



Broker Price Opinion

Exterior Inspection
 Interior Inspection

Property Address:	1355 REECE STREET	Vendor ID:	12316530.1_251378
City, State, Zip:	SAN BERNARDINO, CA 92405	Deal Name:	
Loan Number:	1355 Reece Street	Inspection Date:	08/13/2021
2nd Loan / Client #:		Subject APN:	0143-181-42-0000
Borrower / Owner of Record	ukn ukn	Lender / Client	Trimark Funding, Inc.

Property Occupancy Status: Does the Property Appear Secure? Est. Monthly Rent: Sold in the last Months?

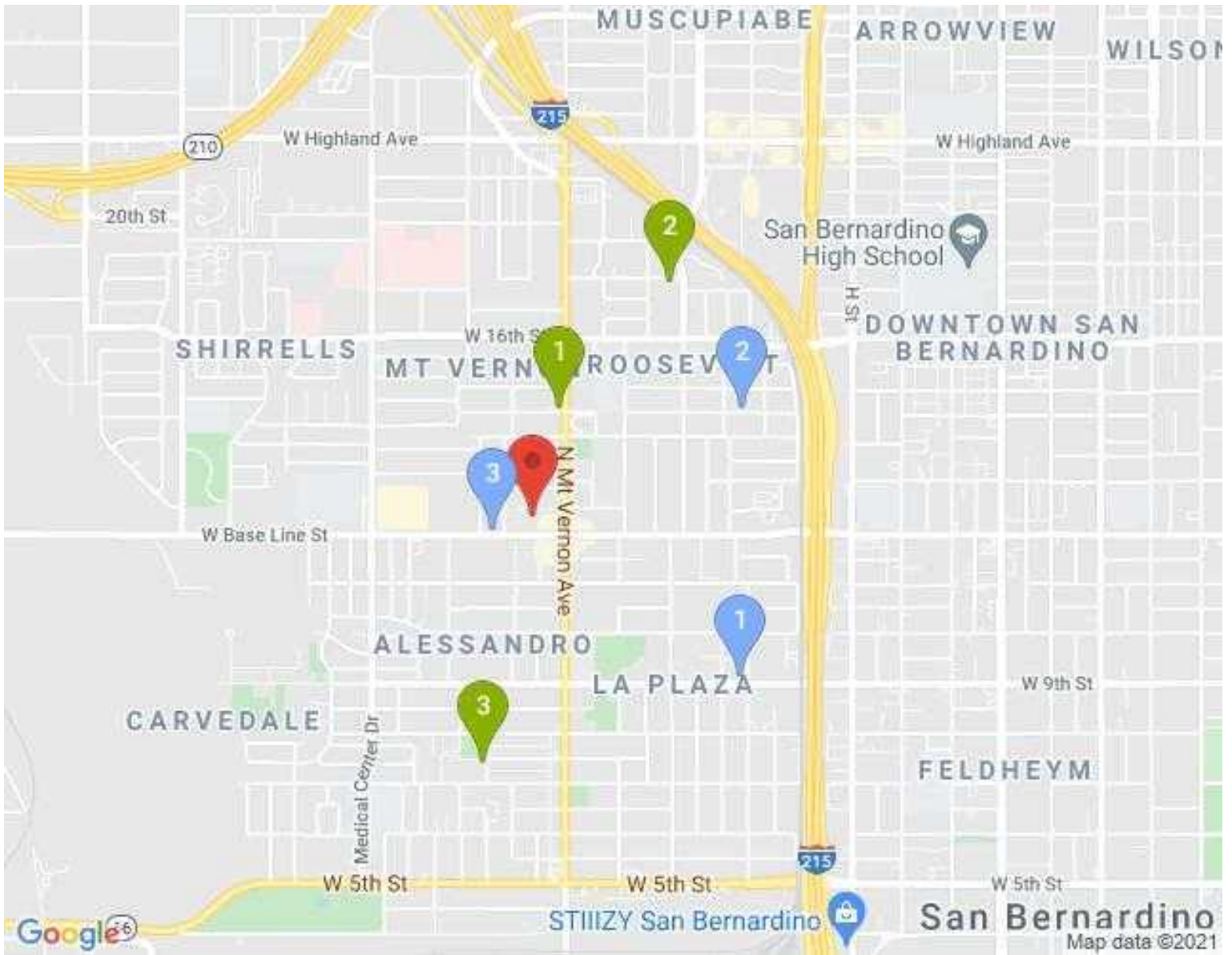
Currently Listed: Currently List Broker: List Broker Contact #: Initial List Price: Initial List Date: Current List Price: DOM / CDOM:

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

Subject Property Comments / External Influences
conforms well

Subject	Sold comps 1	Sold comps 2	Sold comps 3	List comps 1	List comps 2	List comps 3	
							
Address	1355 REECE STREET SAN BERNARDINO, CA 92405	1008 W 9TH ST SAN BERNARDINO, CA 92411	1018 MAGNOLIA AVE SAN BERNARDINO, CA 92411	1448 WBASE LINE ST SAN BERNARDINO, CA 92405	1450 N MOUNT VERNON AVE SAN BERNARDINO, CA 92405	1129 W17TH ST SAN BERNARDINO, CA 92405	1465 VINE ST SAN BERNARDINO, CA 92411
Proximity		0.68	0.61	0.11	0.29	0.7	0.65
Sale/List Price		\$300,000	\$325,000	\$330,000	\$299,900	\$330,000	\$355,000
Sale Date		05/11/2021	07/16/2021	03/18/2021	07/25/2021	07/14/2021	07/16/2021
Price Per Sq.ft.	\$325	\$300.60	\$390.63	\$330	\$357.45	\$366.67	\$364.48
Initial List Price		\$300,000	\$290,000	\$330,000	\$299,900	\$330,000	\$355,000
Initial List Date		04/01/2021	05/28/2021	01/29/2021	07/25/2021	07/14/2021	07/16/2021
Current/Final List		\$300,000	\$290,000	\$330,000	\$299,900	\$330,000	\$355,000
DOM/CDOM		40 / 40	49 / 49	43 / 43	21 / 21	32 / 32	30 / 30
Sales Type		Fair Market	Fair Market	Fair Market	Fair Market	Fair Market	Fair Market
Finance Incentives		n/a	n/a	n/a	n/a	n/a	n/a
Living Area	1000	998	832	1000	839	900	974
#Rooms/Bed/Bath All	5 / 2 / 1	5 / 3 / 1	5 / 2 / 1	5 / 2 / 1	5 / 2 / 1	5 / 2 / 1	5 / 2 / 2
Year Built	1924	1946	1922	1950	1928	1925	1916
Bsmnt SqFt/Finished							
Lot Size	0.14	0.17	0.15	0.15	0.17	0.16	0.55
Property Type	SF Detach	SF Detach	SF Detach	SF Detach	SF Detach	SF Detach	SF Detach
Style / Quality	Ranch / Q3	Ranch / Q3	Ranch / Q3	Ranch / Q3	Ranch / Q3	Ranch / Q3	Ranch / Q3
# of Units	1	1	1	1	1	1	1
Condition	C3	C3	C3	C3	C3	C3	C3
Pool/Spa	In Ground	No / No	No / No	No / No	No / No	No / No	No / No
View	Residential	Residential	Residential	Residential	Residential	Residential	Residential
Porch/Patio/Deck	Yes / Yes / Yes	Yes / Yes / Yes	Yes / Yes / Yes	Yes / Yes / Yes	Yes / Yes / Yes	Yes / Yes / Yes	Yes / Yes / Yes
Fireplace	No	No	No	No	No	No	No
Garage	1 Detached	2 Attached	2 Attached	1 Detached	1 Detached	1 Detached	2 Attached
Other Features	n/a	n/a	n/a	n/a	n/a	n/a	n/a
HOA Fees	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Subdivision	SAN BERNARDINO	SAN BERNARDINO	SAN BERNARDINO	SAN BERNARDINO	SAN BERNARDINO	SAN BERNARDINO	SAN BERNARDINO
Rent Potential	\$1,200						
Annual Gross Income	\$14,400						
Likely Sale Price					\$299,900	\$330,000	\$355,000
Gross Rent Multiplier	22.57						
School District	SAN BERNARDINO	San Bernardino ...	San Bernardino ...	SAN BERNARDINO	SAN BERNARDINO	SAN BERNARDINO	San Bernardino ...
Common Amenities							
Data Source - ID	County Tax-	MLS-IV21068314	MLS-EV21112602	MLS-21679840	MLS-TR21115716	MLS-CV21152199	MLS-EV21151296

