



# Broker Price Opinion

Exterior Inspection  
 Interior Inspection

Property Address:	2912 S 6TH AVE	Vendor ID:	12225894.1_323197
City, State, Zip:	LOS ANGELES, CA 90018	Deal Name:	
Loan Number:	900182912	Inspection Date:	07/29/2021
2nd Loan / Client #:		Subject APN:	5051-018-007
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  12 Months?

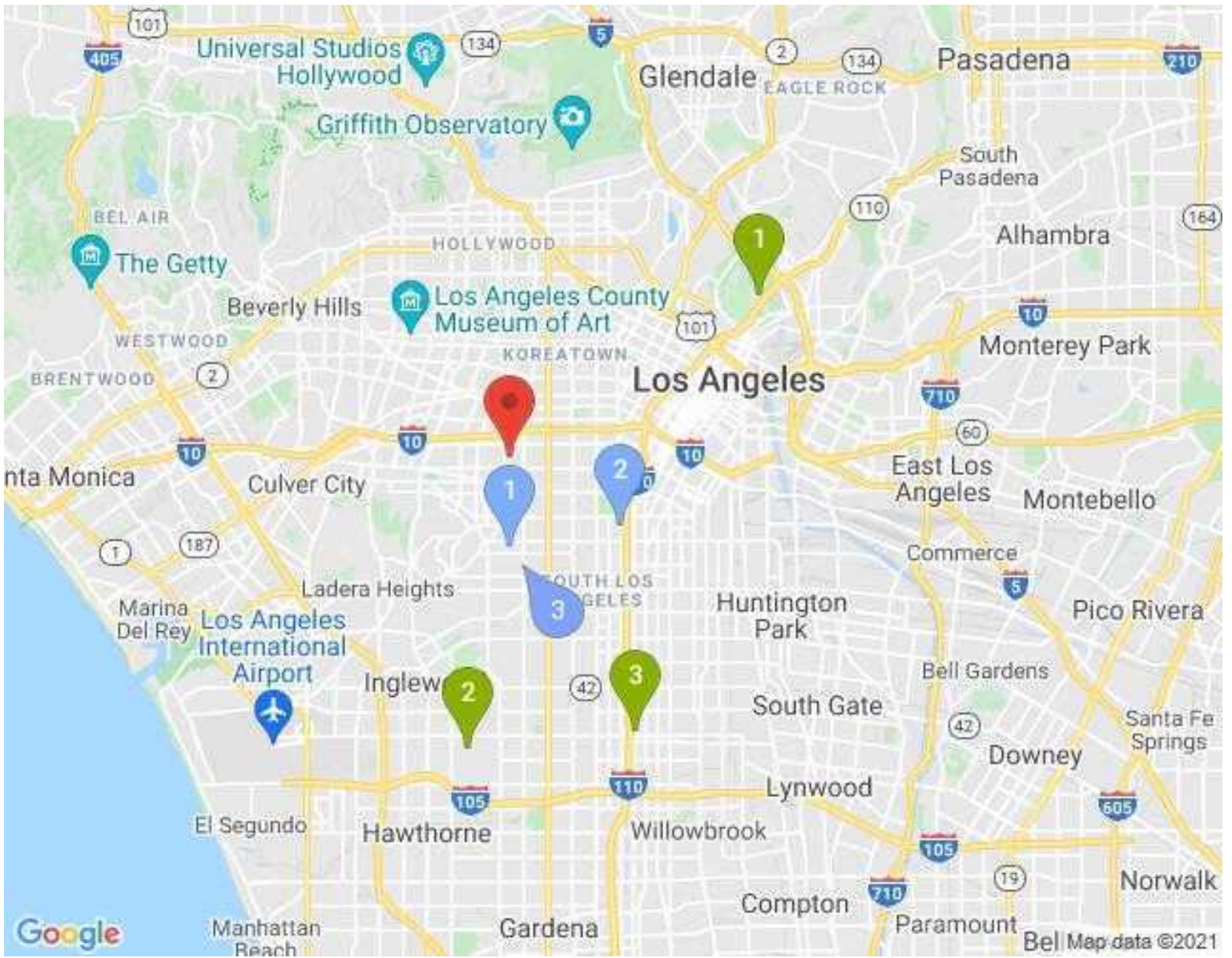
Currently Listed:  Currently List Broker:  List Broker Contact #:  Initial List Price:  Initial List Date:  Current List Price:  DOM / CDOM:  Sale Price:  Sale Date:

