



# Broker Price Opinion

Exterior Inspection  
 Interior Inspection

Property Address:	666 PALMERA AVE	Vendor ID:	12101430.1_198468
City, State, Zip:	PACIFIC PALISADES, CA 90272	Deal Name:	
Loan Number:	666PALMERA AVE	Inspection Date:	06/26/2021
2nd Loan / Client #:		Subject APN:	4414-012-024
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?

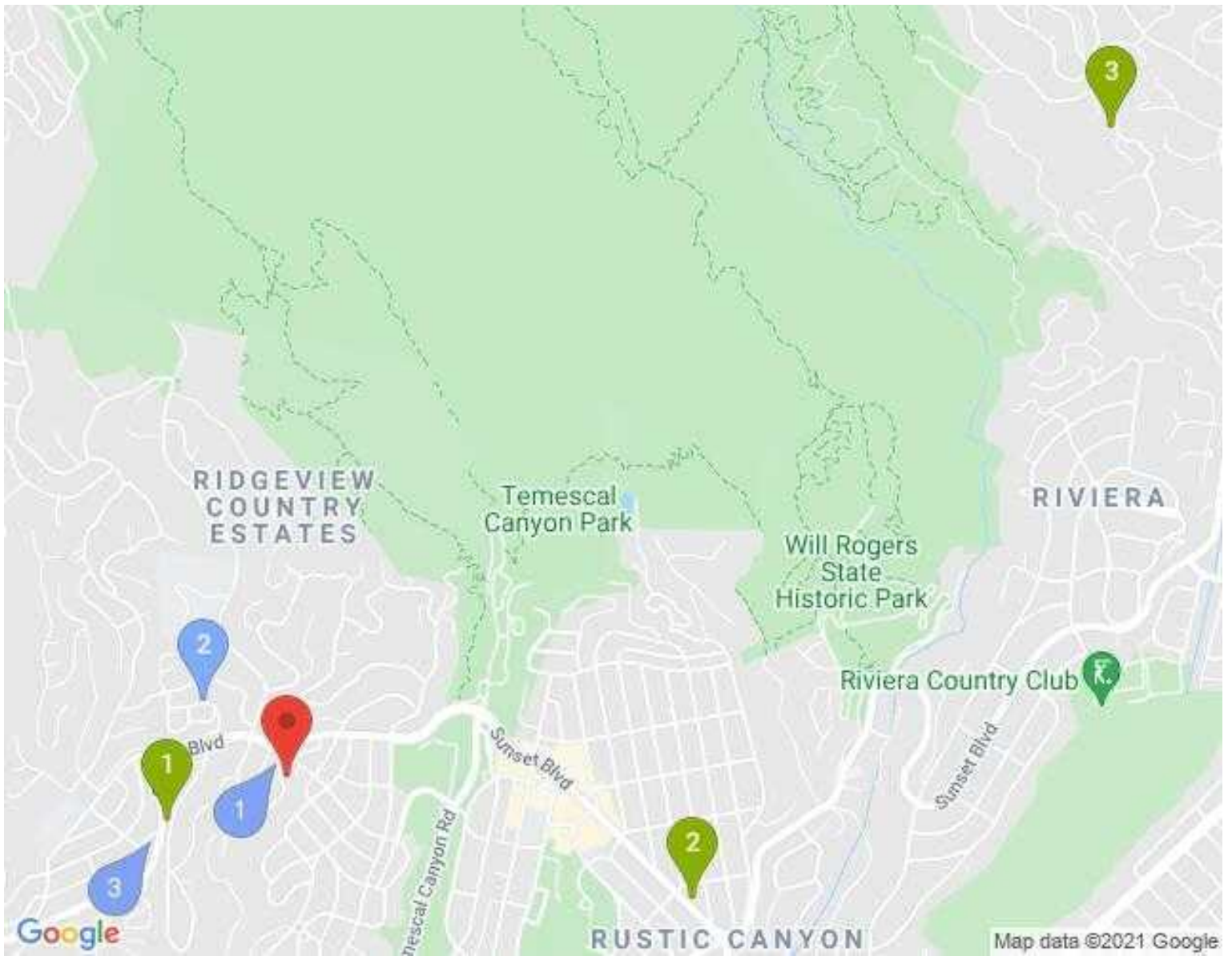
Currently Listed:  Currently List Broker:  List Broker Contact #:  Initial List Price:  Initial List Date:  Current List Price:  DOM / CDOM:

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

Subject Property Comments / External Influences  
**The subject is in average condition with no signs of deferred maintenance visible from exterior inspection.**

Subject	Sold comps 1	Sold comps 2	Sold comps 3	List comps 1	List comps 2	List comps 3	
Address	666 PALMERA AVE PACIFIC PALISADES, CA 90272	683 NPALMERA AVE PACIFIC PALISADES, CA 90272	16525 LAS CASAS PL PACIFIC PALISADES, CA 90272	16752 LIVORNO DR PACIFIC PALISADES, CA 90272	559 N LAS CASAS AVE PACIFIC PALISADES, CA 90272	14833 WSUNSET BLVD PACIFIC PALISADES, CA 90272	2005WESTRIDGE RD PACIFIC PALISADES, CA 90272
Proximity		0.04	0.29	0.39	0.33	1.1	2.72
Sale/List Price		\$1,980,000	\$2,330,000	\$2,000,950	\$1,980,000	\$2,150,000	\$2,595,000
Sale Date		03/04/2021	12/31/2020	06/10/2021	06/17/2021	05/12/2021	05/05/2021
Price Per Sq.ft.	\$1,324.09	\$1,385.58	\$1,259.46	\$1,411.11	\$1,485.37	\$1,628.79	\$1,138.16
Initial List Price		\$1,925,000	\$2,450,000	\$1,989,000	\$1,980,000	\$2,150,000	\$2,595,000
Initial List Date		01/19/2021	08/11/2020	05/04/2021	06/17/2021	05/12/2021	05/05/2021
Current/Final List		\$1,925,000	\$2,395,000	\$1,989,000	\$1,980,000	\$2,150,000	\$2,595,000
DOM/CDOM		99 / 99	142 / 142	37 / 37	10 / 10	43 / 43	50 / 50
Sales Type		Fair Market	Fair Market	Fair Market	Fair Market	Fair Market	Fair Market
Finance Incentives		0	0	0	0	0	0
Living Area	1586	1429	1850	1418	1333	1320	2280
#Rooms/Bed/Bath All	6 / 2 / 2	6 / 2 / 1.5	8 / 3 / 3	7 / 3 / 2	7 / 3 / 2	6 / 2 / 2	8 / 3 / 3
Year Built	1953	1948	1949	1953	1948	1951	1961
Bsmnt SqFt/Finished							
Lot Size	0.09	0.09	0.15	0.12	0.07	0.13	0.19
Property Type	SF Detach	SF Detach	SF Detach	SF Detach	SF Detach	SF Detach	SF Detach
Style / Quality	Colonial / Q4	Colonial / Q4	Colonial / Q4	Ranch / Q4	Colonial / Q4	Ranch / Q4	Ranch / Q4
# of Units	1	1	1	1	1	1	1
Condition	C4	C4	C4	C4	C4	C4	C4
Pool/Spa	None	Yes / 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	No / No / No	No / No / No	No / No / No	No / No / No	No / No / No
Fireplace	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Garage	2 Attached	None	None	None	1 Attached	2 Detached	None
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	\$9,500						
Annual Gross Income	\$114,000						
Likely Sale Price					\$1,980,000	\$2,150,000	\$2,595,000
Gross Rent Multiplier	18.42						
School District	Los Angeles	None	None	None	Los Angeles	Los Angeles	None
Common Amenities							
Data Source - ID	County Tax-0	MLS-21681650	MLS-20613530	MLS-21727188	MLS-TR21129074	MLS-SR21101121	MLS-320005979

