



# Broker Price Opinion

☒ Exterior Inspection  
☐ Interior Inspection

Property Address: 5824 LOS SANTOS WAY		Vendor ID: 12352578.1_349597	
City, State, Zip: BUENA PARK, CA 90620		Deal Name:	
Loan Number: 5824 Los Santos Way		Inspection Date: 08/24/2021	
2nd Loan / Client #:		Subject APN: 262-514-07	
Borrower / Owner of Record: ukn ukn		Lender / Client: Trimark Funding, Inc.	

Property Occupancy Status: Owner	Does the Property Appear Secure? Yes	Est. Monthly Rent: \$5,050	Sold in the last 12 Months? <input type="text"/>
Currently Listed: Yes	Currently List Broker: Blue Pacific Property	List Broker Contact #: (714) 746-5450	Sale Price: <input type="text"/>
Initial List Price: \$730,000	Initial List Date: 06/26/2021	Current List Price: \$730,000	Sale Date: <input type="text"/>
DOM / CDOM: 59 / 59			








  

Is the Subject Listing Currently Pending? No Date of Contract  CDOM to Contract

Subject Property Comments / External Influences

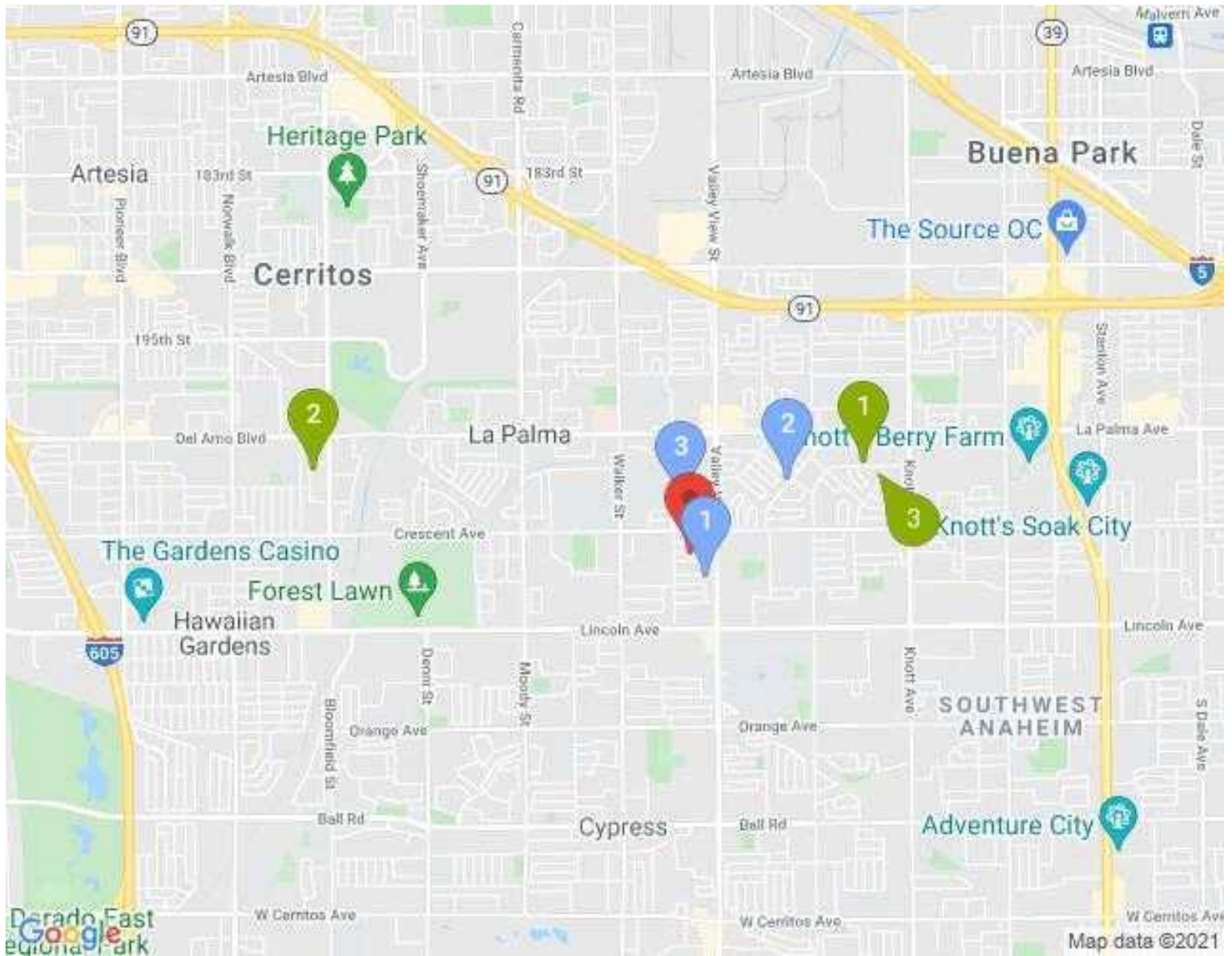
All information was gathered from Tax Record.

