



Broker Price Opinion

Exterior Inspection
 Interior Inspection

| | | | |
|----------------------------|----------------------------|------------------|-----------------------|
| Property Address: | 9191 REGATTA DR | Vendor ID: | 12134352.1_349597 |
| City, State, Zip: | HUNTINGTON BEACH, CA 92646 | Deal Name: | |
| Loan Number: | 9191REGATTADR | Inspection Date: | 07/03/2021 |
| 2nd Loan / Client #: | | Subject APN: | 149-032-08 |
| 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?

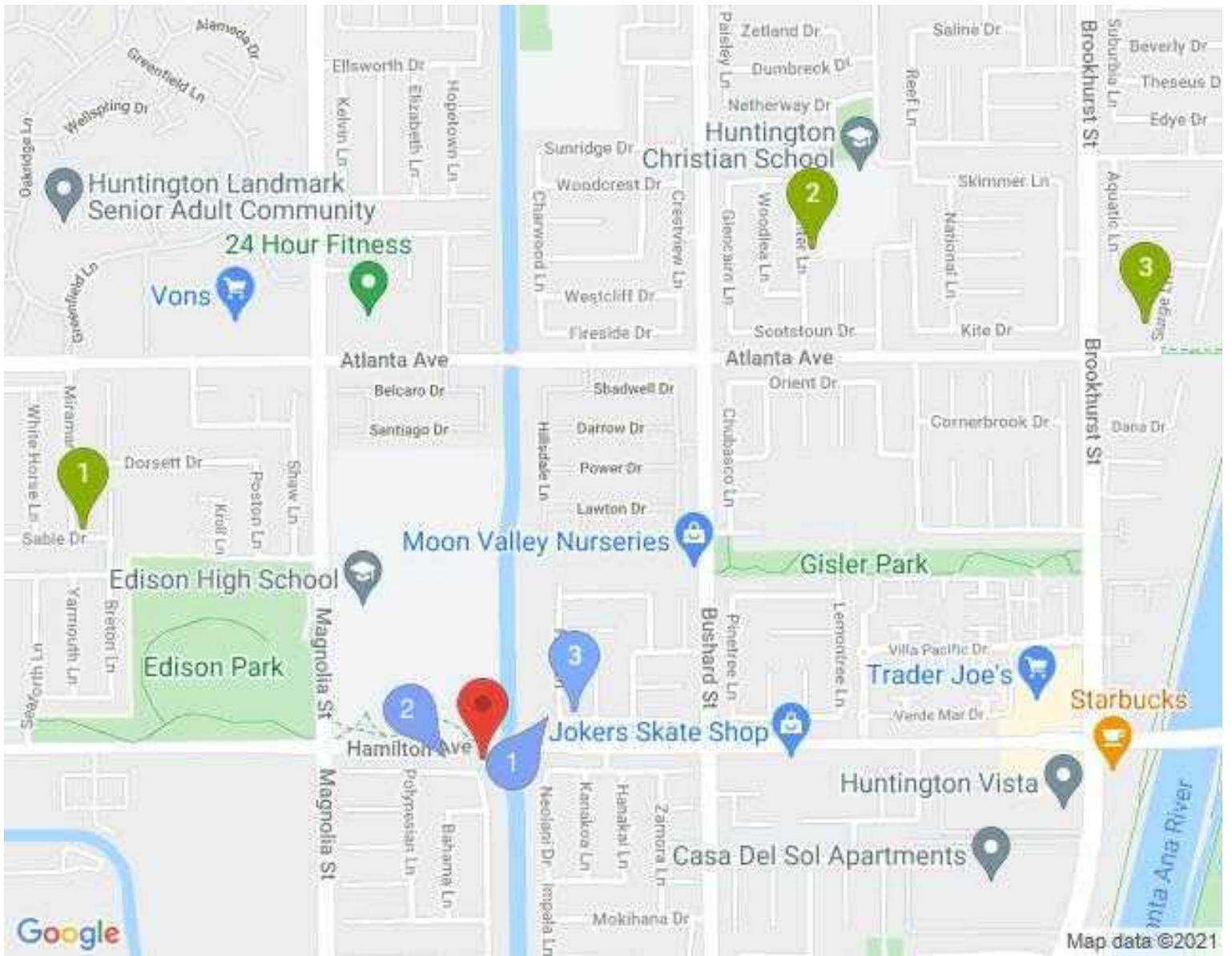
Currently Listed: Currently List Broker: List Broker Contact #: Initial List Price: Initial List Date: Current List Price: DOM / CDOM: Sale Price:

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

Subject Property Comments / External Influences
2 Story property.

| | Subject | Sold comps 1 | Sold comps 2 | Sold comps 3 | List comps 1 | List comps 2 | List comps 3 |
|-----------------------|--|---|--|---|---|--|---|
| | | | | | | | |
| Address | 9191 REGATTA DR HUNTINGTON BEACH, CA 92646 | 21441 FLEET LN HUNTINGTON BEACH, CA 92646 | 9141 REGATTA DR HUNTINGTON BEACH, CA 92646 | 21442 FLEET LN HUNTINGTON BEACH, CA 92646 | 21202 MIRAMAR LANE HUNTINGTON BEACH, CA 92646 | 20852 HUNTER LN HUNTINGTON BEACH, CA 92646 | 20931 SURGE LN HUNTINGTON BEACH, CA 92646 |
| Proximity | | 0.1 | 0.05 | 0.13 | 0.6 | 0.79 | 1.03 |
| Sale/List Price | | \$1,200,000 | \$1,210,000 | \$1,300,000 | \$1,225,000 | \$1,295,000 | \$1,249,900 |
| Sale Date | | 01/05/2021 | 06/30/2021 | 02/18/2021 | 06/09/2021 | 06/03/2021 | 07/01/2021 |
| Price Per Sq.ft. | \$605.62 | \$569.26 | \$730.68 | \$557.94 | \$646.78 | \$625.60 | \$584.61 |
| Initial List Price | \$1,199,999 | \$1,350,000 | \$1,249,000 | \$1,299,000 | \$1,225,000 | \$1,350,000 | \$1,249,900 |
| Initial List Date | 05/28/2021 | 11/03/2020 | 06/13/2021 | 10/19/2020 | 06/09/2021 | 06/03/2021 | 07/01/2021 |
| Current/Final List | \$1,199,999 | \$1,290,000 | \$1,249,000 | \$1,299,000 | \$1,225,000 | \$1,295,000 | \$1,249,900 |
| DOM/CDOM | 37 / | 63 / 41 | 17 / 13 | 122 / 35 | 25 / 25 | 31 / 21 | 3 / 3 |
| 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 | 2064 | 2108 | 1656 | 2330 | 1894 | 2070 | 2138 |
| #Rooms/Bed/Bath All | 9 / 5 / 2 | 9 / 4 / 3 | 8 / 4 / 2 | 8 / 3 / 3 | 7 / 3 / 2 | 9 / 4 / 2.5 | 10 / 4 / 3.5 |
| Year Built | 1965 | 1967 | 1964 | 1967 | 1967 | 1969 | 1966 |
| Bsmnt SqFt/Finished | | | | | | | |
| Lot Size | 0.16 | 0.13 | 0.14 | 0.15 | 0.16 | 0.15 | 0.13 |
| Property Type | SF Detach | SF Detach | SF Detach | SF Detach | SF Detach | SF Detach | SF Detach |
| Style / Quality | 2-Story Conv / Q4 | 2-Story Conv / Q4 | Single Story / Q4 | 2-Story Conv / Q4 | Single Story / Q4 | 2-Story Conv / Q4 | 2-Story Conv / Q4 |
| # of Units | 1 | 1 | 1 | 1 | 1 | 1 | 1 |
| Condition | C4 | C3 | C3 | C3 | C3 | C3 | C3 |
| Pool/Spa | None | No / No | No / No | No / Yes | No / No | No / No | No / No |
| View | Residential | Residential | Residential | Residential | Residential | Residential | Residential |
| Porch/Patio/Deck | No / Yes / No | No / Yes / No | No / Yes / No | No / Yes / No | No / Yes / No | No / Yes / No | No / Yes / No |
| Fireplace | Yes | Yes | Yes | Yes | Yes | Yes | Yes |
| Garage | 2 Attached | 2 Attached | 2 Attached | 2 Attached | 2 Attached | 2 Attached | 2 Attached |
| Other Features | None | None | None | None | None | None | None |
| HOA Fees | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |
| Subdivision | NEWPORT WEST | SOUTHPORT | NEWPORT WEST | SOUTHPORT | Seabury | Seawind I | South Huntington Beach |
| Rent Potential | \$3,500 | | | | | | |
| Annual Gross Income | \$42,000 | | | | | | |
| Likely Sale Price | | | | | \$1,225,000 | \$1,295,000 | \$1,249,900 |
| Gross Rent Multiplier | 29.76 | | | | | | |
| School District | Huntington Bea ... | Huntington Bea ... | Huntington Bea ... | Huntington Bea ... | Huntington Bea ... | Huntington Bea ... | Huntington Bea ... |
| Common Amenities | | | | | | | |
| Data Source - ID | MLS-OC21111836 | MLS-SW20232269 | MLS-PW21127464 | MLS-OC20212311 | MLS-OC21122637 | MLS-OC21108743 | MLS-OC21140441 |