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

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's

Subject	Sold comps 1	Sold comps 2	Sold comps 3	List comps 1	List comps 2	List comps 3	
Address	2912 S 6TH AVE LOS ANGELES, CA 90018	4602 6TH AVE LOS ANGELES, CA 90043	523 W 41ST PL LOS ANGELES, CA 90037	5104 2ND AVE LOS ANGELES, CA 90043	713 SOLANO AVE LOS ANGELES, CA 90012	3708 W 104TH ST INGLEWOOD, CA 90303	237 W 99TH ST LOS ANGELES, CA 90003
Proximity	1.86	2.69	2.23	6.15	6.08	6.25	
Sale/List Price	\$657,000	\$690,000	\$745,000	\$719,000	\$725,000	\$750,000	
Sale Date	09/01/2020	11/25/2020	10/21/2020	02/16/2021	07/12/2021	03/12/2021	
Price Per Sq.ft.	\$964.91	\$1,010.77	\$811.76	\$1,366.97	\$1,034.53	\$906.25	\$1,250
Initial List Price	\$560,000	\$759,000	\$625,000	\$759,000	\$749,000	\$725,000	\$750,000
Initial List Date	06/15/2021	01/17/2020	11/02/2020	03/13/2020	02/16/2021	07/12/2021	03/12/2021
Current/Final List	\$560,000	\$675,000	\$625,000	\$759,000	\$719,000	\$725,000	\$750,000
DOM/CDOM	15 /	228 / 228	10 / 10	172 / 172	163 / 163	186 / 186	139 / 139
Sales Type	Fair Market	Fair Market	Fair Market	Fair Market	Fair Market	Fair Market	Fair Market
Living Area	684	650	850	545	695	800	600
#Rooms/Bed/Bath 1	5 / 2 / 1	4 / 1 / 1	6 / 3 / 1	5 / 2 / 1	4 / 1 / 1	4 / 1 / 1	8 / 4 / 2
#Rooms/Bed/Bath 2	4 / 1 / 1	4 / 1 / 1	5 / 2 / 1	4 / 1 / 1	4 / 1 / 1	4 / 1 / 1	8 / 4 / 2
#Rooms/Bed/Bath 3	//	//	//	//	//	//	//
#Rooms/Bed/Bath 4	//	//	//	//	//	//	//
#Rooms/Bed/Bath All	9 / 3 / 2	8 / 2 / 2	11 / 5 / 2	9 / 3 / 2	8 / 2 / 2	8 / 2 / 2	16 / 8 / 4
Year Built	1912	1922	1921	1916	1913	1923	1921
Bsmnt SqFt/Finished							
Lot Size	0.17	0.15	0.12	0.11	0.13	0.22	0.11
Property Type	2 unit	2 unit	2 unit	2 unit	2 unit	2 unit	2 unit
Style / Quality	Multi-Unit / Q4	Multi-Unit / Q4	Multi-Unit / Q4	Multi-Unit / Q4	Multi-Unit / Q4	Multi-Unit / Q4	Multi-Unit / Q4
# of Units	2	2	2	2	2	2	2
Condition	C5	C5	C5	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 / No / No	No / No / No	No / No / No	No / No / No	No / No / No	No / No / No
Fireplace	No	No	No	No	No	No	No
Garage	None	2 Attached	2 Attached	None	None	None	None
Other Features	None	None	Shed	None	None	None	None
Subdivision	Equitable Trust & Improv Cos Tr	N/A	N/A	N/A	N/A	N/A	N/A
School District	Los Angeles	N/A	N/A	N/A	N/A	N/A	N/A
Common Amenities		None	None	None	None	None	None
Data Source - ID	MLS-21749434	MLS-20-544990	MLS-20654676	MLS-20564600	MLS-P13366	MLS-19538108	MLS-P13738

<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="\$660,000"/>	<input type="text" value="\$695,250"/>	<input type="text" value="\$107,496"/>	<input type="text" value="\$640,000"/>
Recommended List Price	<input type="text" value="\$680,000"/>	<input type="text" value="\$715,250"/>		
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
•	2912 S 6TH AVE	LOS ANGELES	3	2	0.17		1912		
1	4602 6TH AVE	LOS ANGELES	2	2	0.15	09/01/2020	1922	\$657,000	1.86
2	523 W 41ST PL	LOS ANGELES	5	2	0.12	11/25/2020	1921	\$690,000	2.69
3	5104 2ND AVE	LOS ANGELES	3	2	0.11	10/21/2020	1916	\$745,000	2.23
1	713 SOLANO AVE	LOS ANGELES	2	2	0.13	02/16/2021	1913	\$719,000	6.15
2	3708 W 104TH ST	INGLEWOOD	2	2	0.22	07/12/2021	1923	\$725,000	6.08
3	237 W 99TH ST	LOS ANGELES	8	4	0.11	03/12/2021	1921	\$750,000	6.25

**Neighborhood Data:**

Location Type:  Market Trend:  Economic Trend:  Neighborhood Trend:

Housing Supply:  REO Driven?:  Avg Age of Home:

Sale to List Ratio:  Avg Marketing Time of Comparable Listings:

Price Range:  to  Median Price:  Predominate Value:  Average DOM:

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

**Comments:**

Service Provider Comments:

No house number painted on curb or on house. An image of the address of house on the right is submitted for verification. The address on the house across the street is also visible as 2913. The house is listed for sale. An image of the For Sale sign is submitted. Subject is currently listed for \$560,000 as an Estate sale. Subject is in fair condition and needs repair. Comps used in the BPO are all fair market. Subject is listed as a Estate sale and has been valued lower. The subject is a Multi-Family home with 684 Sq.ft. 3 bedrooms and 2 bathrooms. Search criteria used to find comps are proximity within 7 miles, sale date within 12 months, +/-20% of the subject's GLA, similar style, and age. Due to lack of comps, search was expanded to 7 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. No other comparables of the same condition as the subject available in the subject's market area. So we made adjustments for conditions and major differences. The typical marketing time is 90 days. Comps chosen were more appropriate then 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 List 1 holds the most weight in regards with size, condition and location. Most weight placed on Sale 1 Sale 1 holds the most weight in regards with size, condition and location.

