



Broker Price Opinion

☒ Exterior Inspection
☐ Interior Inspection

Property Address:	1406 W 10TH ST	Vendor ID:	12532818.1_349597
City, State, Zip:	SANTA ANA, CA 92703	Deal Name:	
Loan Number:	1406 W 10th St	Inspection Date:	09/30/2021
2nd Loan / Client #:		Subject APN:	004-122-24
Borrower / Owner of Record	ukn ukn	Lender / Client	Trimark Funding, Inc.

Property Occupancy Status	Owner	Does the Property Appear Secure?	Yes	Est. Monthly Rent	\$4,410	Sold in the last	
Currently Listed	Yes	Currently List Broker	Keller Williams Realty	List Broker Contact #	(951) 459-9040	Initial List Price	\$649,000
		Initial List Date	08/23/2021	Current List Price	\$649,000	DOM / CDOM	38 / 38
						Sale Price:	
						Sale Date:	

Is the Subject Listing Currently Pending? ☒ Yes Date of Contract 09/21/2021 CDOM to Contract 9

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	1406 W 10TH ST SANTA ANA, CA 92703	2202 TAMY LN SANTA ANA, CA 92706	1629 W PINE ST SANTA ANA, CA 92703	1309 W 11TH ST SANTA ANA, CA 92703	605 S HURON DR SANTA ANA, CA 92704	2905 W LINGAN LN SANTA ANA, CA 92704	2402 MARK ST SANTA ANA, CA 92703
Proximity		0.87	0.67	0.12	1.49	1.81	1.3
Sale/List Price		\$760,000	\$715,000	\$760,000	\$753,000	\$709,900	\$725,000
Sale Date		04/05/2021	08/13/2021	07/09/2021	08/27/2021	09/14/2021	07/31/2021
Price Per Sq.ft.	\$537.52	\$551.52	\$562.11	\$530.73	\$564.04	\$576.69	\$540.24
Initial List Price	\$649,000	\$725,000	\$679,900	\$698,888	\$825,000	\$709,900	\$725,000
Initial List Date	08/23/2021	02/27/2021	06/22/2021	05/26/2021	08/27/2021	09/14/2021	07/31/2021
Current/Final List	\$649,000	\$725,000	\$715,000	\$698,888	\$753,000	\$709,900	\$725,000
DOM/CDOM	38 /	37 / 37	52 / 52	44 / 44	34 / 34	16 / 16	61 / 61
Sales Type		Fair Market	Fair Market	Fair Market	Fair Market	Fair Market	Fair Market
Finance Incentives	Cash	Conventional	FHA	Conventional	Conventional	Conventional	Conventional
Living Area	1386	1378	1272	1432	1335	1231	1342
#Rooms/Bed/Bath All	5 / 3 / 2	5 / 3 / 2	5 / 3 / 2	4 / 2 / 2	5 / 3 / 2	5 / 3 / 2	7 / 5 / 2
Year Built	1954	1955	1957	1948	1963	1961	1963
Bsmnt SqFt/Finished							
Lot Size	0.15	0.16	0.14	0.14	0.14	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	C4
Pool/Spa	None	No / No	No / No	No / No	No / No	No / No	No / No
View	Residential	Residential	Residential	Residential	Residential	Skyline/City Lights	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	No	Yes	Yes	Yes	No	No	No
Garage	2 Attached	2 Attached	2 Attached	2 Attached	2 Attached	2 Detached	2 Attached
Other Features	None	None	None	None	None	None	None
HOA Fees	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Subdivision	Civic Center Plaza	Unavailable	Unavailable	Unavailable	CHESTNUT COURT	Unavailable	Unavailable
Rent Potential	\$4,410						
Annual Gross Income	\$52,920						
Likely Sale Price					\$753,000	\$709,900	\$725,000
Gross Rent Multiplier	14.08						
School District	Santa Ana Unified	Santa Ana Unified	Santa Ana Unified	Santa Ana Unified	Santa Ana Unified	Santa Ana Unified	Santa Ana Unified
Common Amenities							
Data Source - ID	County Tax-IG2 ...	MLS-PW21041332	MLS-DW21136055	MLS-PW21116152	MLS-TR21190092	MLS-OC21202999	MLS-PW21168334

