



Broker Price Opinion

Exterior Inspection
 Interior Inspection

Property Address:	17653 SALAIS ST	Vendor ID:	11531640.1_202615
City, State, Zip:	LA PUENTE, CA 91744	Deal Name:	
Loan Number:	17653 Salais St	Inspection Date:	02/26/2021
2nd Loan / Client #:		Subject APN:	8729-018-024
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: 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	17653 SALAIS ST LA PUENTE, CA 91744	17802 GEMINI ST LA PUENTE, CA 91744	16333 LAWNWOOD ST LA PUENTE, CA 91744	16106 GLENHOPE DR LA PUENTE, CA 91744	16703 SAMGERRY DR LA PUENTE, CA 91744	17661 SALAIS ST LA PUENTE, CA 91744	16516 MULVANE ST LA PUENTE, CA 91744
Proximity		0.42	1.74	1.81	1.33	0.01	1.55
Sale/List Price		\$530,000	\$538,000	\$535,000	\$550,000	\$525,000	\$514,888
Sale Date		11/25/2020	06/11/2020	08/13/2020	02/22/2021	11/14/2020	01/28/2021
Price Per Sq.ft.	\$571.58	\$552.08	\$476.95	\$414.73	\$482.03	\$546.88	\$450.08
Initial List Price	\$435,000	\$459,000	\$549,888	\$519,900	\$550,000	\$525,000	\$535,000
Initial List Date	02/18/2021	10/22/2020	02/28/2020	06/19/2020	02/22/2021	11/14/2020	01/28/2021
Current/Final List	\$435,000	\$459,000	\$547,888	\$519,900	\$550,000	\$525,000	\$514,888
DOM/CDOM	1	34 / 34	104 / 104	55 / 55	5 / 5	90 / 90	30 / 30
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	936	960	1128	1290	1141	960	1144
#Rooms/Bed/Bath All	6 / 3 / 1	6 / 3 / 1	7 / 3 / 2	7 / 3 / 2	7 / 3 / 2	6 / 3 / 1	7 / 3 / 2
Year Built	1956	1957	1955	1959	1957	1956	1961
Bsmnt SqFt/Finished							
Lot Size	0.15	0.17	0.14	0.19	0.14	0.14	0.14
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	1 Attached	1 Attached	1 Attached	1 Attached	1 Attached	1 Attached	1 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	\$2,500						
Annual Gross Income	\$30,000						
Likely Sale Price					\$550,000	\$525,000	\$514,888
Gross Rent Multiplier	17.83						
School District	Rowland Unified	Rowland Unified	Hacienda La Pu ...	Hacienda La Pu ...	Hacienda La Pu ...	Rowland Unified	Hacienda La Pu ...
Common Amenities							
Data Source - ID	County Tax	MLS-SW20222794	MLS-CV20043083	MLS-CV20113646	MLS-TR21036383	MLS-OC20239780	MLS-PW21018907

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="\$525,000"/>
Recommended List Price	<input type="text" value="\$545,000"/>	<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
•	17653 SALAIS ST	LA PUENTE	3	1	0.15		1956		
1	17802 GEMINI ST	LA PUENTE	3	1	0.17	11/25/2020	1957	\$530,000	0.42
2	16333 LAWNWOOD ST	LA PUENTE	3	2	0.14	06/11/2020	1955	\$538,000	1.74
3	16106 GLENHOPE DR	LA PUENTE	3	2	0.19	08/13/2020	1959	\$535,000	1.81
1	16703 SAMGERRY DR	LA PUENTE	3	2	0.14	02/22/2021	1957	\$550,000	1.33
2	17661 SALAIS ST	LA PUENTE	3	1	0.14	11/14/2020	1956	\$525,000	0.01
3	16516 MULVANE ST	LA PUENTE	3	2	0.14	01/28/2021	1961	\$514,888	1.55