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	Roof at end stage. Replace. Install gutters	\$ 17500
Siding/Trim	Rep dmgd siding, posts, doors and framework	\$ 5000
Structural		\$ 0
Windows/Doors	Repl windos w dual pane, seal/paint sec grids	\$ 3750
Painting	Seal&Paint ext after repairs to siding&window	\$ 4500
Foundation		\$ 0
Garage		\$ 0
Landscaping	CutTrimPrune vegtn Plant ground cover	\$ 2500
Fence		\$ 0
Other	Repair driveway cracks and pour cement	\$ 2000
External Repair Total:		\$ 35250
Repair Total:		\$ 35250



**Subject Front**

2912 S 6TH AVE  
LOS ANGELES, CA 90018



**Subject Side**

2912 S 6TH AVE  
LOS ANGELES, CA 90018



**Subject Side**

2912 S 6TH AVE  
LOS ANGELES, CA 90018



**Subject Address Verification**

2912 S 6TH AVE  
LOS ANGELES, CA 90018



**Subject Street Sign**

2912 S 6TH AVE  
LOS ANGELES, CA 90018



**Subject Street**

2912 S 6TH AVE  
LOS ANGELES, CA 90018



**Subject Street**

2912 S 6TH AVE  
LOS ANGELES, CA 90018



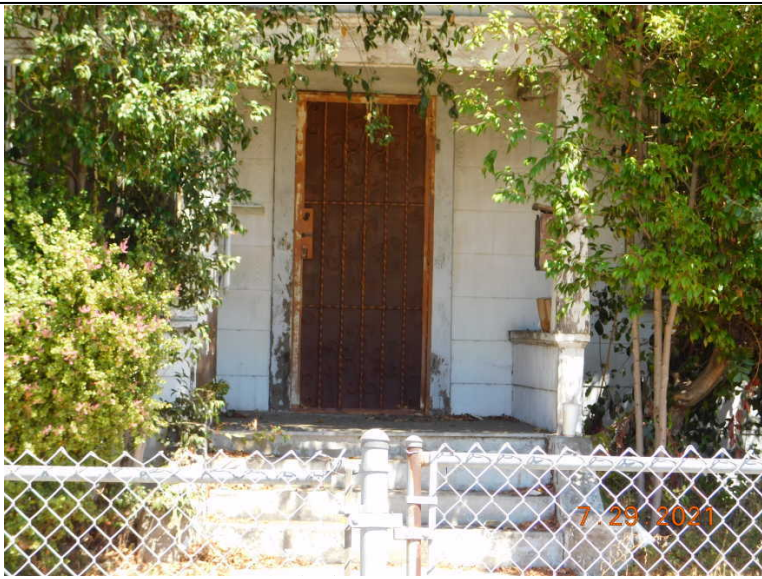
**Subject What's across from Subject**

2912 S 6TH AVE  
LOS ANGELES, CA 90018



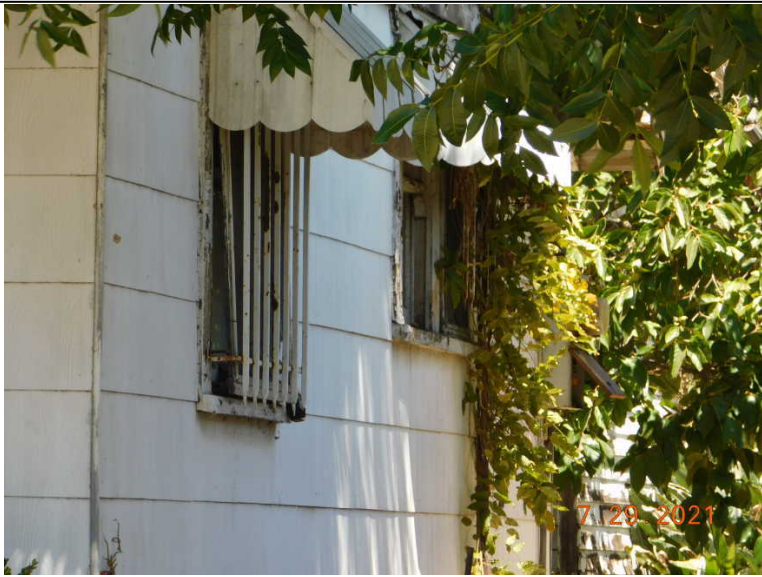
**Subject Other**

2912 S 6TH AVE  
LOS ANGELES, CA 90018



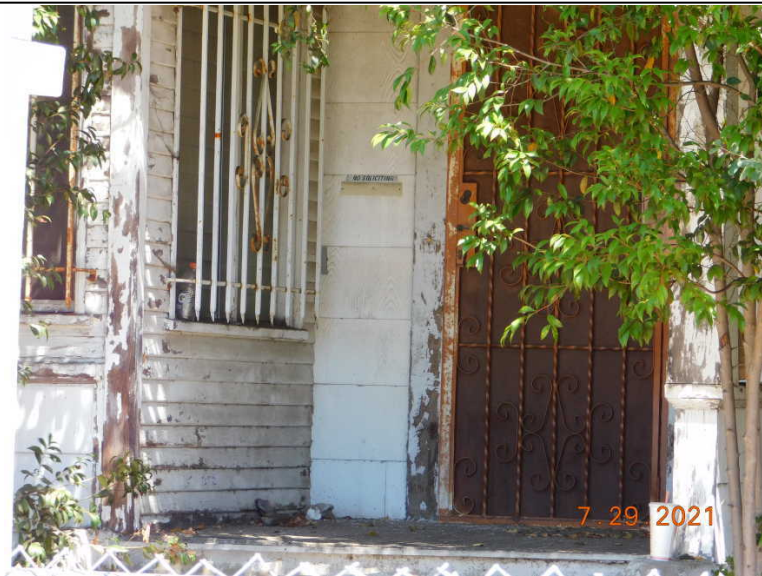
**Subject Other**

2912 S 6TH AVE  
LOS ANGELES, CA 90018



**Subject Other**

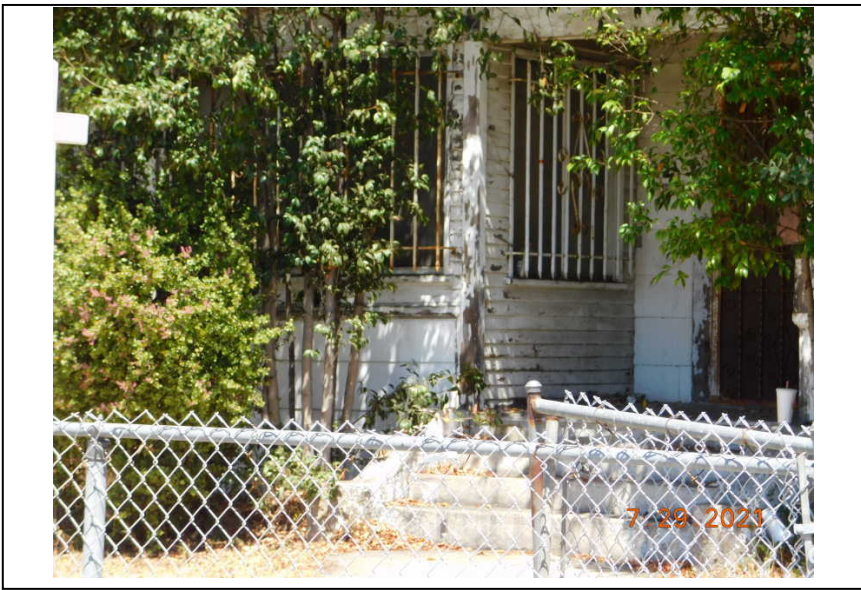
2912 S 6TH AVE  
LOS ANGELES, CA 90018



**Subject Other**

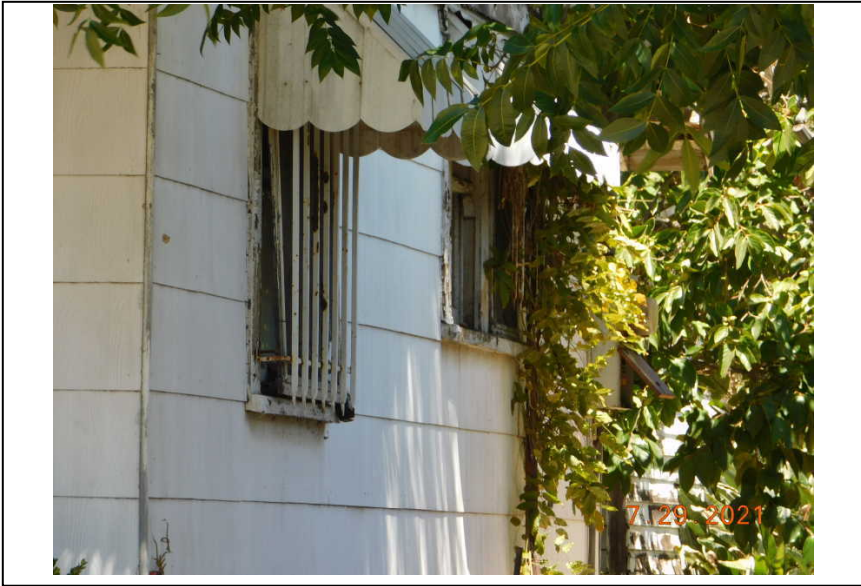
