



# Broker Price Opinion

Exterior Inspection  
 Interior Inspection

Property Address:	2320 LOY LN	Vendor ID:	11893032.1_323197
City, State, Zip:	LOS ANGELES, CA 90041	Deal Name:	
Loan Number:	2320LOYLN	Inspection Date:	05/10/2021
2nd Loan / Client #:		Subject APN:	5682-021-011
Borrower / Owner of Record	NA NA	Lender / Client	Trimark Funding, Inc.

Property Occupancy Status:  Does the Property Appear Secure?  Est. Monthly Rent:  Sold in the last  12 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 is rated in fair condition and is in need of extensive repairs to complete with most traditional sales.**

	Subject	Sold comps 1	Sold comps 2	Sold comps 3	List comps 1	List comps 2	List comps 3
							
Address	2320 LOY LN LOS ANGELES, CA 90041	1566 HAZELWOOD AVE LOS ANGELES, CA 90041	500 GRISWOLD ST GLENDALE, CA 91205	3020 SHASTA CIR S LOS ANGELES, CA 90065	1554 WALDRAN AVE EAGLE ROCK, CA 90041	1709 N AVENUE 45 EAGLE ROCK, CA 90041	2423 RIDGEVIEW AVE EAGLE ROCK, CA 90041
Proximity		0.9	0.97	0.92	1.04	0.75	0.44
Sale/List Price		\$760,000	\$780,000	\$836,450	\$750,000	\$829,000	\$845,000
Sale Date		07/01/2020	02/01/2021	05/22/2020	05/08/2021	04/16/2021	02/19/2021
Price Per Sq.ft.	\$587.33	\$688.41	\$590.91	\$573.70	\$700.28	\$629.94	\$645.04
Initial List Price	\$749,000	\$699,000	\$770,000	\$774,900	\$750,000	\$829,000	\$845,000
Initial List Date	04/20/2021	06/10/2020	10/22/2020	04/28/2020	05/08/2021	04/16/2021	02/19/2021
Current/Final List	\$749,000	\$699,000	\$770,000	\$774,900	\$750,000	\$829,000	\$845,000
DOM/CDOM	17 /	21 / 21	100 / 100	24 / 24	2 / 2	24 / 24	15 / 15
Sales Type		Fair Market	Fair Market	Fair Market	Fair Market	Fair Market	Fair Market
Finance Incentives	0	0	0	0	0	0	0
Living Area	1294	1104	1320	1458	1071	1316	1310
#Rooms/Bed/Bath All	6 / 3 / 1.5	7 / 3 / 2	5 / 2 / 1	5 / 2 / 1.5	5 / 2 / 1	6 / 2 / 2	6 / 3 / 1
Year Built	1923	1926	1923	1940	1940	1922	1916
Bsmnt SqFt/Finished							
Lot Size	0.12	0.10	0.18	0.13	0.16	0.21	0.19
Property Type	SF Detach	SF Detach	SF Detach	SF Detach	SF Detach	SF Detach	SF Detach
Style / Quality	Bungalow/Cottag e / Q4	Bungalow/Cottag e / Q4	Bungalow/Cottag e / Q4	Bungalow/Cottag e / Q4	Bungalow/Cottag e / Q4	Bungalow/Cottag e / Q4	Bungalow/Cottag e / Q4
# of Units	1	1	1	1	1	1	1
Condition	C5	C5	C5	C4	C5	C4	C4
Pool/Spa	None	No / No	No / No	No / No	No / No	No / No	Yes / No
View	Residential	Residential	Residential	Residential	Residential	Residential	Residential
Porch/Patio/Deck	No / No / No	No / No / No	Yes / No / No	No / Yes / No	No / No / No	Yes / Yes / No	No / No / No
Fireplace	Yes	Yes	No	Yes	Yes	No	Yes
Garage	2 Detached	1 Detached	None	None	2 Detached	1 Detached	1 Detached
Other Features	Fencing	None	None	Fencing	None	None	None
HOA Fees	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Subdivision	N/A	N/A	N/A	N/A	N/A	SILVER LAKE ECHO PARK	N/A
Rent Potential	\$3,000						
Annual Gross Income	\$36,000						
Likely Sale Price					\$750,000	\$829,000	\$845,000
Gross Rent Multiplier	21.11						
School District	Los Angeles	Los Angeles USD	Glendale USD	N/A	Los Angeles USD	Los Angeles USD	Los Angeles USD
Common Amenities							
Data Source - ID	MLS-P14318	MLS-20589084	MLS-DW20224653	MLS-20563986	MLS-CV21098300	MLS-AR21080279	MLS-PF21052234

