



Broker Price Opinion

☒ Exterior Inspection
☐ Interior Inspection

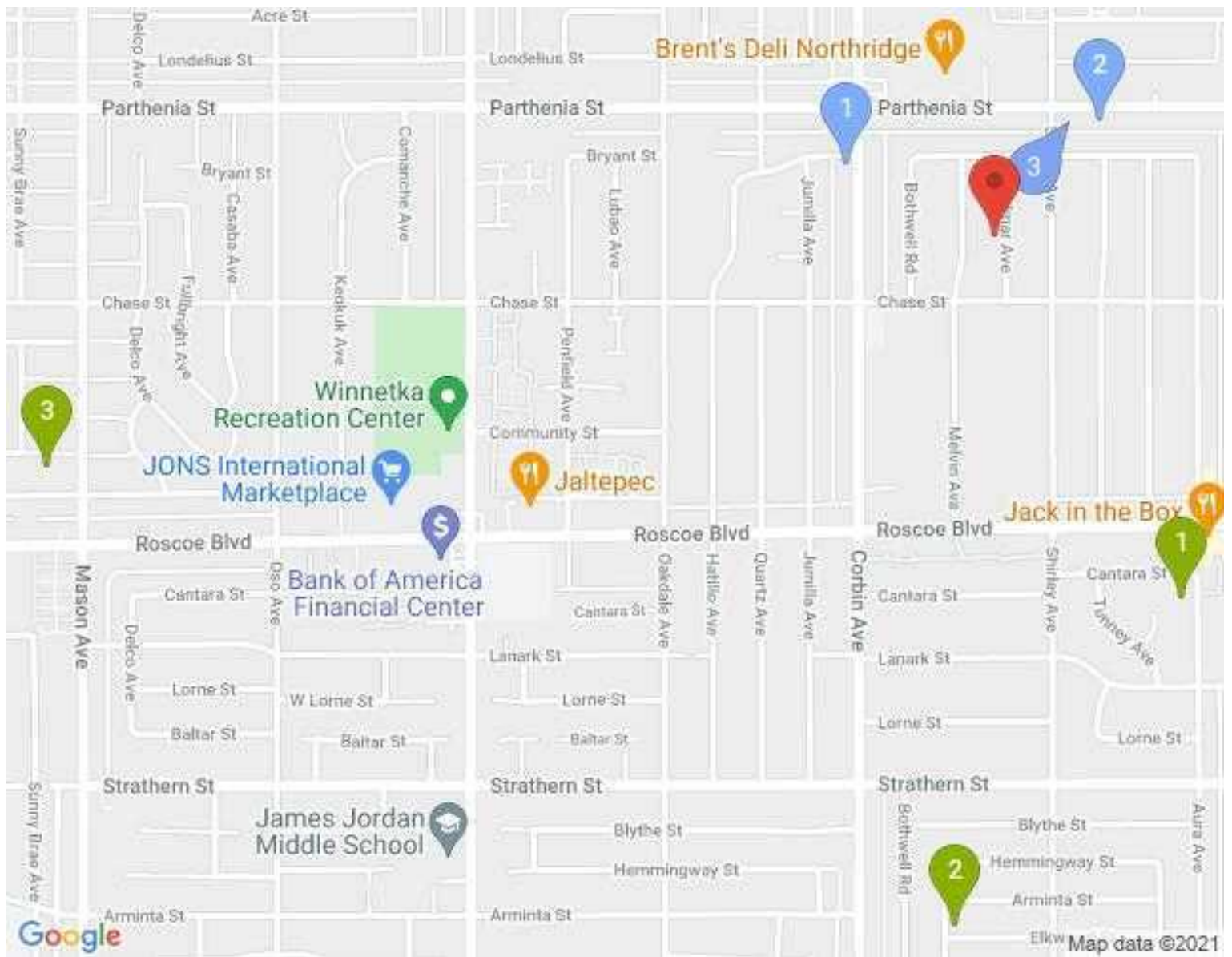
Property Address:	8541 BELMAR AVE	Vendor ID:	12619218.1_202615
City, State, Zip:	NORTHRIDGE, CA 91324	Deal Name:	
Loan Number:	8541 Belmar Ave	Inspection Date:	10/17/2021
2nd Loan / Client #:		Subject APN:	2783-017-024
Borrower / Owner of Record	Ukn Ukn	Lender / Client	Trimark Funding, Inc.

