



Broker Price Opinion

Exterior Inspection
 Interior Inspection

Property Address:	221 HAMLET STREET	Vendor ID:	11614560.1_323197
City, State, Zip:	LOS ANGELES, CA 90042	Deal Name:	
Loan Number:	221HamletStreet	Inspection Date:	03/11/2021
2nd Loan / Client #:		Subject APN:	5493-004-024
Borrower / Owner of Record	NA NA	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:

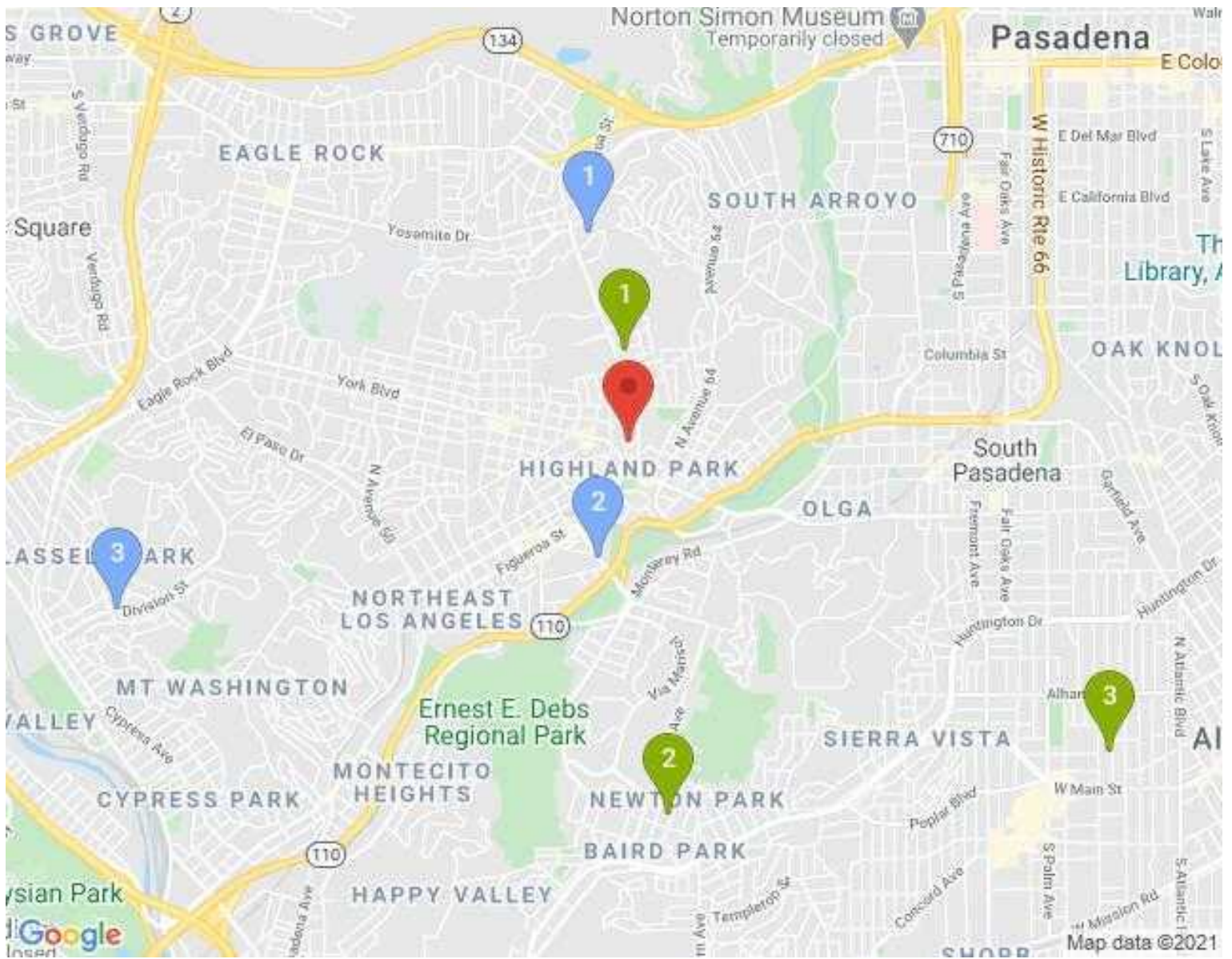
Is the Subject Listing Currently Pending? Date of Contract: CDOM to Contract:

Sold in the last Months?
 Sale Price:
 Sale Date:

Subject Property Comments / External Influences
 Subject is in average condition with no adverse easements, economic/functional obsolescence, or repairs visible. Paint, roof,