<b>Market Time 30-90 days</b>	<b>As-Is Price Estimate</b>	<b>As-Repaired Price Estimate</b>	<b>Land Only Price</b>	<b>30-Day Quick Sale Price</b>
90-Day Marketing Time	<input type="text" value="\$760,000"/>	<input type="text" value="\$773,000"/>	<input type="text" value="\$42,171"/>	<input type="text" value="\$740,000"/>
Recommended List Price	<input type="text" value="\$780,000"/>	<input type="text" value="\$793,000"/>		
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
•	2320 LOY LN	LOS ANGELES	3	1.5	0.12		1923		
1	1566 HAZELWOOD AVE	LOS ANGELES	3	2	0.10	07/01/2020	1926	\$760,000	0.9
2	500 GRISWOLD ST	GLENDALE	2	1	0.18	02/01/2021	1923	\$780,000	0.97
3	3020 SHASTA CIR S	LOS ANGELES	2	1.5	0.13	05/22/2020	1940	\$836,450	0.92
1	1554 WALDRAN AVE	EAGLE ROCK	2	1	0.16	05/08/2021	1940	\$750,000	1.04
2	1709 N AVENUE 45	EAGLE ROCK	2	2	0.21	04/16/2021	1922	\$829,000	0.75
3	2423 RIDGEVIEW AVE	EAGLE ROCK	3	1	0.19	02/19/2021	1916	\$845,000	0.44

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

**Comments:**

Service Provider Comments:

Subject is currently listed for \$749,000 as a Standard sale with repairs. Subject is in fair condition and needs repair. The subject is a Single-Family Home with 1294 Sq.ft. 3 bedrooms and 1.5 bathrooms. Search criteria used to find comps are proximity within 2 mile, sale date within 12 months, +/-20% of the subject's GLA, similar style, and age. Due to lack of list comps, search was expanded to 2 miles. 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 1 Comparable with similar features in proximity to subject property. Most weight placed on Sale 2 Comparable with similar features in proximity to subject property.

Vendor Comments:

Service Provider Signature

Service Provider Company

BPO Effective Date

Service Provider Lic. Num.

**Repairs**Recommended Repairs would bring the subject to: 

<b>Internal Repairs</b>		<b>Comment</b>	<b>Total</b>
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
<b>External Repairs</b>		<b>Comment</b>	<b>Total</b>
Roof		Repair eaves. Front and side. Seal & Paint	\$ 3500
Siding/Trim		Rep/Repl dmgd wood siding, seal & Paint	\$ 5197
Structural			\$ 0
Windows/Doors			\$ 0
Painting			\$ 0
Foundation			\$ 0
Garage			\$ 0
Landscaping		Install ground cover, drought tol plants	\$ 1975
Fence			\$ 0
Other		Repair cracked retaining wall in front	\$ 2175
External Repair Total:			\$ 12847
Repair Total:			\$ 12847