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="\$325,000"/>	<input type="text" value="\$325,000"/>	<input type="text" value="\$35,000"/>	<input type="text" value="\$315,000"/>
Recommended List Price	<input type="text" value="\$330,000"/>	<input type="text" value="\$330,000"/>		
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
•	1355 REECE STREET	SAN BERNARDINO	2	1	0.14		1924		
1	1008 W 9TH ST	SAN BERNARDINO	3	1	0.17	05/11/2021	1946	\$300,000	0.68
2	1018 MAGNOLIA AVE	SAN BERNARDINO	2	1	0.15	07/16/2021	1922	\$325,000	0.61
3	1448 WBASE LINE ST	SAN BERNARDINO	2	1	0.15	03/18/2021	1950	\$330,000	0.11
1	1450 N MOUNT VERNON AVE	SAN BERNARDINO	2	1	0.17	07/25/2021	1928	\$299,900	0.29
2	1129 W17TH ST	SAN BERNARDINO	2	1	0.16	07/14/2021	1925	\$330,000	0.7
3	1465 VINE ST	SAN BERNARDINO	2	2	0.55	07/16/2021	1916	\$355,000	0.65

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: owner Types of Financing the Subject will NOT qualify for:

n/a

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

None Noted

Comparables:

Sale 1 Comments	Kitchen, Living Room No Common Walls
Sale 2 Comments	. Single owner-occupant very well maintained interior.
Sale 3 Comments	Light fixtures and new ceiling fans. New plumbing fixtures
List 1 Comments	This home consists of 2 bedrooms and 1 bathroom
List 2 Comments	Features 3 bedrooms 2 baths close to 210 freeway and 215 freeway
List 3 Comments	Features 3 bedrooms 2 baths close to 210 freeway and 215 freeway No Common Walls

Comments:

Service Provider Comments:

no HOA Current market is appreciating. Subject property is located in a established neighborhood. No visible deferred maintenance was seen from inspection. Likely buyer would be a first time homeowner. Subject is located within a half a mile of schools and shopping and has easy freeway access. Most weight placed on List 3 similar to subject in age and gla Most weight placed on Sale 2 similar to subject in age and gla

Vendor Comments:

Service Provider Signature /s/ Raylene Brooks

Service Provider Company Raylene Brooks

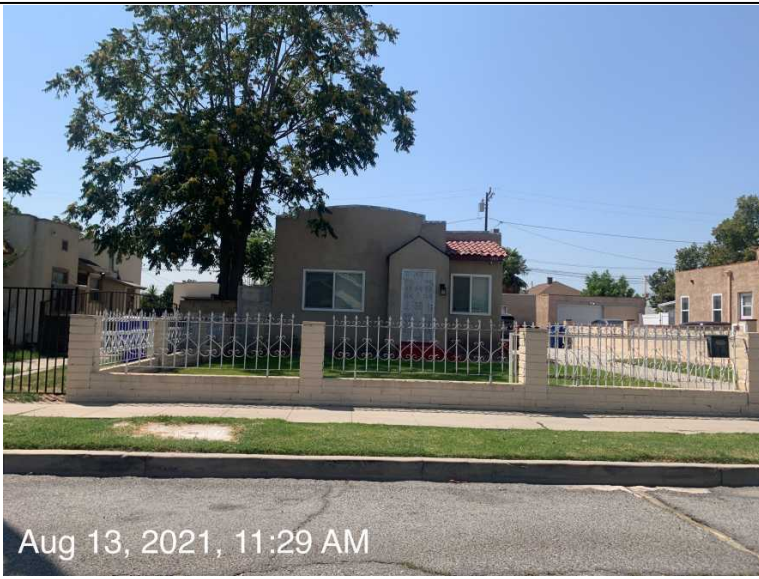
BPO Effective Date

08/16/2021

Service Provider Lic. Num.