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="\$2,100,000"/>	<input type="text" value="\$2,100,000"/>	<input type="text" value="\$525,000"/>	<input type="text" value="\$1,995,000"/>
Recommended List Price	<input type="text" value="\$2,205,000"/>	<input type="text" value="\$2,205,000"/>		
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
•	666 PALMERA AVE	PACIFIC PALISADES	2	2	0.09		1953		
1	683 NPALMERA AVE	PACIFIC PALISADES	2	1.5	0.09	03/04/2021	1948	\$1,980,000	0.04
2	16525 LAS CASAS PL	PACIFIC PALISADES	3	3	0.15	12/31/2020	1949	\$2,330,000	0.29
3	16752 LIVORNO DR	PACIFIC PALISADES	3	2	0.12	06/10/2021	1953	\$2,000,950	0.39
1	559 N LAS CASAS AVE	PACIFIC PALISADES	3	2	0.07	06/17/2021	1948	\$1,980,000	0.33
2	14833 WSUNSET BLVD	PACIFIC PALISADES	2	2	0.13	05/12/2021	1951	\$2,150,000	1.1
3	2005WESTRIDGE RD	PACIFIC PALISADES	3	3	0.19	05/05/2021	1961	\$2,595,000	2.72

**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 Comments	The sun-drenched Front Bedroom features French doors and easy access to the living room, or head back to the tucked-away, classically modern Primary en-suite Bedroom which boasts a shower you will never want to leave.
Sale 2 Comments	Stunning Updated Mid Century Canyon View Home, state of the art kitchen along with outdoor patio, Greenhouse, Woodburning oven and built-in grill for all your stay at home cooking needs.
Sale 3 Comments	Come see the only active single-family home under \$2 million in the Pacific Palisades. Stylishly remodeled in 2016, this home has 3 bedrooms plus 2 full bathrooms and provides a relaxing indoor-outdoor flow.
List 1 Comments	Fantastic opportunity to live just minutes from the beach in the highly desirable Pacific Palisades! This fully renovated home features 3 bedrooms and 2 bathrooms + fully functioning garage that can be used as a bonus room/office.
List 2 Comments	This beautiful property is just steps away from the Palisades Village, where you can shop, dine in some of the most charming restaurants, and take a stroll through the Sunday Farmer's Market.
List 3 Comments	Formal entry connecting to the living room with high ceiling and brick fireplace. On right side, enter in a spacious and graciously coloured kitchen recently updated that features professional stainless stove and refrigerator.

**Comments:**

Service Provider Comments:

The value as of today is \$ 2,100,000. The typical marketing time is 42 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. Most weight placed on List 1 Similar in gla, lot size, age, garage, bed count and bath count. Most weight placed on Sale 1 Similar in gla, lot size, age, garage, bed count and bath count.

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		\$ 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**