Market Time 30-90 days

90-Day Marketing Time

As-Is Price Estimate

\$745,000

As-Repaired Price Estimate

\$745,000

Land Only Price

\$220,000

30-Day Quick Sale Price

\$734,000

Recommended List Price

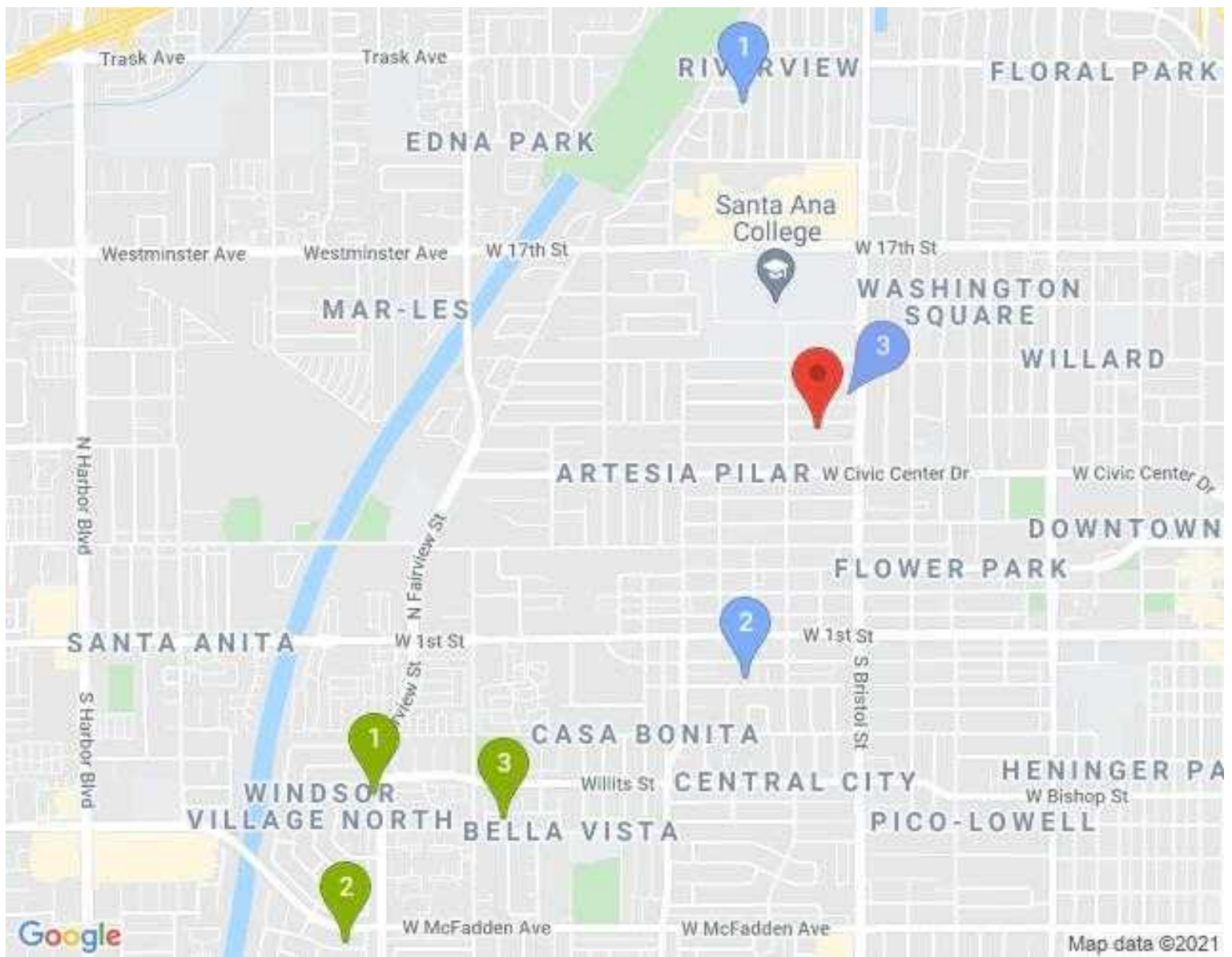
\$750,000

\$750,000

Recommended Sales Strategy:

☒ As - Is

☐ Repaired



	Address	City	BR	BA	Lot Size	Sale/List Date	Year Built	Sale/List Price	Distance
•	1406 W 10TH ST	SANTA ANA	3	2	0.15		1954		
1	2202 TAMY LN	SANTA ANA	3	2	0.16	04/05/2021	1955	\$760,000	0.87
2	1629 W PINE ST	SANTA ANA	3	2	0.14	08/13/2021	1957	\$715,000	0.67
3	1309 W 11TH ST	SANTA ANA	2	2	0.14	07/09/2021	1948	\$760,000	0.12
1	605 S HURON DR	SANTA ANA	3	2	0.14	08/27/2021	1963	\$753,000	1.49
2	2905 W LINGAN LN	SANTA ANA	3	2	0.14	09/14/2021	1961	\$709,900	1.81
3	2402 MARK ST	SANTA ANA	5	2	0.14	07/31/2021	1963	\$725,000	1.3

Neighborhood Data:

Location Type: Suburban

Market Trend: Appreciating

Economic Trend: Stable

Neighborhood Trend: Improving

Housing Supply: Declining

REO Driven? No

Avg Age of Home: 61

Avg Marketing Time of Comparable Listings: Under 3 Mos.