Subject	Sold comps 1	Sold comps 2	Sold comps 3	List comps 1	List comps 2	List comps 3	
Address	221 HAMLET STREET LOS ANGELES, CA 90042	1020 GLEN ARBOR AVE EAGLE ROCK, CA 90041	314 S AVENUE 60 LOS ANGELES, CA 90042	3311 GASSEN PL LOS ANGELES, CA 90065	6172 ST ALBANS ST LOS ANGELES, CA 90042	3731 RANDOLPH AVE LOS ANGELES, CA 90032	205 N BUSHNELL AVE ALHAMBRA, CA 91801
Proximity	1.1	0.63	2.78	0.47	1.94	2.96	
Sale/List Price	\$915,000	\$790,000	\$755,000	\$1,050,000	\$726,000	\$825,000	
Sale Date	11/23/2020	10/09/2020	08/25/2020	03/11/2021	01/30/2021	02/17/2021	
Price Per Sq.ft.	\$387.44	\$466.36	\$355.22	\$452.37	\$634.06	\$487.59	
Initial List Price	\$990,000	\$880,000	\$750,000	\$1,050,000	\$726,000	\$825,000	
Initial List Date	09/10/2020	02/13/2020	06/30/2020	03/11/2021	01/30/2021	02/17/2021	
Current/Final List	\$989,999	\$799,900	\$750,000	\$1,050,000	\$726,000	\$825,000	
DOM/CDOM	34 / 34	239 / 239	8 / 8	0 / 0	13 / 13	22 / 22	
Sales Type	Fair Market	Fair Market	Fair Market	Fair Market	Fair Market	Fair Market	
Living Area	2039	1962	2224	1669	1656	2216	
#Rooms/Bed/Bath 1	7 / 3 / 2	4 / 1 / 1	5 / 2 / 1	5 / 2 / 1	5 / 2 / 1	6 / 2 / 2	
#Rooms/Bed/Bath 2	6 / 3 / 1	6 / 2 / 2	5 / 2 / 1	5 / 2 / 1	4 / 1 / 1	5 / 2 / 1	
#Rooms/Bed/Bath 3							
#Rooms/Bed/Bath 4							
#Rooms/Bed/Bath All	13 / 6 / 3	10 / 3 / 3	10 / 4 / 2	10 / 4 / 2	9 / 3 / 2	11 / 4 / 3	
Year Built	1905	1921	1915	1921	1924	1920	
Bsmnt SqFt/Finished							
Lot Size	0.16	0.10	0.11	0.17	0.11	0.17	
Property Type	2 unit	2 unit	2 unit	2 unit	2 unit	2 unit	
Style / Quality	Multi-Unit / Q4	Multi-Unit / Q4	Multi-Unit / Q4	Multi-Unit / Q4	Multi-Unit / Q4	Multi-Unit / Q4	
# of Units	2	2	2	2	2	2	
Condition	C4	C4	C4	C4	C4	C4	
Pool/Spa	None	No / No	No / No	No / No	No / No	No / No	
View	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 / Yes / No	
Fireplace	No	No	No	No	No	Yes	
Garage	None	1 Detached	None	2 Detached	2 Detached	None	
Other Features	None	None	None	None	None	Fence	
Subdivision	Garvanza Add 01	N/A	N/A	N/A	N/A	N/A	
School District	Los Angeles	N/A	N/A	N/A	N/A	N/A	
Common Amenities		None	None	None	None	None	
Data Source - ID	County Tax-549 ...	MLS-WS20187816	MLS-CV20032571	MLS-DW20127205	MLS-21703940	MLS-320004795	MLS-WS21033291

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="\$790,000"/>	<input type="text" value="\$794,500"/>	<input type="text" value="\$217,365"/>	<input type="text" value="\$780,000"/>
Recommended List Price	<input type="text" value="\$810,000"/>	<input type="text" value="\$814,500"/>		
Recommended Sales Strategy:	<input type="checkbox"/> As - Is <input checked="" type="checkbox"/> Repaired			



	Address	City	BR	BA	Lot Size	Sale/List Date	Year Built	Sale/List Price	Distance
•	221 HAMLET STREET	LOS ANGELES	6	3	0.16		1905		
1	1020 GLEN ARBOR AVE	EAGLE ROCK	3	3	0.10	11/23/2020	1921	\$915,000	1.1
2	314 S AVENUE 60	LOS ANGELES	4	2	0.11	10/09/2020	1915	\$790,000	0.63
3	3311 GASSEN PL	LOS ANGELES	4	2	0.17	08/25/2020	1921	\$755,000	2.78
1	6172 ST ALBANS ST	LOS ANGELES	3	2	0.11	03/11/2021	1924	\$1,050,000	0.47
2	3731 RANDOLPH AVE	LOS ANGELES	4	3	0.17	01/30/2021	1920	\$726,000	1.94
3	205 N BUSHNELL AVE	ALHAMBRA	3	2	0.18	02/17/2021	1930	\$825,000	2.96