2912 S 6TH AVE  
LOS ANGELES, CA 90018





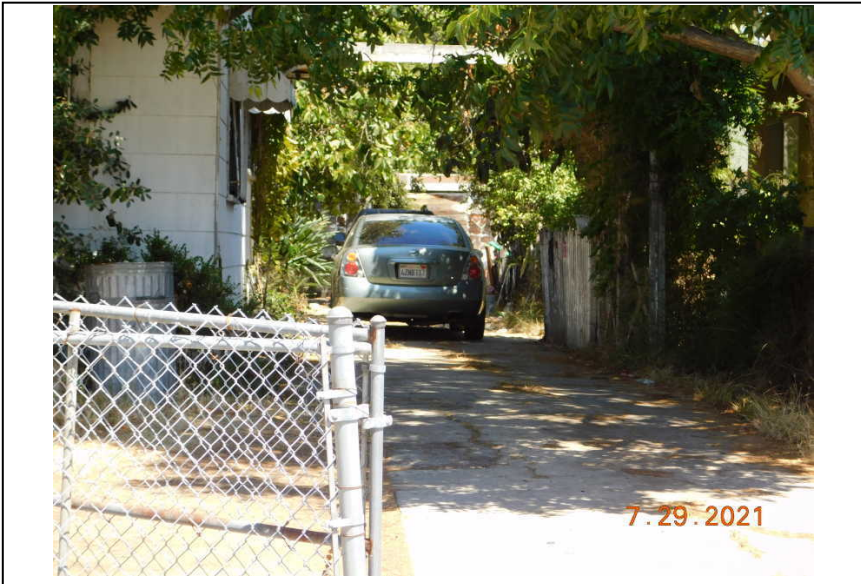
**Subject Other**

2912 S 6TH AVE  
LOS ANGELES, CA 90018



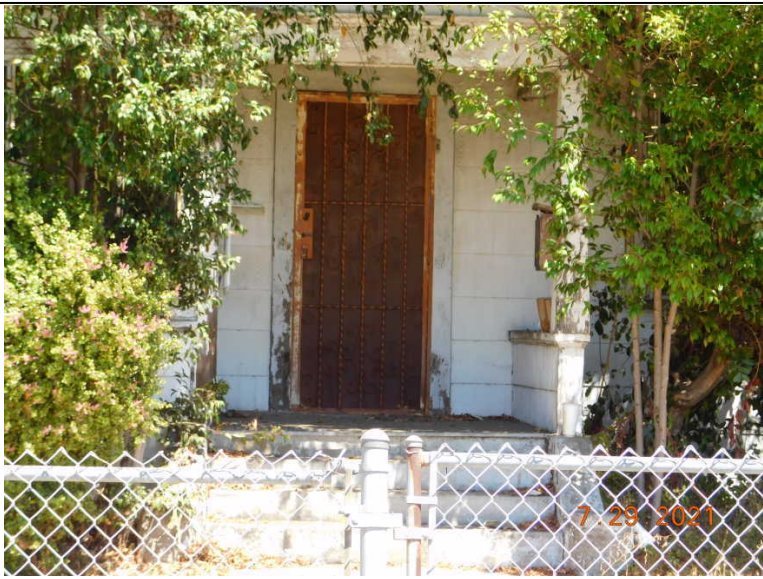
**Subject Other**

2912 S 6TH AVE  
LOS ANGELES, CA 90018



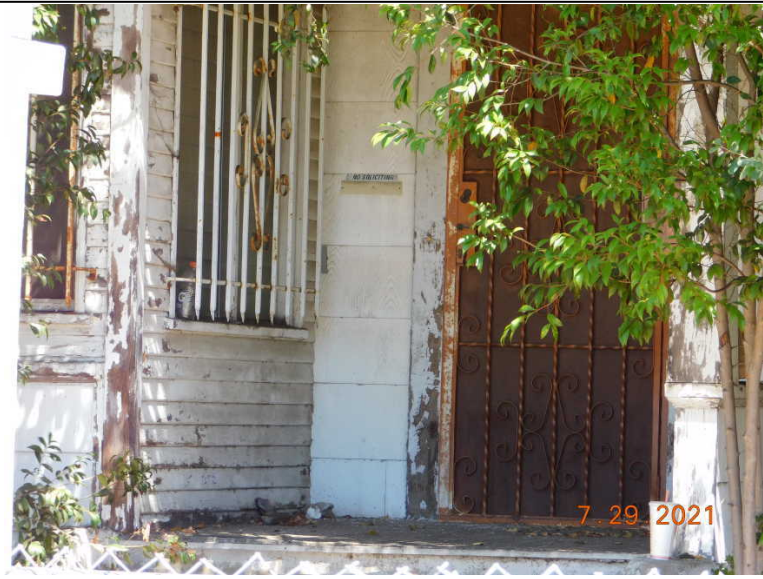
**Subject Other**

2912 S 6TH AVE  
LOS ANGELES, CA 90018



**Subject Other**

2912 S 6TH AVE  
LOS ANGELES, CA 90018



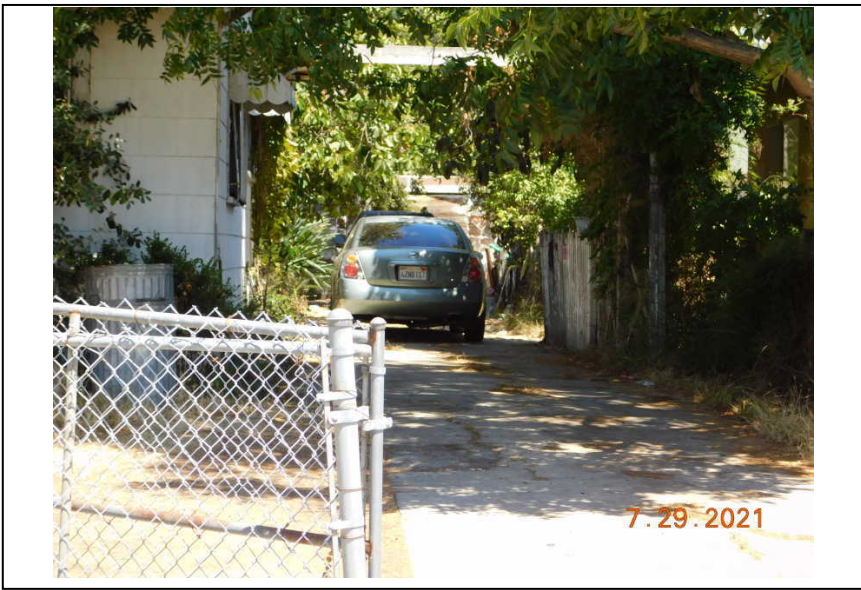
**Subject Other**

2912 S 6TH AVE  
LOS ANGELES, CA 90018



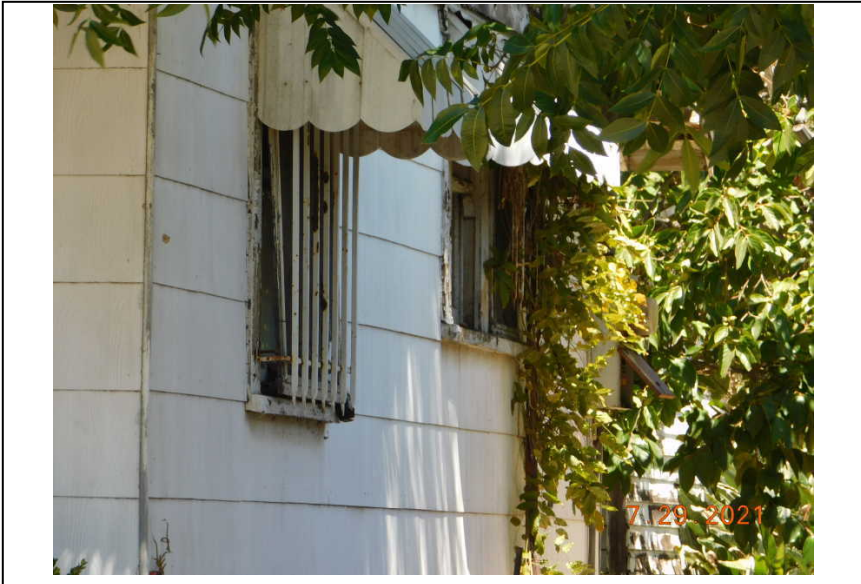
**Subject Other**

2912 S 6TH AVE  
LOS ANGELES, CA 90018



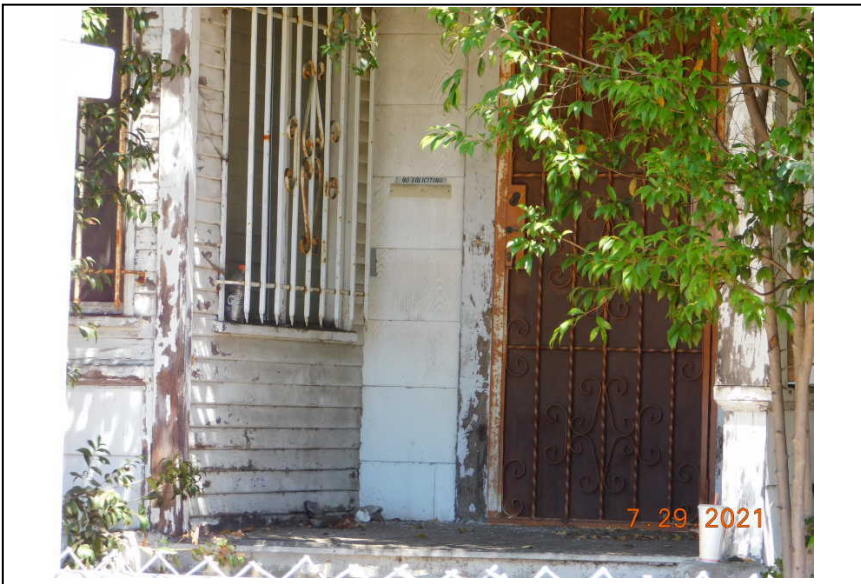
**Subject Other**

2912 S 6TH AVE  