Price Range: \$700,000 to \$770,000

Median Price: \$735,000

Predominate Value: \$740,000

Average DOM: 50

Number of units for rent:

Number of units in complex for sale:

Negative Neighborhood Factors that will detract from the subject:

None Noted

Neighborhood Comments:

Neighborhood conditions appear to be average for the area and no economic obsolescence was present.

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 almost equal in GLA, it is similar age / lot size / style and is equal in bedroom / bathroom count.
Sale 2 Comments	It is equal in room count, it is similar in age / style / lot size and GLA.
Sale 3 Comments	It is inferior in bedroom count but it is similar in age / GLA / lot size.
List 1 Comments	To provide comp that has been remodeled per client requirements I was forced to expand the search out to 1.45 miles. It is slightly smaller in GLA, it is similar in age / lot size and it is equal in bedroom / bathroom count.
List 2 Comments	To provide comp that has been remodeled per client requirements I was forced to expand the search out to 1.80 miles. It is equal in bedroom / bathroom count, it is similar in age / style / lot size but it is inferior in GLA.
List 3 Comments	To provide comp that has been remodeled per client requirements I was forced to expand the search out to 1.30 miles. It is slightly smaller in GLA, it is similar in age / lot size but it is superior in bedroom count.

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 provide comps that has been remodeled I was forced to expand the search out to 5 months in sale#1, 1.45 miles in listing#1, 1.80 miles in listing#2, 1.30 miles in listing#3. Distances traveled to listings comps are further than desired; however are necessary to meet client requirements. 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 It is similar in age / GLA / lot size and is equal in room count. Most weight placed on Sale 1 It is similar in all features than the subject.

Vendor Comments:

Service Provider Signature /s/ Violet Pereda

Service Provider Company Vianso Corporation

BPO Effective Date

09/30/2021

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

1406 W 10TH ST
SANTA ANA, CA 92703



Subject Side

1406 W 10TH ST
SANTA ANA, CA 92703



Subject Side

1406 W 10TH ST
SANTA ANA, CA 92703



Subject Address Verification

1406 W 10TH ST
SANTA ANA, CA 92703



Subject Street Sign

1406 W 10TH ST
SANTA ANA, CA 92703



Subject Street

1406 W 10TH ST
SANTA ANA, CA 92703



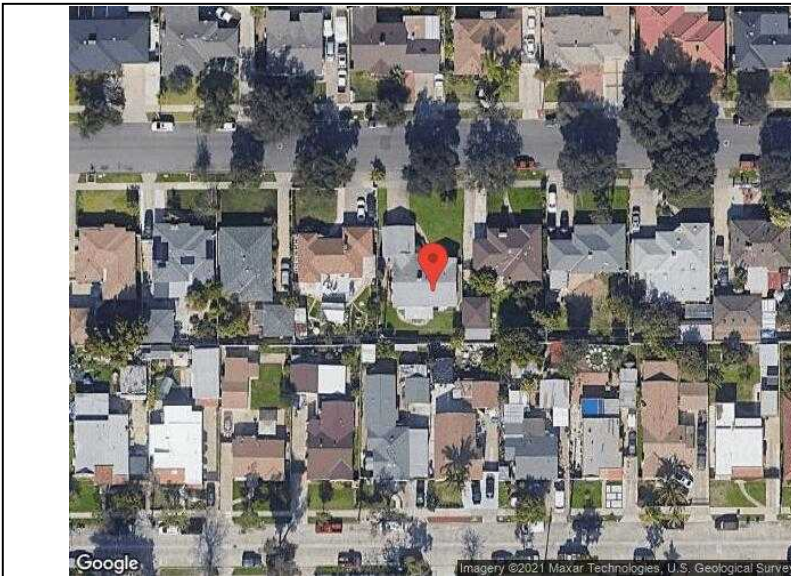
Subject Street

1406 W 10TH ST
SANTA ANA, CA 92703



Subject What's across from Subject

1406 W 10TH ST
SANTA ANA, CA 92703



Subject Satellite View

1406 W 10TH ST
SANTA ANA, CA 92703



Comparable Sale #1

2202 TAMY LN
SANTA ANA, CA 92706
Sale Date: 04/05/2021
Sale Price: \$760,000



Comparable Sale #2

1629 W PINE ST
SANTA ANA, CA 92703
Sale Date: 08/13/2021
Sale Price: \$715,000



Comparable Sale #3

1309 W 11TH ST
SANTA ANA, CA 92703
Sale Date: 07/09/2021
Sale Price: \$760,000



Comparable Listing #1

605 S HURON DR
SANTA ANA, CA 92704
List Price: \$753,000



Comparable Listing #2

2905 W LINGAN LN
SANTA ANA, CA 92704
List Price: \$709,900



Comparable Listing #3

2402 MARK ST
SANTA ANA, CA 92703
List Price: \$725,000

Disclaimer

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