Price | | \$779,000 | \$728,800 | \$749,900 | \$774,999 | \$774,800 | \$899,900 |
| Initial List Date | | 12/09/2020 | 10/09/2020 | 09/12/2020 | 01/17/2021 | 01/09/2021 | 01/12/2021 |
| Current/Final List | | \$779,000 | \$728,800 | \$749,900 | \$774,999 | \$774,800 | \$899,900 |
| DOM/CDOM | | 71 / 71 | 21 / 21 | 27 / 27 | 40 / 40 | 48 / 48 | 45 / 45 |
| Sales Type | | Fair Market | Fair Market | Fair Market | Fair Market | Fair Market | Fair Market |
| Finance Incentives | | Cash | Cash | Conventional | Conventional | Conventional | Conventional |
| Living Area | 1362 | 1500 | 1344 | 1403 | 1553 | 1293 | 1675 |
| #Rooms/Bed/Bath All | 8 / 4 / 2 | 9 / 4 / 3 | 9 / 4 / 3 | 7 / 3 / 2 | 8 / 4 / 2 | 7 / 3 / 2 | 11 / 5 / 3.5 |
| Year Built | 1962 | 1957 | 1955 | 1953 | 1951 | 1960 | 1955 |
| Bsmnt SqFt/Finished | | | | | | | |
| Lot Size | 0.17 | 0.17 | 0.17 | 0.22 | 0.20 | 0.20 | 0.20 |
| Property Type | SF Detach | SF Detach | SF Detach | SF Detach | SF Detach | SF Detach | SF Detach |
| Style / Quality | Single Story / Q4 | Single Story / Q4 | Single Story / Q4 | Single Story / Q4 | Single Story / Q4 | Single Story / Q4 | Single Story / Q4 |
| # of Units | 1 | 1 | 1 | 1 | 1 | 1 | 1 |
| Condition | C4 | C3 | C3 | C3 | C3 | C3 | C3 |
| Pool/Spa | In Ground | No / No | No / No | Yes / No | No / No | Yes / No | No / No |
| View | Residential | Residential | Residential | Residential | Residential | Residential | Residential |
| Porch/Patio/Deck | No / Yes / No | No / Yes / No | No / Yes / No | Yes / Yes / No | No / Yes / No | No / Yes / No | Yes / Yes / No |
| Fireplace | Yes | Yes | No | Yes | Yes | Yes | No |
| Garage | 2 Attached | 2 Attached | 2 Attached | 2 Attached | 2 Attached | 2 Attached | 3 Detached |
| Other Features | None | None | None | None | None | None | None |
| HOA Fees | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |
| Subdivision | GROVE AT THE PARK | Unavailable | GROVE AT THE PARK | Unavailable | Unavailable | Unavailable | Unavailable |
| Rent Potential | \$4,800 | | | | | | |
| Annual Gross Income | \$57,600 | | | | | | |
| Likely Sale Price | | | | | \$774,999 | \$774,800 | \$899,900 |
| Gross Rent Multiplier | 13.89 | | | | | | |
| School District | Garden Grove U ... | Garden Grove U ... | Garden Grove U ... | Garden Grove U ... | Garden Grove U ... | Garden Grove U ... | Garden Grove U ... |
| Common Amenities | | | | | | | |
| Data Source - ID | County Tax-Tax ... | MLS-PW20254638 | MLS-PW20213179 | MLS-OC20189904 | MLS-PW21012049 | MLS-PW21006611 | MLS-OC21007244 |

| | | | | |
|-------------------------------|---|--|--|--|
| 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="\$800,000"/> | <input type="text" value="\$800,000"/> | <input type="text" value="\$235,000"/> | <input type="text" value="\$795,000"/> |
| Recommended List Price | <input type="text" value="\$805,000"/> | <input type="text" value="\$805,000"/> | | |
| 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 |
|---|------------------|--------------|----|-----|----------|----------------|------------|-----------------|----------|
| • | 8911 DUDMAN DR | GARDEN GROVE | 4 | 2 | 0.17 | | 1962 | | |
| 1 | 8282 ACACIA AVE | GARDEN GROVE | 4 | 3 | 0.17 | 02/18/2021 | 1957 | \$810,000 | 0.79 |
| 2 | 12252 DITMORE DR | GARDEN GROVE | 4 | 3 | 0.17 | 10/30/2020 | 1955 | \$780,000 | 0.18 |
| 3 | 9641 LAMPSON AVE | GARDEN GROVE | 3 | 2 | 0.22 | 10/09/2020 | 1953 | \$780,000 | 0.7 |
| 1 | 10851 SIDNEY PL | GARDEN GROVE | 4 | 2 | 0.20 | 01/17/2021 | 1951 | \$774,999 | 1.95 |
| 2 | 6431 CHAPMAN AVE | GARDEN GROVE | 3 | 2 | 0.20 | 01/09/2021 | 1960 | \$774,800 | 2.57 |
| 3 | 9182 OASIS AVE | WESTMINSTER | 5 | 3.5 | 0.20 | 01/12/2021 | 1955 | \$899,900 | 1.88 |