Property Occupancy Status	Owner	Does the Property Appear Secure?	Yes	Est. Monthly Rent	\$2,500	Sold in the last	
Currently Listed	Yes	Currently List Broker	BERKSHIRE HATHAWAY	List Broker Contact #	(310) 777-7800	Initial List Price	\$699,000
		Initial List Date	07/15/2021	Current List Price	\$735,500	DOM / CDOM	92 / 77
Is the Subject Listing Currently Pending?	Yes	Date of Contract	09/30/2021	CDOM to Contract	77	Sale Price:	
						Sale Date:	

Subject Property Comments / External Influences
The subject appeared to be in overall average condition showing no signs of deferred maintenance from the inspection.

	Subject	Sold comps 1	Sold comps 2	Sold comps 3	List comps 1	List comps 2	List comps 3
							
Address	8541 BELMAR AVE NORTHRIDGE, CA 91324	8629 CORBIN AVE WINNETKA, CA 91306	19426 PARTHENIA ST NORTHRIDGE, CA 91324	19448 PARTHENIA ST NORTHRIDGE, CA 91324	8213 AURA AVE RESEDA, CA 91335	19561 ELKWOOD ST RESEDA, CA 91335	20518 MANDELL ST WINNETKA, CA 91306
Proximity		0.21	0.2	0.18	0.53	0.89	1.26
Sale/List Price		\$750,000	\$695,000	\$737,000	\$695,000	\$700,000	\$749,950
Sale Date		07/20/2021	01/07/2021	07/29/2021	09/23/2021	08/16/2021	09/29/2021
Price Per Sq.ft.	\$461.13	\$495.38	\$442.68	\$438.17	\$536.27	\$444.44	\$507.07
Initial List Price	\$699,000	\$723,300	\$705,000	\$799,000	\$695,000	\$700,000	\$749,950
Initial List Date	07/15/2021	06/01/2021	11/13/2020	06/15/2021	09/23/2021	08/16/2021	09/29/2021
Current/Final List	\$735,500	\$723,300	\$705,000	\$750,000	\$695,000	\$700,000	\$749,950
DOM/CDOM	92 /	49 / 49	55 / 55	44 / 44	24 / 24	62 / 62	18 / 18
Sales Type		Fair Market	Fair Market	Fair Market	Fair Market	Fair Market	Fair Market
Finance Incentives	NONE	NONE	NONE	NONE	NONE	NONE	NONE
Living Area	1595	1514	1570	1682	1296	1575	1479
#Rooms/Bed/Bath All	7 / 3 / 2	7 / 3 / 2	7 / 3 / 2	8 / 4 / 2	8 / 4 / 2	6 / 3 / 1	8 / 4 / 2
Year Built	1957	1956	1958	1956	1955	1953	1955
Bsmnt SqFt/Finished							
Lot Size	0.17	0.16	0.17	0.17	0.17	0.17	0.20
Property Type	SF Detach	SF Detach	SF Detach	SF Detach	SF Detach	SF Detach	SF Detach
Style / Quality	Contemp / Q3	Contemp / Q3	Contemp / Q3	Contemp / Q3	Contemp / Q3	Contemp / Q3	Contemp / Q3
# of Units	1	1	1	1	1	1	1
Condition	C3	C3	C3	C3	C3	C3	C3
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	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	NONE	NONE	NONE	NONE	NONE	NONE	NONE
Rent Potential	\$2,500						
Annual Gross Income	\$30,000						
Likely Sale Price					\$695,000	\$700,000	\$749,950
Gross Rent Multiplier	24.52						
School District	Los Angeles Un ...	Los Angeles Un ...	Los Angeles Un ...	Los Angeles Un ...	Los Angeles Un ...	Los Angeles Un ...	Los Angeles Un ...
Common Amenities							
Data Source - ID	County Tax-	MLS-SR21117410	MLS-SR20239580	MLS-SR21129090	MLS-SR21209169	MLS-SR21181143	MLS-SR21199600