Neighborhood Data:

Location Type: <input type="text" value="Suburban"/>	Market Trend: <input type="text" value="Stable"/>	Economic Trend: <input type="text" value="Stable"/>	Neighborhood Trend: <input type="text" value="Stable"/>
Housing Supply: <input type="text" value="Stable"/>	REO Driven?: <input type="text" value="No"/>	Avg Age of Home: <input type="text" value="99"/>	
Sale to List Ratio: <input type="text" value="1"/>		Avg Marketing Time of Comparable Listings: <input type="text" value="3 to 6 Mos."/>	
Price Range: <input type="text" value="\$529,000"/> to <input type="text" value="\$1,700,000"/>	Median Price: <input type="text" value="\$1,114,500"/>	Predominate Value: <input type="text" value="\$1,114,500"/>	Average DOM: <input type="text" value="94"/>
% Tenants: <input type="text" value="100"/>	Number of units for rent: <input type="text"/>	Number of units in complex for sale: <input type="text"/>	

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

Comments:

Service Provider Comments:

There was no address on the subject property or painted on the street or curb. The property across the street was used to verify the address. It is 222 Hamlet St. The typical marketing time is 90 days. Comps chosen were more appropriate than 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. The subject is a Multi-Family (DUPLEX) with 2039 Sq.ft. Search expanded to 3 miles due to lack of average condition comparables and there is a lack of active comps in the subject location due to the subject being a duplex. sale date within 12 months, +/-20% of the subject's GLA, similar style, condition, 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. Most weight placed on List 3 List 3 holds the most weight in regards with size, condition and location. Most weight placed on Sale 2 Sale 2 holds the most weight in regards with size, condition and location.

Vendor Comments:

Service Provider Signature

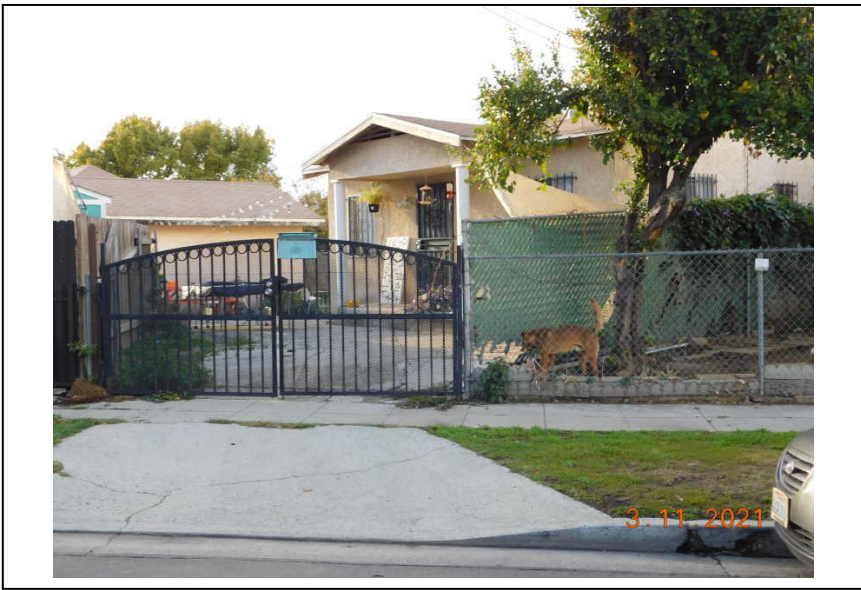
Service Provider Company

BPO Effective Date

Service Provider Lic. Num.