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 | It is similar in style / lot size / age but it is superior in room count / GLA. |
| Sale 2 Comments | It is equal in bedroom count, it is similar in lot size / style, it is slightly smaller in GLA but it is superior in bathroom count. |
| Sale 3 Comments | It is equal in bathroom count, it is similar in GLA / style / age but it is superior in lot size and it is inferior in bedroom count. |
| List 1 Comments | To provide comp that has been remodeled per client instructions I was forced to expand the search out to 1.90 miles. It is similar in age / lot size, it is equal in bedroom / bathroom count but it is superior in GLA. |
| List 2 Comments | To provide comp that has been remodeled per client instructions I was forced to expand the search out to 2.50 miles. It is similar in age / GLA / lot size / style, it has a pool as the subject but it is inferior in bedroom count. |
| List 3 Comments | To provide comp that has been remodeled per client instructions I was forced to expand the search out to 1.80 miles, 20% 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 and style. |

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. Even expand the search out to 30% variance in GLA, without years, 12 months back could not provide any listing comp within 1 mile from the subject. To provide all comps that has been remodeled per client instructions I was forced to expand the search out to 1.80 miles, 4 months, 20% variance in GLA. Distances traveled to listings comps are further than desired; however are necessary due to the limited available comps in C3 condition in the immediate area. 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="\$800,000"/> | | |
| 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

8911 DUDMAN DR
GARDEN GROVE, CA 92841



Subject Side

8911 DUDMAN DR
GARDEN GROVE, CA 92841



Subject Side

8911 DUDMAN DR
GARDEN GROVE, CA 92841



Subject Address Verification

8911 DUDMAN DR
GARDEN GROVE, CA 92841



Subject Street Sign

8911 DUDMAN DR
GARDEN GROVE, CA 92841



Subject Street

8911 DUDMAN DR
GARDEN GROVE, CA 92841



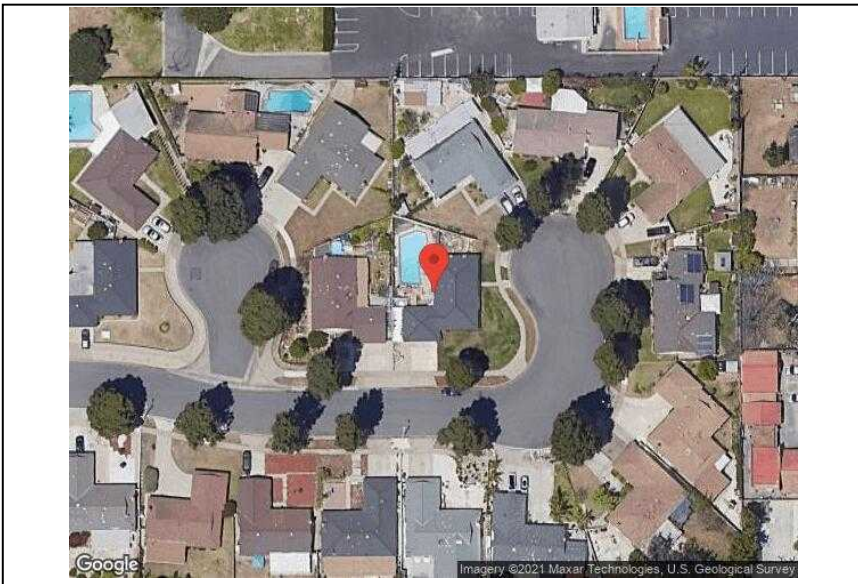
Subject Street

8911 DUDMAN DR
GARDEN GROVE, CA 92841



Subject What's across from Subject

8911 DUDMAN DR
GARDEN GROVE, CA 92841



Subject Satellite View

8911 DUDMAN DR
GARDEN GROVE, CA 92841



Comparable Sale #1

8282 ACACIA AVE
GARDEN GROVE, CA 92841
Sale Date: 02/18/2021
Sale Price: \$810,000



Comparable Sale #2

12252 DITMORE DR
GARDEN GROVE, CA 92841
Sale Date: 10/30/2020
Sale Price: \$780,000



Comparable Sale #3

9641 LAMPSON AVE
GARDEN GROVE, CA 92841
Sale Date: 10/09/2020
Sale Price: \$780,000



Comparable Listing #1

10851 SIDNEY PL
GARDEN GROVE, CA 92840
List Price: \$774,999



Comparable Listing #2

6431 CHAPMAN AVE
GARDEN GROVE, CA 92845
List Price: \$774,800



Comparable Listing #3

9182 OASIS AVE
WESTMINSTER, CA 92683
List Price: \$899,900

Disclaimer

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