



Broker Price Opinion

Exterior Inspection
 Interior Inspection

Property Address:	6920 E BACARRO ST	Vendor ID:	12075678.1_198468
City, State, Zip:	LONG BEACH, CA 90815	Deal Name:	
Loan Number:	6920EBacarroSt	Inspection Date:	06/20/2021
2nd Loan / Client #:		Subject APN:	7238-008-021
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 Months?

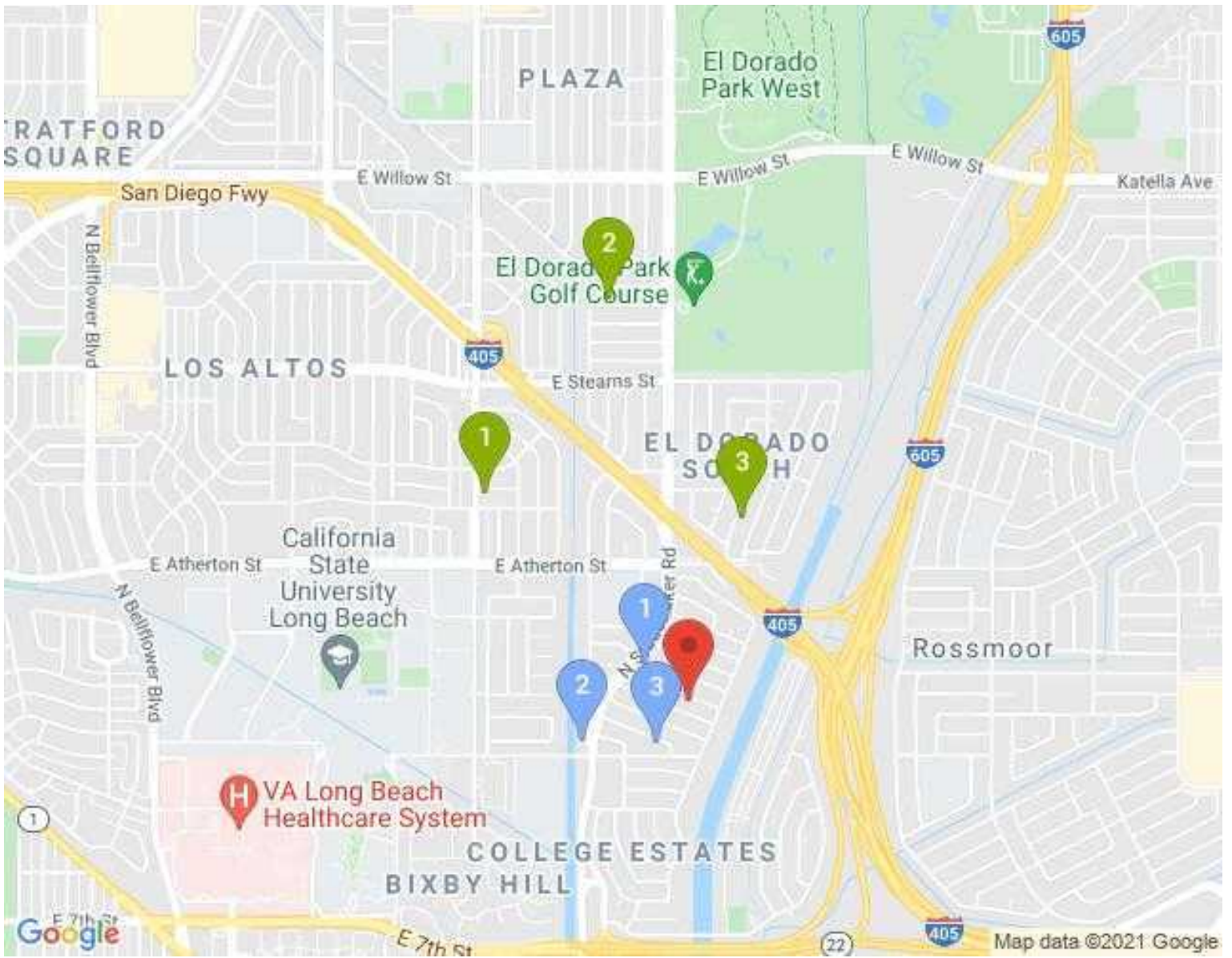
Currently Listed: Currently List Broker: List Broker Contact #: Initial List Price: Initial List Date: Current List Price: DOM / CDOM:

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

Subject Property Comments / External Influences
Subject appears generally well maintained with no signs of deferred exterior maintenance.