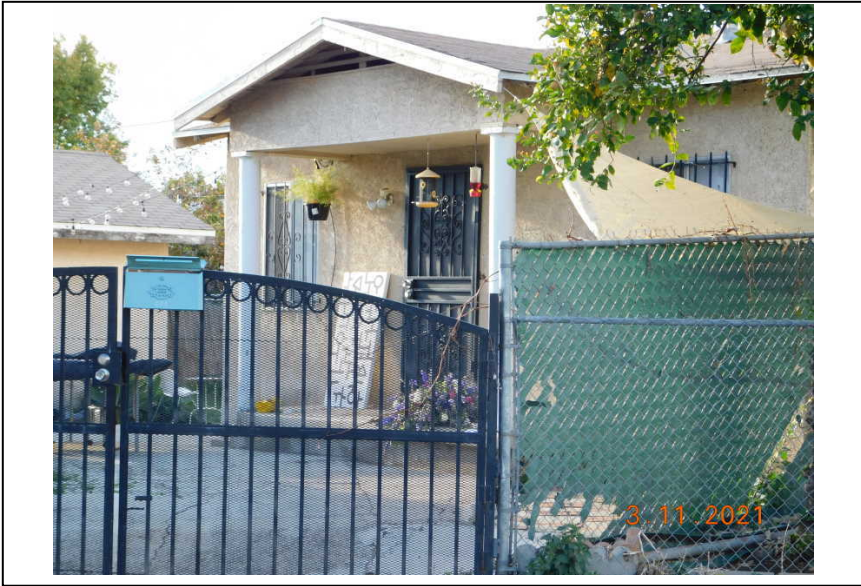
RepairsRecommended Repairs would bring the subject to:

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		\$ 0
Siding/Trim	Eaves need repair to protect from exposure	\$ 1725
Structural		\$ 0
Windows/Doors		\$ 0
Painting		\$ 0
Foundation		\$ 0
Garage		\$ 0
Landscaping	landscape needs repair and drought tol plants	\$ 999
Fence		\$ 0
Other	Drive needs repairway	\$ 1500
External Repair Total:		\$ 4224
Repair Total:		\$ 4224