	Subject	Sold comps 1	Sold comps 2	Sold comps 3	List comps 1	List comps 2	List comps 3
							
Address	5824 LOS SANTOS WAY BUENA PARK, CA 90620	5936 LOS RANCHOS DR BUENA PARK, CA 90620	8251 SAN MARINO DR BUENA PARK, CA 90620	5951 LOS ANGELES WAY BUENA PARK, CA 90620	8171 HOLDER ST BUENA PARK, CA 90620	12507 206TH ST LAKEWOOD, CA 90715	8171 SAN PABLO DR BUENA PARK, CA 90620
Proximity		0.15	0.63	0.27	1.02	2	1.06
Sale/List Price		\$825,000	\$835,000	\$865,000	\$830,000	\$849,900	\$850,000
Sale Date		07/12/2021	06/07/2021	04/19/2021	08/04/2021	07/01/2021	07/23/2021
Price Per Sq.ft.	\$494.71	\$549.63	\$525.16	\$465.55	\$592.86	\$563.59	\$616.84
Initial List Price	\$730,000	\$730,000	\$759,000	\$779,000	\$830,000	\$849,900	\$799,000
Initial List Date	06/26/2021	05/26/2021	04/14/2021	03/08/2021	08/04/2021	07/01/2021	07/23/2021
Current/Final List	\$730,000	\$730,000	\$759,000	\$779,000	\$830,000	\$849,900	\$850,000
DOM/CDOM	59 /	47 / 47	54 / 54	42 / 42	20 / 20	54 / 54	32 / 32
Sales Type		Fair Market	Fair Market	Fair Market	Fair Market	Fair Market	Fair Market
Finance Incentives	Conventional	Cash	Conventional	Cash	Conventional	Cash	Conventional
Living Area	1702	1501	1590	1858	1400	1508	1378
#Rooms/Bed/Bath All	7 / 3 / 2	7 / 3 / 2	7 / 3 / 2	10 / 5 / 3	7 / 3 / 2	7 / 3 / 2	7 / 3 / 2
Year Built	1955	1955	1954	1955	1955	1960	1955
Bsmnt SqFt/Finished							
Lot Size	0.14	0.14	0.14	0.15	0.17	0.14	0.14
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	C3	C3	C3	C3	C3	C3
Pool/Spa	In Ground	No / No	No / No	Yes / Yes	No / No	Yes / No	Yes / No
View	Residential	Residential	Residential	Residential	Residential	Residential	Residential
Porch/Patio/Deck	No / Yes / No	Yes / 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 Carport	2 Attached	2 Detached	2 Attached	2 Detached	2 Detached	2 Attached
Other Features	None	None	None	None	None	None	None
HOA Fees	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Subdivision	BUENA PARK ESTATES	BUENA PARK ESTATES	BUENA PARK ESTATES	Unavailable	BUENA PARK ESTATES	East Lakewood	Unavailable
Rent Potential	\$5,050						
Annual Gross Income	\$60,600						
Likely Sale Price					\$830,000	\$849,900	\$850,000
Gross Rent Multiplier	13.89						
School District	Anaheim Union ...	Anaheim Union ...	Anaheim Union ...	Anaheim Union ...	Anaheim Union ...	ABC Unified	Anaheim Union ...
Common Amenities							
Data Source - ID	County Tax-PW2 ...	MLS-OC21113646	MLS-OC21087746	MLS-PW21051186	MLS-PW21171639	MLS-OC21143476	MLS-MB21162565