LOS ANGELES, CA 90018



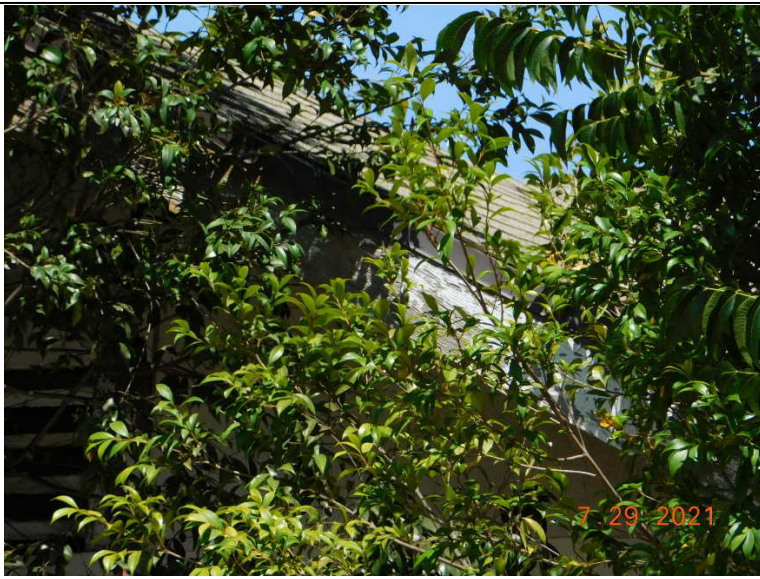
**Subject Other**

2912 S 6TH AVE  
LOS ANGELES, CA 90018



**Subject Other**

2912 S 6TH AVE  
LOS ANGELES, CA 90018



**Subject Other**

2912 S 6TH AVE  
LOS ANGELES, CA 90018



**Subject Other**

2912 S 6TH AVE  
LOS ANGELES, CA 90018



**Subject Other**

2912 S 6TH AVE  
LOS ANGELES, CA 90018



**Subject Other**

2912 S 6TH AVE  
LOS ANGELES, CA 90018



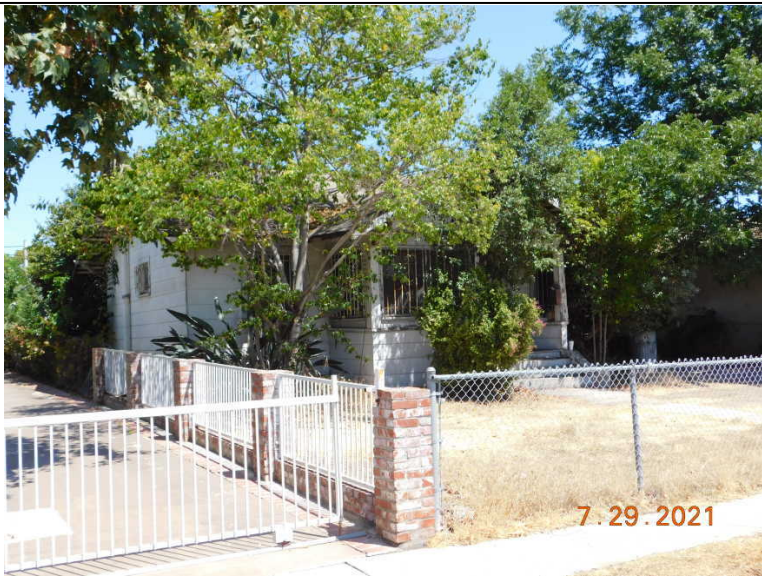
**Subject Other**

2912 S 6TH AVE  
LOS ANGELES, CA 90018



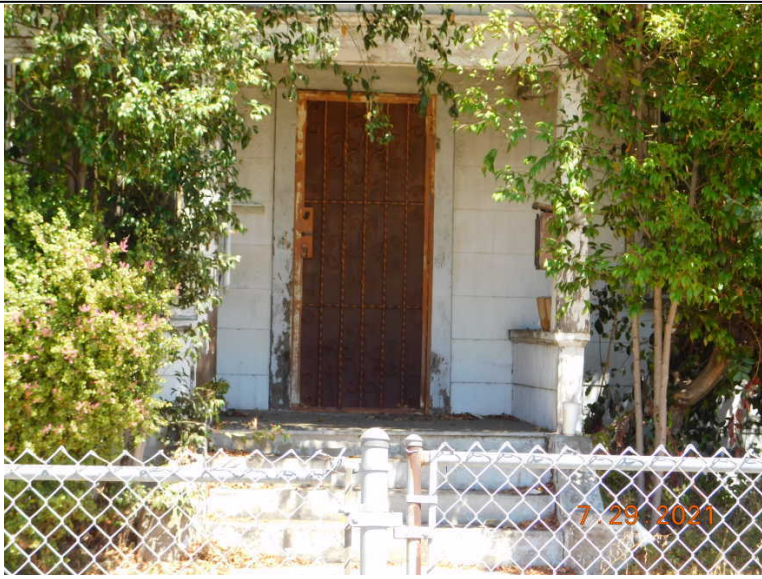
**Subject Other**

2912 S 6TH AVE  
LOS ANGELES, CA 90018



**Subject Other**

2912 S 6TH AVE  
LOS ANGELES, CA 90018



**Subject Other**

2912 S 6TH AVE  