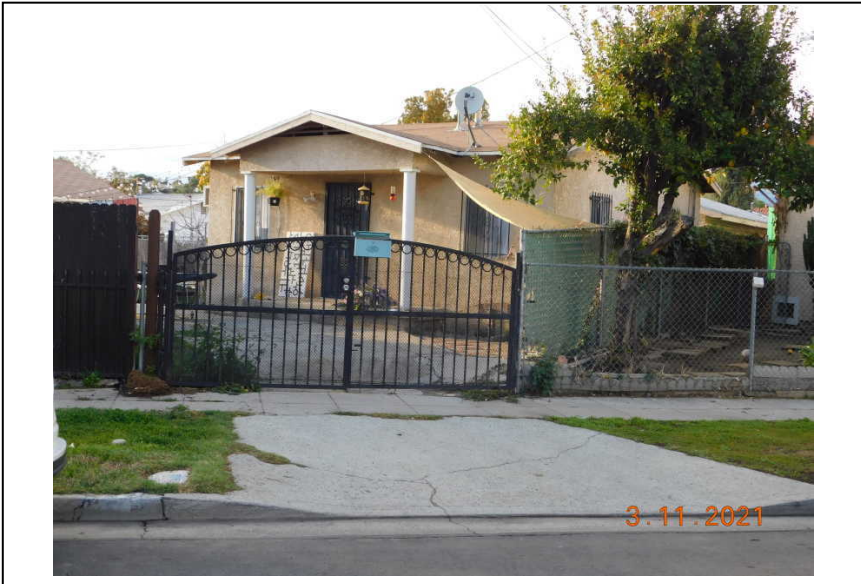
Subject Front

221 HAMLET STREET
LOS ANGELES, CA 90042



Subject Side

221 HAMLET STREET
LOS ANGELES, CA 90042



Subject Side

221 HAMLET STREET
LOS ANGELES, CA 90042



Subject Address Verification

221 HAMLET STREET
LOS ANGELES, CA 90042



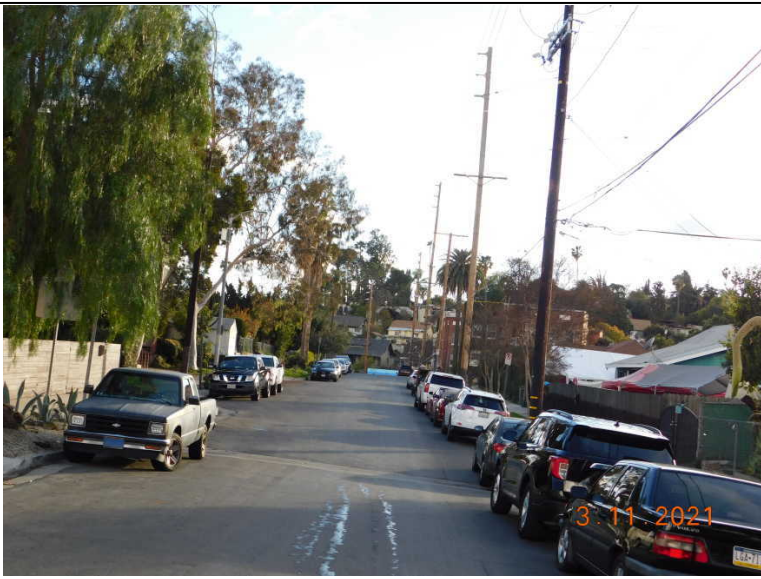
Subject Street Sign

221 HAMLET STREET
LOS ANGELES, CA 90042



Subject Street

221 HAMLET STREET
LOS ANGELES, CA 90042



Subject Street

221 HAMLET STREET
LOS ANGELES, CA 90042



Subject What's across from Subject

221 HAMLET STREET
LOS ANGELES, CA 90042



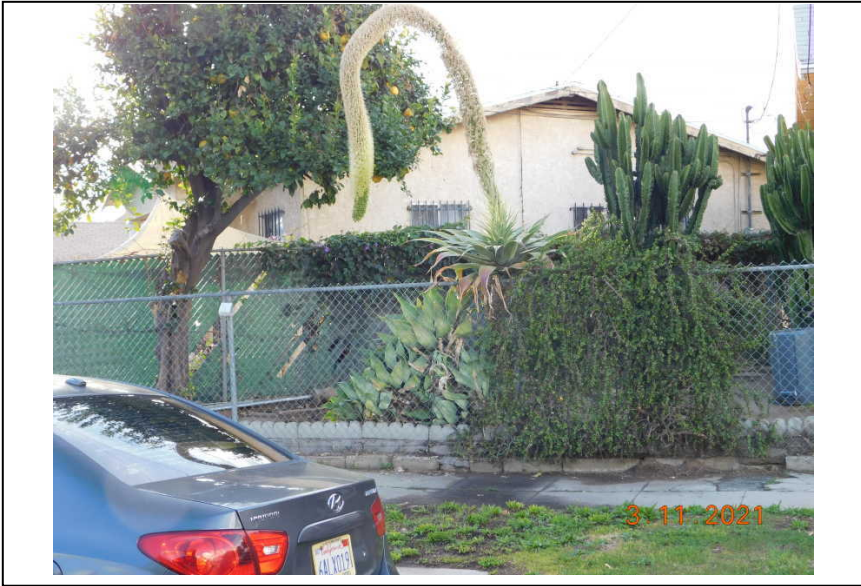
Subject Other

221 HAMLET STREET
LOS ANGELES, CA 90042



Subject Other

221 HAMLET STREET
LOS ANGELES, CA 90042



Subject Other

221 HAMLET STREET
LOS ANGELES, CA 90042



Subject Other

221 HAMLET STREET
LOS ANGELES, CA 90042



Subject Damage

221 HAMLET STREET
LOS ANGELES, CA 90042



Subject Damage

221 HAMLET STREET
LOS ANGELES, CA 90042



Subject Damage

221 HAMLET STREET
LOS ANGELES, CA 90042



Subject Satellite View

221 HAMLET STREET
LOS ANGELES, CA 90042



Comparable Sale #1

1020 GLEN ARBOR AVE
EAGLE ROCK, CA 90041
Sale Date: 11/23/2020
Sale Price: \$915,000



Comparable Sale #2

314 S AVENUE 60
LOS ANGELES, CA 90042
Sale Date: 10/09/2020
Sale Price: \$790,000



Comparable Sale #3

3311 GASSEN PL
LOS ANGELES, CA 90065
Sale Date: 08/25/2020
Sale Price: \$755,000



Comparable Listing #1

6172 ST ALBANS ST
LOS ANGELES, CA 90042
List Price: \$1,050,000



Comparable Listing #2

3731 RANDOLPH AVE
LOS ANGELES, CA 90032
List Price: \$726,000



Comparable Listing #3

205 N BUSHNELL AVE
ALHAMBRA, CA 91801
List Price: \$825,000

Disclaimer

Neither Xome Services LLC nor any of its affiliates, members, managers or contractors makes any representation or warranty as to the accuracy or completeness of the information contained in this Broker Price Opinion. You should use good faith efforts in determining that the content of all information to be provided to or obtained by you is accurate. This analysis has been performed by a licensed real estate professional and is intended for the benefit of the addressee only. The Broker Price Opinion is not to be construed as an appraisal and may not be used as such for any purpose. The purpose of this BPO is to provide an estimate of the probable sales price of the property, utilizing the sales comparison approach methodology and will not be used for loan origination. This opinion may not be used by any party as the primary basis to determine the value of a parcel of real property for a mortgage loan origination, including first and second mortgages, refinances or equity lines of credit. Notwithstanding any preprinted language to the contrary, this opinion is not an appraisal of the market value of the property. If an appraisal is desired, the services of a licensed appraiser must be obtained.