| | | | | |
|-------------------------------|---|--|--|--|
| 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="\$1,250,000"/> | <input type="text" value="\$1,250,000"/> | <input type="text" value="\$490,000"/> | <input type="text" value="\$1,225,000"/> |
| Recommended List Price | <input type="text" value="\$1,275,000"/> | <input type="text" value="\$1,275,000"/> | | |
| 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 |
|---|--------------------|------------------|----|-----|----------|----------------|------------|-----------------|----------|
| • | 9191 REGATTA DR | HUNTINGTON BEACH | 5 | 2 | 0.16 | | 1965 | | |
| 1 | 21441 FLEET LN | HUNTINGTON BEACH | 4 | 3 | 0.13 | 01/05/2021 | 1967 | \$1,200,000 | 0.1 |
| 2 | 9141 REGATTA DR | HUNTINGTON BEACH | 4 | 2 | 0.14 | 06/30/2021 | 1964 | \$1,210,000 | 0.05 |
| 3 | 21442 FLEET LN | HUNTINGTON BEACH | 3 | 3 | 0.15 | 02/18/2021 | 1967 | \$1,300,000 | 0.13 |
| 1 | 21202 MIRAMAR LANE | HUNTINGTON BEACH | 3 | 2 | 0.16 | 06/09/2021 | 1967 | \$1,225,000 | 0.6 |
| 2 | 20852 HUNTER LN | HUNTINGTON BEACH | 4 | 2.5 | 0.15 | 06/03/2021 | 1969 | \$1,295,000 | 0.79 |
| 3 | 20931 SURGE LN | HUNTINGTON BEACH | 4 | 3.5 | 0.13 | 07/01/2021 | 1966 | \$1,249,900 | 1.03 |

Neighborhood Data:

| | | | |
|---|---|--|--|
| Location Type: <input type="text" value="Suburban"/> | Market Trend: <input type="text" value="Appreciating"/> | Economic Trend: <input type="text" value="Improving"/> | Neighborhood Trend: <input type="text" value="Improving"/> |
| Housing Supply: <input type="text" value="Stable"/> | REO Driven? <input type="text" value="No"/> | Avg Age of Home: <input type="text" value="55"/> | |
| Avg Marketing Time of Comparable Listings: <input type="text" value="3 to 6 Mos."/> | | | |
| Price Range: <input type="text" value="\$1,190,000"/> to <input type="text" value="\$1,800,000"/> | Median Price: <input type="text" value="\$1,250,000"/> | Predominate Value: <input type="text" value="\$1,300,000"/> | Average DOM: <input type="text" value="60"/> |
| Number of units for rent: <input type="text" value=""/> | | Number of units in complex for sale: <input type="text" value=""/> | |

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:

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

Comparables:

| | |
|--------------------|---|
| Sale 1 Comments | Property is inferior in lot size to the subject. |
| Sale 2 Comments | Property is inferior in GLA to the subject. |
| Sale 3 Comments | Property is inferior in bedroom count to the subject. |
| List 1 Comments | Property is inferior in bedroom count to the subject. |
| List 2 Comments | Property is superior in year built to the subject. |
| List 3 Comments | Property is superior in GLA to the subject. |

Comments:

Service Provider Comments:

Final value is in line with the Sale comparables. Per instructions only Remodeled/Renovated comps were provided. Search was extended over 15% in GLA. All comparables used on the grid are from the subject's neighborhood and share similarities to the subject in either design, appeal, quality of construction, age, sq ft, lot size, amenities, condition, view and/or location. Most weight placed on List 2 Property is similar in GLA and lot size to the subject. Most weight placed on Sale 1 Property is similar in GLA and lot size to the 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

9191 REGATTA DR
HUNTINGTON BEACH, CA 92646



Subject Side

9191 REGATTA DR
HUNTINGTON BEACH, CA 92646



Subject Side

9191 REGATTA DR
HUNTINGTON BEACH, CA 92646



Subject Address Verification

9191 REGATTA DR
HUNTINGTON BEACH, CA 92646



Subject Street Sign

9191 REGATTA DR
HUNTINGTON BEACH, CA 92646



Subject Street

9191 REGATTA DR
HUNTINGTON BEACH, CA 92646



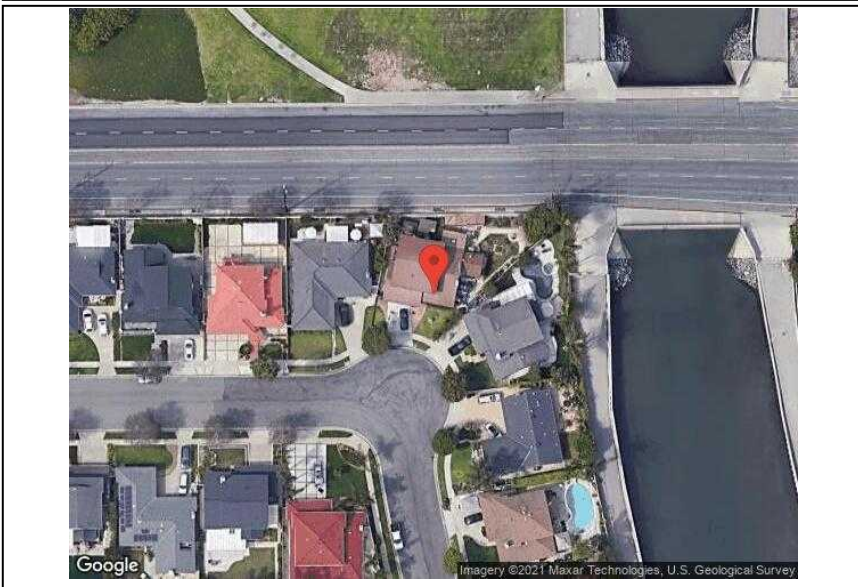
Subject Street

9191 REGATTA DR
HUNTINGTON BEACH, CA 92646



Subject What's across from Subject

9191 REGATTA DR
HUNTINGTON BEACH, CA 92646



Subject Satellite View

9191 REGATTA DR
HUNTINGTON BEACH, CA 92646



Comparable Sale #1

21441 FLEET LN
HUNTINGTON BEACH, CA 92646
Sale Date: 01/05/2021
Sale Price: \$1,200,000



Comparable Sale #2

9141 REGATTA DR
HUNTINGTON BEACH, CA 92646
Sale Date: 06/30/2021
Sale Price: \$1,210,000



Comparable Sale #3

21442 FLEET LN
HUNTINGTON BEACH, CA 92646
Sale Date: 02/18/2021
Sale Price: \$1,300,000



Comparable Listing #1

21202 MIRAMAR LANE
HUNTINGTON BEACH, CA 92646
List Price: \$1,225,000



Comparable Listing #2

20852 HUNTER LN
HUNTINGTON BEACH, CA 92646
List Price: \$1,295,000



Comparable Listing #3

20931 SURGE LN
HUNTINGTON BEACH, CA 92646
List Price: \$1,249,900

Disclaimer

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