LOS ANGELES, CA 90018



**Subject Other**

2912 S 6TH AVE  
LOS ANGELES, CA 90018



**Subject Damage**

2912 S 6TH AVE  
LOS ANGELES, CA 90018



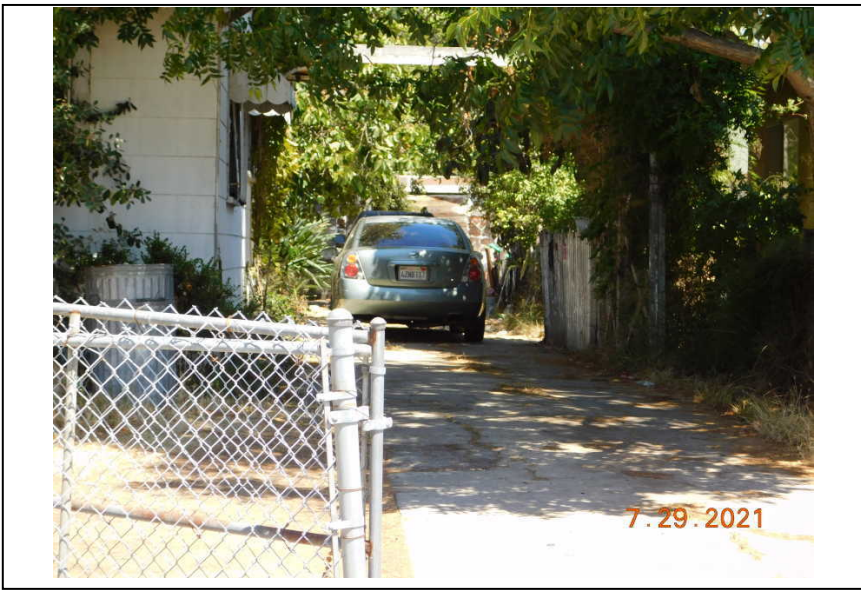
**Subject Damage**

2912 S 6TH AVE  
LOS ANGELES, CA 90018



**Subject Damage**

2912 S 6TH AVE  
LOS ANGELES, CA 90018



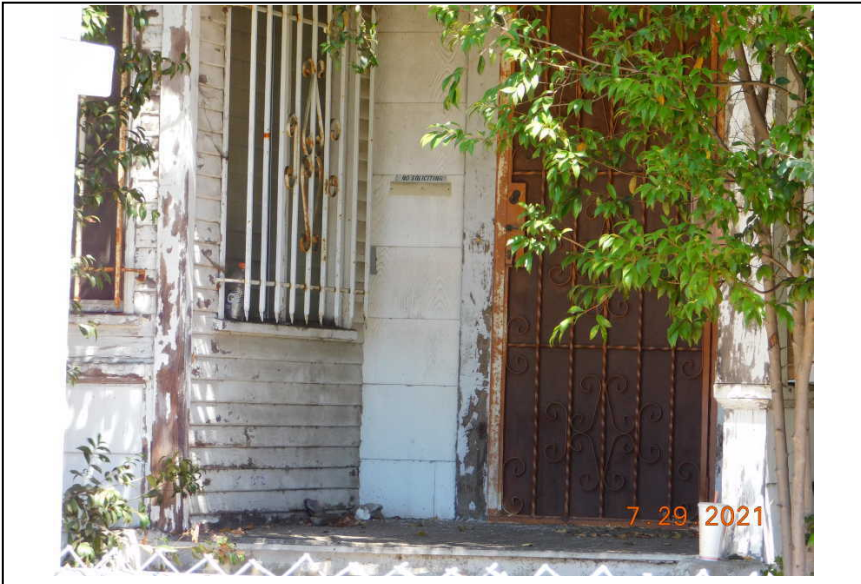
**Subject Damage**

2912 S 6TH AVE  
LOS ANGELES, CA 90018



**Subject Damage**

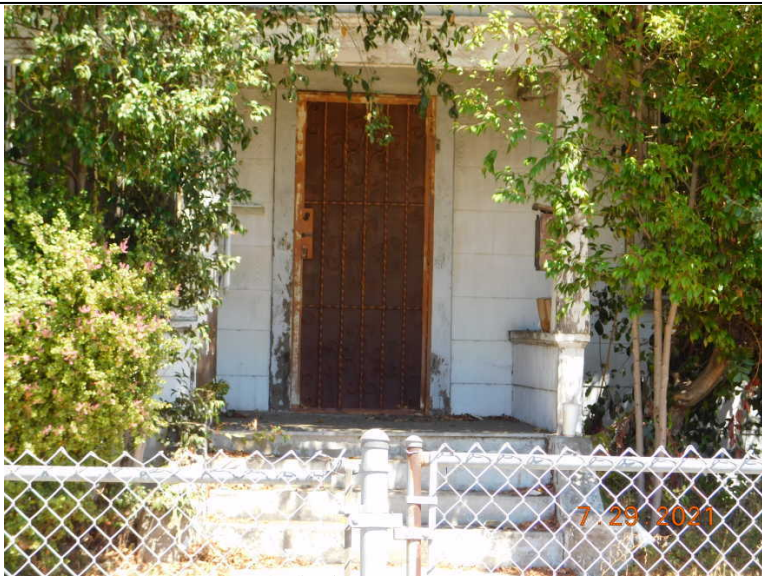
2912 S 6TH AVE  
LOS ANGELES, CA 90018



**Subject Damage**

2912 S 6TH AVE  
LOS ANGELES, CA 90018





**Subject Damage**

2912 S 6TH AVE  
LOS ANGELES, CA 90018



**Subject Damage**

2912 S 6TH AVE  
LOS ANGELES, CA 90018



**Subject Satellite View**

2912 S 6TH AVE  
LOS ANGELES, CA 90018



### Comparable Sale #1

4602 6TH AVE  
LOS ANGELES, CA 90043  
Sale Date: 09/01/2020  
Sale Price: \$657,000



### Comparable Sale #2

523 W 41ST PL  
LOS ANGELES, CA 90037  
Sale Date: 11/25/2020  
Sale Price: \$690,000



### Comparable Sale #3

5104 2ND AVE  
LOS ANGELES, CA 90043  
Sale Date: 10/21/2020  
Sale Price: \$745,000



**Comparable Listing #1**

713 SOLANO AVE  
LOS ANGELES, CA 90012  
List Price: \$719,000



**Comparable Listing #2**

3708 W 104TH ST  
INGLEWOOD, CA 90303  
List Price: \$725,000



**Comparable Listing #3**

237 W 99TH ST  
LOS ANGELES, CA 90003  
List Price: \$750,000

# 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.