**Subject Front**

2320 LOY LN  
LOS ANGELES, CA 90041



**Subject Side**

2320 LOY LN  
LOS ANGELES, CA 90041



**Subject Side**

2320 LOY LN  
LOS ANGELES, CA 90041





**Subject Address Verification**

2320 LOY LN  
LOS ANGELES, CA 90041



**Subject Street Sign**

2320 LOY LN  
LOS ANGELES, CA 90041



**Subject Street**

2320 LOY LN  
LOS ANGELES, CA 90041



**Subject Street**

2320 LOY LN  
LOS ANGELES, CA 90041



**Subject What's across from Subject**

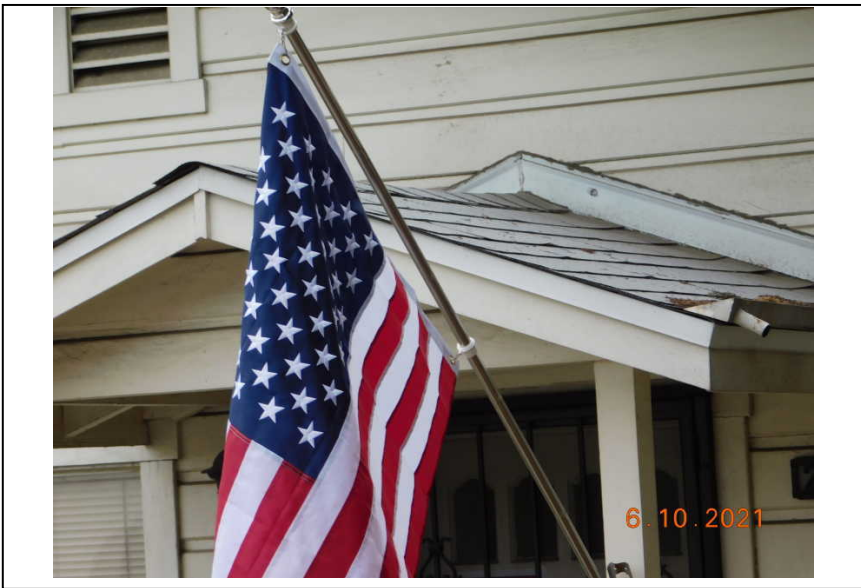
2320 LOY LN  
LOS ANGELES, CA 90041



**Subject Other**

2320 LOY LN  
LOS ANGELES, CA 90041





**Subject Other**

2320 LOY LN  
LOS ANGELES, CA 90041



**Subject Other**

2320 LOY LN  
LOS ANGELES, CA 90041



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2320 LOY LN  
LOS ANGELES, CA 90041





**Subject Other**

2320 LOY LN  
LOS ANGELES, CA 90041



**Subject Other**

2320 LOY LN  
LOS ANGELES, CA 90041



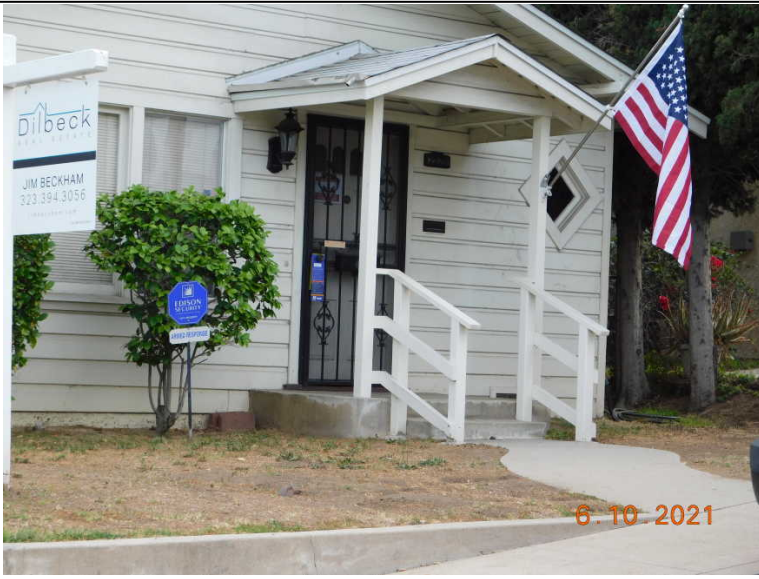
**Subject Other**

2320 LOY LN  
LOS ANGELES, CA 90041



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2320 LOY LN  
LOS ANGELES, CA 90041