01815084

Repairs		
Recommended Repairs would bring the subject to: <input type="text" value="\$325,000"/>		
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



Aug 13, 2021, 11:29 AM

Subject Front

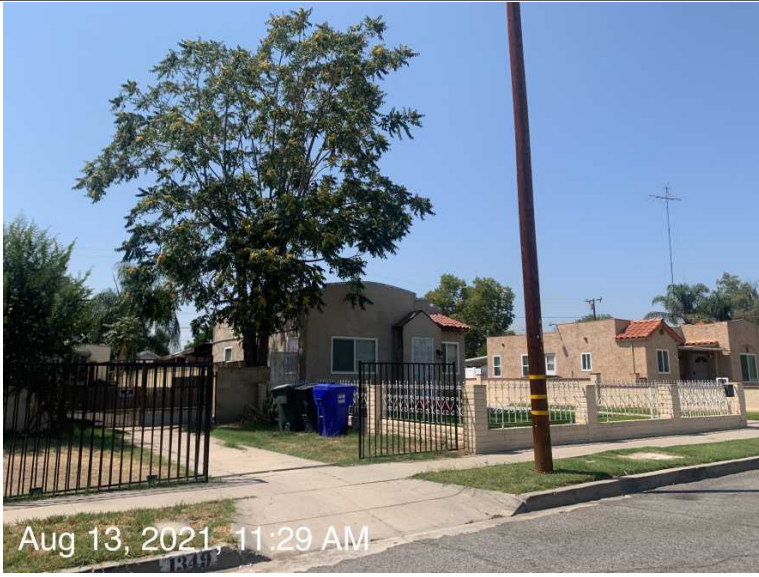
1355 REECE STREET
SAN BERNARDINO, CA 92405



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Subject Side

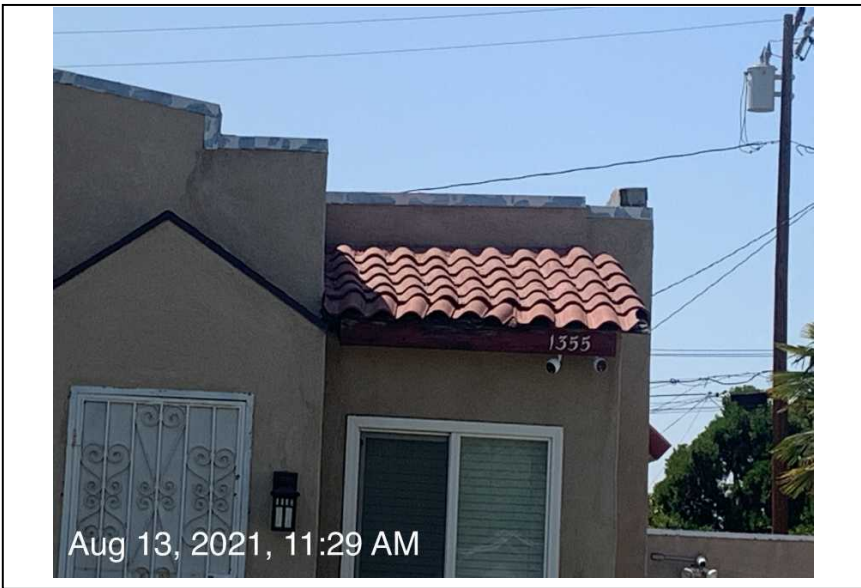
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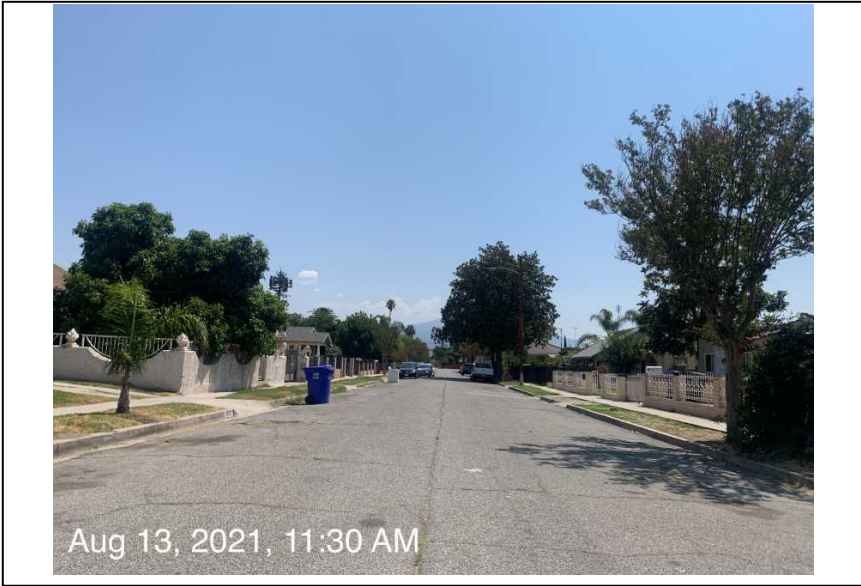
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SAN BERNARDINO, CA 92405