666 PALMERA AVE  
PACIFIC PALISADES, CA 90272



**Subject Side**

666 PALMERA AVE  
PACIFIC PALISADES, CA 90272



**Subject Side**

666 PALMERA AVE  
PACIFIC PALISADES, CA 90272





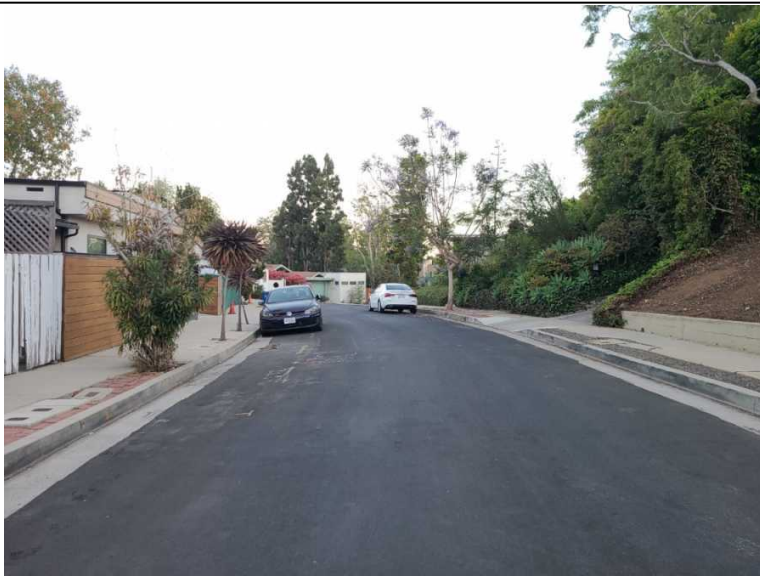
**Subject Address Verification**

666 PALMERA AVE  
PACIFIC PALISADES, CA 90272



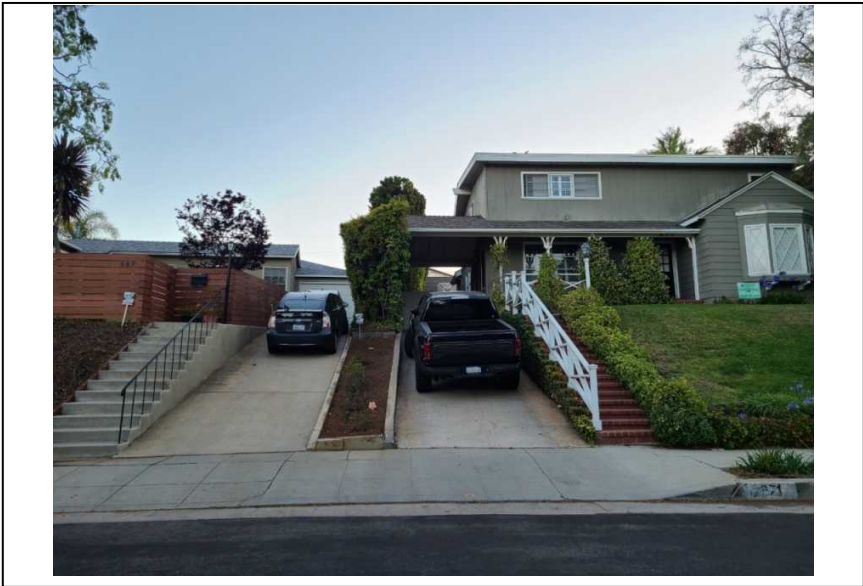
**Subject Street**

666 PALMERA AVE  
PACIFIC PALISADES, CA 90272



**Subject Street**

666 PALMERA AVE  
PACIFIC PALISADES, CA 90272



**Subject What's across from Subject**

666 PALMERA AVE  
PACIFIC PALISADES, CA 90272



**Subject Other**

666 PALMERA AVE  
PACIFIC PALISADES, CA 90272



**Subject Satellite View**

666 PALMERA AVE  
PACIFIC PALISADES, CA 90272





### Comparable Sale #1

683 NPALMERA AVE  
PACIFIC PALISADES, CA 90272  
Sale Date: 03/04/2021  
Sale Price: \$1,980,000



### Comparable Sale #2

16525 LAS CASAS PL  
PACIFIC PALISADES, CA 90272  
Sale Date: 12/31/2020  
Sale Price: \$2,330,000



### Comparable Sale #3

16752 LIVORNO DR  
PACIFIC PALISADES, CA 90272  
Sale Date: 06/10/2021  
Sale Price: \$2,000,950





### Comparable Listing #1

559 N LAS CASAS AVE  
PACIFIC PALISADES, CA 90272  
List Price: \$1,980,000



### Comparable Listing #2

14833 WSUNSET BLVD  
PACIFIC PALISADES, CA 90272  
List Price: \$2,150,000



### Comparable Listing #3

2005WESTRIDGE RD  
PACIFIC PALISADES, CA 90272  
List Price: \$2,595,000

# Disclaimer

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