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

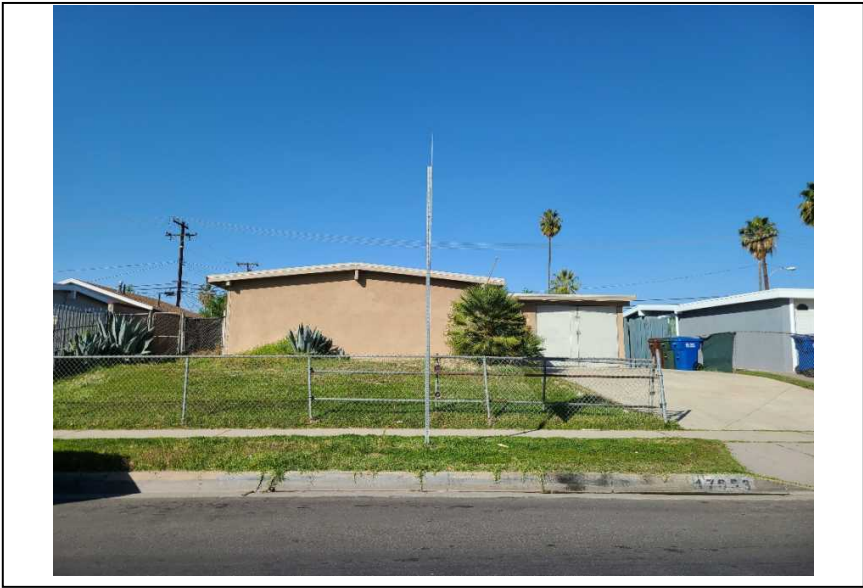
Service Provider Company Ursulo Investments LLC

BPO Effective Date 02/27/2021

Service Provider Lic. Num. 01946059

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		\$ 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

17653 SALAIS ST
LA PUENTE, CA 91744



Subject Side

17653 SALAIS ST
LA PUENTE, CA 91744



Subject Side

17653 SALAIS ST
LA PUENTE, CA 91744



Subject Address Verification

17653 SALAIS ST
LA PUENTE, CA 91744



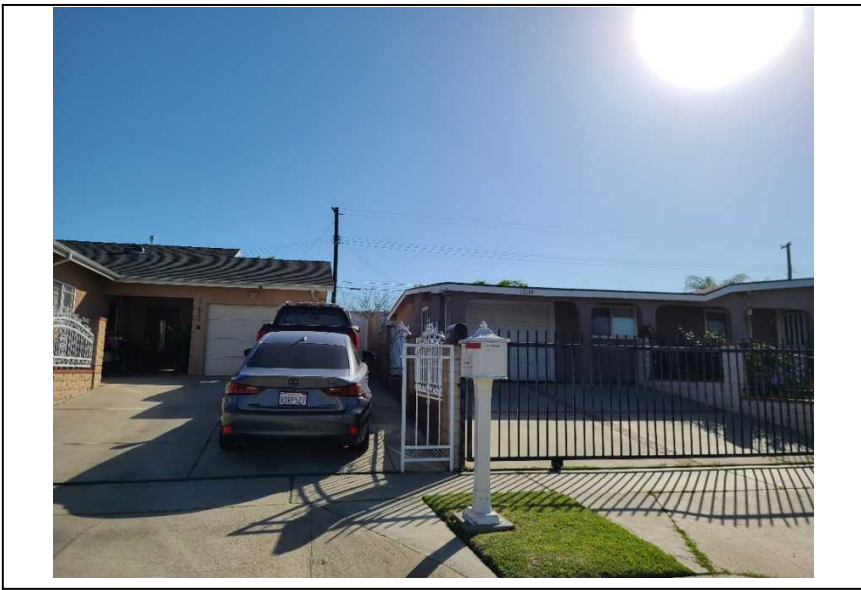
Subject Street

17653 SALAIS ST
LA PUENTE, CA 91744



Subject Street

17653 SALAIS ST
LA PUENTE, CA 91744



Subject What's across from Subject

17653 SALAIS ST
LA PUENTE, CA 91744



Subject Satellite View

17653 SALAIS ST
LA PUENTE, CA 91744



Comparable Sale #1

17802 GEMINI ST
LA PUENTE, CA 91744
Sale Date: 11/25/2020
Sale Price: \$530,000



Comparable Sale #2

16333 LAWNWOOD ST
LA PUENTE, CA 91744
Sale Date: 06/11/2020
Sale Price: \$538,000



Comparable Sale #3

16106 GLENHOPE DR
LA PUENTE, CA 91744
Sale Date: 08/13/2020
Sale Price: \$535,000



Comparable Listing #1

16703 SAMGERRY DR
LA PUENTE, CA 91744
List Price: \$550,000



Comparable Listing #2

17661 SALAIS ST
LA PUENTE, CA 91744
List Price: \$525,000



Comparable Listing #3

16516 MULVANE ST
LA PUENTE, CA 91744
List Price: \$514,888

Disclaimer

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