<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	\$842,000	\$842,000	\$250,000	\$836,000
Recommended List Price	\$847,000	\$847,000		
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
•	5824 LOS SANTOS WAY	BUENA PARK	3	2	0.14		1955		
1	5936 LOS RANCHOS DR	BUENA PARK	3	2	0.14	07/12/2021	1955	\$825,000	0.15
2	8251 SAN MARINO DR	BUENA PARK	3	2	0.14	06/07/2021	1954	\$835,000	0.63
3	5951 LOS ANGELES WAY	BUENA PARK	5	3	0.15	04/19/2021	1955	\$865,000	0.27
1	8171 HOLDER ST	BUENA PARK	3	2	0.17	08/04/2021	1955	\$830,000	1.02
2	12507 206TH ST	LAKEWOOD	3	2	0.14	07/01/2021	1960	\$849,900	2
3	8171 SAN PABLO DR	BUENA PARK	3	2	0.14	07/23/2021	1955	\$850,000	1.06

#### 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:

NA

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

None Noted

**Comparables:**

Sale 1 Comments	It is equal in room count / age, it is similar in lot size / style but it is inferior in GLA.
Sale 2 Comments	It is equal in bedroom / bathroom count, it is similar in age / lot size but it is inferior in GLA.
Sale 3 Comments	To provide at least 1 sale comp with pool as the subject I was forced to use this comp different in room count. It is equal in age, it is similar in lot size / style but it is superior in room count and GLA.
List 1 Comments	It is located within 1 mile from the subject, driving distance differs. It is equal in bedroom / bathroom count and age, it is similar in style but it is inferior in GLA.
List 2 Comments	To provide comp that has been remodeled per client instructions I was forced to expand the search out to 1.98 miles. It is similar in age / lot size / style, it is equal in room count but it is inferior in GLA.
List 3 Comments	To provide comp that has been remodeled per client instructions I was forced to expand the search out to 1.05 miles. It is equal in room count / age, it is similar in lot size but it is inferior in GLA.

**Comments:**

## Service Provider Comments:

The client is an investor looking to renovate and re-sell at a profit and is focused on the AS-REPAIRED VALUE for this reason I provide only comps that are in fully renovated condition from the subject market area per client instructions. To meet client requirements I was forced to expand the search out to 1.95 miles in listing#2, 1.05 miles in listing#3 and 4 months in sale#3. To provide all comps that has been remodeled unable to bracket subject GLA in listings comps. Best effort was made to bracket subjects key features and characteristics. Comparable chosen represent the best available at the time that this report was completed. The best three comparable sales and listings were taken from the subject's general market area. Most weight placed on List 1 Is equal in age / room count is similar in lot size but is inferior in GLA. Most weight placed on Sale 2 It is equal in room count, it is similar in age / style and lot size.

## Vendor Comments:

Service Provider Signature /s/ Violet Pereda

Service Provider Company Vianso Corporation

BPO Effective Date

08/25/2021

Service Provider Lic. Num.

01754703

Repairs

Recommended 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**

5824 LOS SANTOS WAY  
BUENA PARK, CA 90620



**Subject Front**

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BUENA PARK, CA 90620



**Subject Side**

5824 LOS SANTOS WAY  
BUENA PARK, CA 90620





### **Subject Side**

5824 LOS SANTOS WAY  
BUENA PARK, CA 90620



### **Subject Address Verification**

5824 LOS SANTOS WAY  
BUENA PARK, CA 90620



### **Subject Street**

5824 LOS SANTOS WAY  
BUENA PARK, CA 90620



### **Subject Street**

5824 LOS SANTOS WAY  
BUENA PARK, CA 90620



### **Subject What's across from Subject**

5824 LOS SANTOS WAY  
BUENA PARK, CA 90620



### **Subject Satellite View**

5824 LOS SANTOS WAY  
BUENA PARK, CA 90620





### **Comparable Sale #1**

5936 LOS RANCHOS DR  
BUENA PARK, CA 90620  
Sale Date: 07/12/2021  
Sale Price: \$825,000



### **Comparable Sale #2**

8251 SAN MARINO DR  
BUENA PARK, CA 90620  
Sale Date: 06/07/2021  
Sale Price: \$835,000



### **Comparable Sale #3**

5951 LOS ANGELES WAY  
BUENA PARK, CA 90620  
Sale Date: 04/19/2021  
Sale Price: \$865,000





### Comparable Listing #1

8171 HOLDER ST  
BUENA PARK, CA 90620  
List Price: \$830,000



### Comparable Listing #2

12507 206TH ST  
LAKEWOOD, CA 90715  
List Price: \$849,900



### Comparable Listing #3

8171 SAN PABLO DR  
BUENA PARK, CA 90620  
List Price: \$850,000

# Disclaimer

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