**Subject Other**

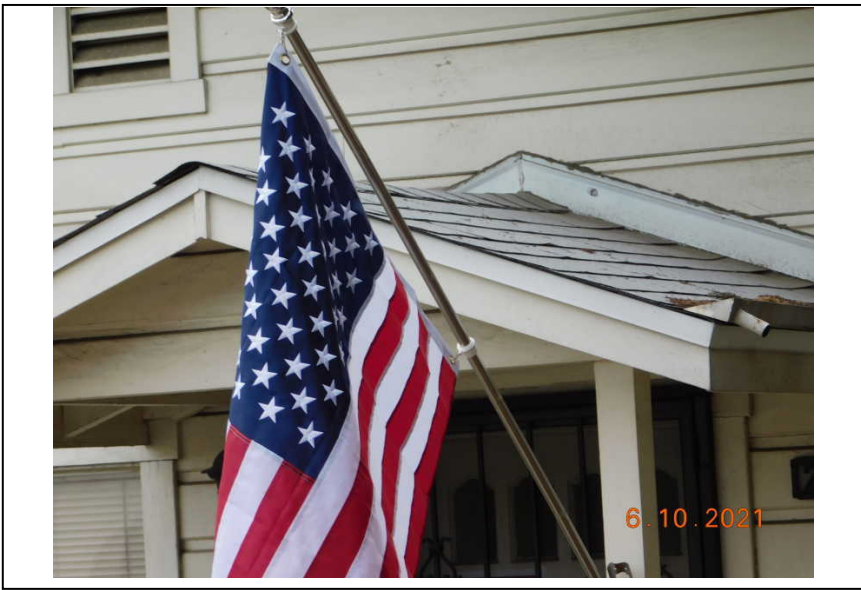
2320 LOY LN  
LOS ANGELES, CA 90041



**Subject Other**

2320 LOY LN  
LOS ANGELES, CA 90041





**Subject Damage**

2320 LOY LN  
LOS ANGELES, CA 90041



**Subject Damage**

2320 LOY LN  
LOS ANGELES, CA 90041



**Subject Damage**

2320 LOY LN  
LOS ANGELES, CA 90041





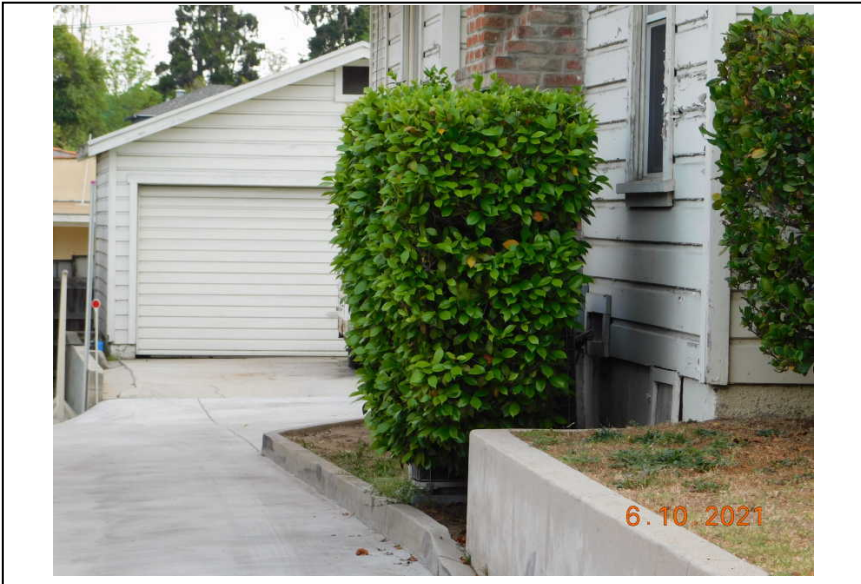
**Subject Damage**

2320 LOY LN  
LOS ANGELES, CA 90041



**Subject Damage**

2320 LOY LN  
LOS ANGELES, CA 90041



**Subject Garage**

2320 LOY LN  
LOS ANGELES, CA 90041



### Subject Satellite View

2320 LOY LN  
LOS ANGELES, CA 90041





### Comparable Sale #1

1566 HAZELWOOD AVE  
LOS ANGELES, CA 90041  
Sale Date: 07/01/2020  
Sale Price: \$760,000



### Comparable Sale #2

500 GRISWOLD ST  
GLENDALE, CA 91205  
Sale Date: 02/01/2021  
Sale Price: \$780,000



### Comparable Sale #3

3020 SHASTA CIR S  
LOS ANGELES, CA 90065  
Sale Date: 05/22/2020  
Sale Price: \$836,450





**Comparable Listing #1**

1554 WALDRAN AVE  
EAGLE ROCK, CA 90041  
List Price: \$750,000



**Comparable Listing #2**

1709 N AVENUE 45  
EAGLE ROCK, CA 90041  
List Price: \$829,000



**Comparable Listing #3**

2423 RIDGEVIEW AVE  
EAGLE ROCK, CA 90041  
List Price: \$845,000

# Disclaimer

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