Subject Address Verification

1355 REECE STREET
SAN BERNARDINO, CA 92405



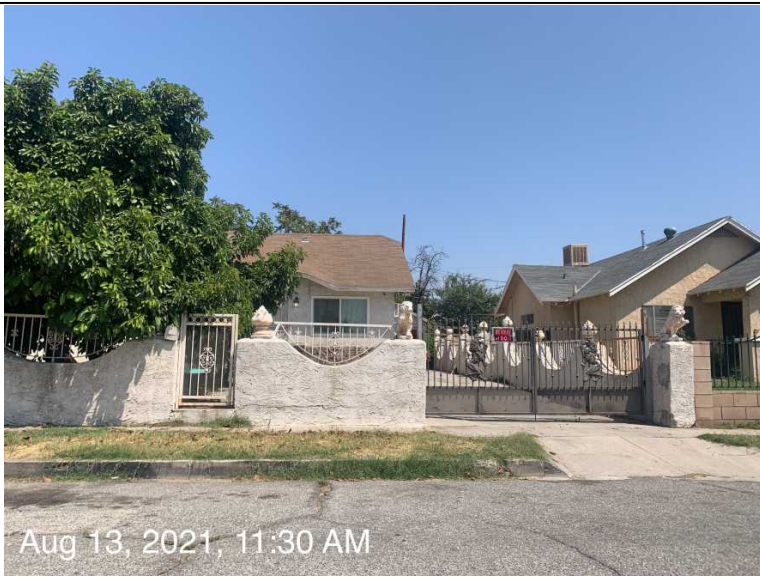
Subject Street

1355 REECE STREET
SAN BERNARDINO, CA 92405



Subject Street

1355 REECE STREET
SAN BERNARDINO, CA 92405



Subject What's across from Subject

1355 REECE STREET
SAN BERNARDINO, CA 92405



Subject Satellite View

1355 REECE STREET
SAN BERNARDINO, CA 92405



Comparable Sale #1

1008 W 9TH ST
SAN BERNARDINO, CA 92411
Sale Date: 05/11/2021
Sale Price: \$300,000



Comparable Sale #2

1018 MAGNOLIA AVE
SAN BERNARDINO, CA 92411
Sale Date: 07/16/2021
Sale Price: \$325,000



Comparable Sale #3

1448 WBASE LINE ST
SAN BERNARDINO, CA 92405
Sale Date: 03/18/2021
Sale Price: \$330,000



Comparable Listing #1

1450 N MOUNT VERNON AVE
SAN BERNARDINO, CA 92405
List Price: \$299,900



Comparable Listing #2

1129 W 17TH ST
SAN BERNARDINO, CA 92405
List Price: \$330,000



Comparable Listing #3

1465 VINE ST
SAN BERNARDINO, CA 92411
List Price: \$355,000

Disclaimer

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