Subject	Sold comps 1	Sold comps 2	Sold comps 3	List comps 1	List comps 2	List comps 3	
							
Address	6920 E BACARRO ST LONG BEACH, CA 90815	6808 E ESPANITA ST LONG BEACH, CA 90815	1223 N STUDEBAKER ROAD LONG BEACH, CA 90815	6828 E ALMADA ST LONG BEACH, CA 90815	6406 E FAIRBROOK ST LONG BEACH, CA 90815	6725 E EL SALVADOR ST LONG BEACH, CA 90815	1860 VOLK AVE LONG BEACH, CA 90815
Proximity		0.15	0.3	0.14	0.75	1.06	0.49
Sale/List Price		\$890,000	\$885,000	\$840,000	\$899,000	\$899,900	\$899,000
Sale Date		01/08/2021	06/15/2021	04/09/2021	06/05/2021	04/12/2021	06/07/2021
Price Per Sq.ft.	\$503.97	\$655.38	\$588.82	\$809.25	\$510.22	\$576.86	\$650.51
Initial List Price		\$859,000	\$874,900	\$818,900	\$939,000	\$924,999	\$899,000
Initial List Date		12/04/2020	05/13/2021	02/25/2021	06/05/2021	04/12/2021	06/07/2021
Current/Final List		\$859,000	\$885,000	\$818,900	\$899,000	\$899,900	\$899,000
DOM/CDOM		35 / 35	33 / 33	43 / 43	10 / 10	70 / 70	14 / 14
Sales Type		Fair Market	Fair Market	Fair Market	Fair Market	Fair Market	Fair Market
Finance Incentives		none	none	none	none	none	none
Living Area	1740	1358	1503	1038	1762	1560	1382
#Rooms/Bed/Bath All	6 / 4 / 2	5 / 3 / 2	5 / 3 / 2	5 / 3 / 2	5 / 3 / 2	5 / 3 / 1	6 / 4 / 2
Year Built	1954	1954	1954	1954	1953	1952	1953
Bsmnt SqFt/Finished							
Lot Size	0.13	0.12	0.13	0.14	0.15	0.12	0.13
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	C4	C4	C4	C4	C4	C4
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 / Yes / No	No / No / No	No / No / No	No / No / No	No / No / Yes	No / No / Yes
Fireplace	No	No	No	No	No	No	No
Garage	1 Attached	1 Attached	1 Attached	1 Attached	2 Attached	1 Attached	2 Attached
Other Features	na	na	na	na	na	na	na
HOA Fees	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Subdivision	COLLEGE PARK	LOS ALTOS SOUTH OF FWY	LOS ALTOS SOUTH OF FWY	LOS ALTOS SOUTH OF FWY	LOS ALTOS SOUTH OF FWY	PLAZA SOUTH OF SPRING	RANCHO
Rent Potential	\$3,200						
Annual Gross Income	\$38,400						
Likely Sale Price					\$899,000	\$899,900	\$899,000
Gross Rent Multiplier	22.84						
School District	Long Beach Uni ...	Long Beach Uni ...	Long Beach Uni ...	Long Beach Uni ...	Long Beach Uni ...	Long Beach Uni ...	LBU
Common Amenities							
Data Source - ID	MLS-TAX RECORDS	MLS-PW20244228	MLS-PW21100650	MLS-OC21026775	MLS-PW21112683	MLS-PW21075724	MLS-P1-5062

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="\$876,900"/>	<input type="text" value="\$876,900"/>	<input type="text" value="\$260,000"/>	<input type="text" value="\$876,900"/>
Recommended List Price	<input type="text" value="\$899,000"/>	<input type="text" value="\$899,000"/>		
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
•	6920 E BACARRO ST	LONG BEACH	4	2	0.13		1954		
1	6808 E ESPANITA ST	LONG BEACH	3	2	0.12	01/08/2021	1954	\$890,000	0.15
2	1223 N STUDEBAKER ROAD	LONG BEACH	3	2	0.13	06/15/2021	1954	\$885,000	0.3
3	6828 E ALMADA ST	LONG BEACH	3	2	0.14	04/09/2021	1954	\$840,000	0.14
1	6406 E FAIRBROOK ST	LONG BEACH	3	2	0.15	06/05/2021	1953	\$899,000	0.75
2	6725 E EL SALVADOR ST	LONG BEACH	3	1	0.12	04/12/2021	1952	\$899,900	1.06
3	1860 VOLK AVE	LONG BEACH	4	2	0.13	06/07/2021	1953	\$899,000	0.49

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: Types of Financing the Subject will NOT qualify for:

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

Comparables:Sale 1 CommentsSale 2 CommentsSale 3 CommentsList 1 CommentsList 2 CommentsList 3 Comments**Comments:**

Service Provider Comments:

Subject is located in a nice area with other homes in good condition. It is in close proximity to the stores, schools, freeways etc. The subject is well maintained and conforms to the other houses. The current market is a sellers market and there is more buyers than there are houses for sale. Interest rate continue to be low which has attracted more buyers to purchase. Most weight placed on List 1 Equal in gla. similar in style and features similar to subject. Most weight placed on Sale 1 most similar in STYLE and features of subject.

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		\$ 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

6920 E BACARRO ST
LONG BEACH, CA 90815



Subject Side

6920 E BACARRO ST
LONG BEACH, CA 90815



Subject Side

6920 E BACARRO ST
LONG BEACH, CA 90815



Subject Address Verification

6920 E BACARRO ST
LONG BEACH, CA 90815



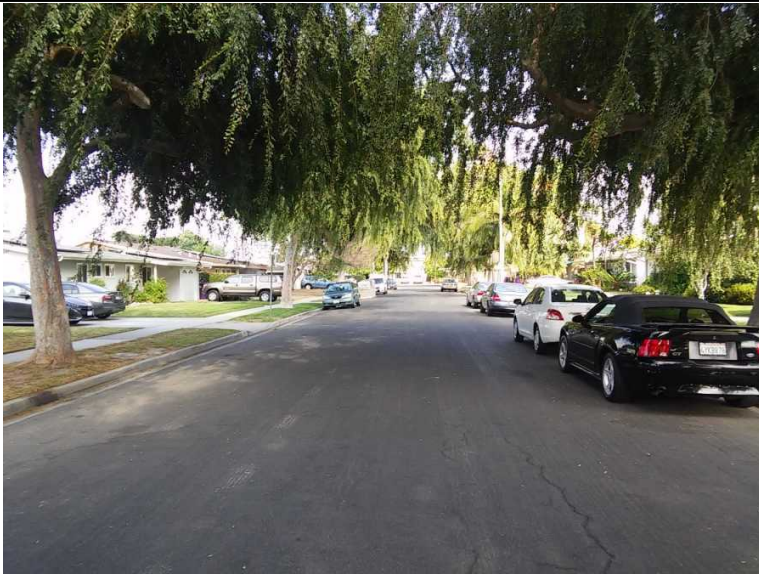
Subject Street Sign

6920 E BACARRO ST
LONG BEACH, CA 90815



Subject Street

6920 E BACARRO ST
LONG BEACH, CA 90815



Subject Street

6920 E BACARRO ST
LONG BEACH, CA 90815



Subject What's across from Subject

6920 E BACARRO ST
LONG BEACH, CA 90815



Subject Satellite View

6920 E BACARRO ST
LONG BEACH, CA 90815



Comparable Sale #1

6808 E ESPANITA ST
LONG BEACH, CA 90815
Sale Date: 01/08/2021
Sale Price: \$890,000



Comparable Sale #2

1223 N STUDEBAKER ROAD
LONG BEACH, CA 90815
Sale Date: 06/15/2021
Sale Price: \$885,000



Comparable Sale #3

6828 E ALMADA ST
LONG BEACH, CA 90815
Sale Date: 04/09/2021
Sale Price: \$840,000



Comparable Listing #1

6406 E FAIRBROOK ST
LONG BEACH, CA 90815
List Price: \$899,000



Comparable Listing #2

6725 E EL SALVADOR ST
LONG BEACH, CA 90815
List Price: \$899,900



Comparable Listing #3

1860 VOLK AVE
LONG BEACH, CA 90815
List Price: \$899,000

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.