Market Time 0-30 days	As-Is Price Estimate	As-Repaired Price Estimate	Land Only Price	30-Day Quick Sale Price
90-Day Marketing Time	\$735,500	\$735,500	\$100,000	\$719,000
Recommended List Price	\$739,000	\$739,000		
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
•	8541 BELMAR AVE	NORTHRIDGE	3	2	0.17		1957		
1	8629 CORBIN AVE	WINNETKA	3	2	0.16	07/20/2021	1956	\$750,000	0.21
2	19426 PARTHENIA ST	NORTHRIDGE	3	2	0.17	01/07/2021	1958	\$695,000	0.2
3	19448 PARTHENIA ST	NORTHRIDGE	4	2	0.17	07/29/2021	1956	\$737,000	0.18
1	8213 AURA AVE	RESEDA	4	2	0.17	09/23/2021	1955	\$695,000	0.53
2	19561 ELKWOOD ST	RESEDA	3	1	0.17	08/16/2021	1953	\$700,000	0.89
3	20518 MANDELL ST	WINNETKA	4	2	0.20	09/29/2021	1955	\$749,950	1.26

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:

None Noted

Neighborhood Comments:

Subject is located in a residential area with commercial use limited to exterior thoroughfares. Located close to parks, schools, freeways

Marketability of Subject:

Most Likely Buyer: OWNER Types of Financing the Subject will NOT qualify for:

NONE

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

None Noted

Comparables:

Sale 1 Comments	Sale 1 similar to subject due to similar condition and property type, well maintained.
Sale 2 Comments	Sale 2 is similar to subject with similar condition. Similar property style and dimensions.
Sale 3 Comments	Sale 3 is similar to subject due to condition and property type. Similar property style and similar dimensions.
List 1 Comments	List 1 is in similar condition to subject, well maintained.
List 2 Comments	List 2 is similar to subject due to similar GLA, condition and location.
List 3 Comments	List 3 is similar to subject due to condition and similar subject dimensions. Similar property style and area.

Comments:

Service Provider Comments:

Value based on comp data found from the MLS, I used comparables within the same market. Based on the current comps and market the subject should sell in the indicated range as based on competitive sales and listings. After a thorough search in the MLS for comps of similar size and property type, I had to extend over a 1 mile radius in this area due to a lack of comparables found that were similar and reasonable substitutes for subject property. Subject's lot size varies over 10% of comparables, the age difference in some comparables are over 5 years and distance of some comparables are over 1/2 mile from subject in terms of driving distance, this is due to the property type, size and location, I had to extend search criteria to obtain sales and listings comparable to subject. The comparables used are still suitable comparables to subject property and market value is not affected. Most weight placed on List 2 Listing 2 is similar to subject in size and style. Most weight placed on Sale 2 Sale 2 is most similar in condition and location.

Vendor Comments:

property verified via Zillow

Service Provider Signature /s/ Francisco Ursulo

Service Provider Company Ursulo Investments LLC

BPO Effective Date

10/18/2021

Service Provider Lic. Num.

01946059

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

8541 BELMAR AVE
NORTHRIDGE, CA 91324



Subject Side

8541 BELMAR AVE
NORTHRIDGE, CA 91324



Subject Side

8541 BELMAR AVE
NORTHRIDGE, CA 91324



Subject Address Verification

8541 BELMAR AVE
NORTHRIDGE, CA 91324



Subject Street

8541 BELMAR AVE
NORTHRIDGE, CA 91324



Subject Street

8541 BELMAR AVE
NORTHRIDGE, CA 91324



Subject What's across from Subject

8541 BELMAR AVE
NORTHRIDGE, CA 91324



Subject Satellite View

8541 BELMAR AVE
NORTHRIDGE, CA 91324



Comparable Sale #1

8629 CORBIN AVE
WINNETKA, CA 91306
Sale Date: 07/20/2021
Sale Price: \$750,000



Comparable Sale #2

19426 PARTHENIA ST
NORTHRIDGE, CA 91324
Sale Date: 01/07/2021
Sale Price: \$695,000



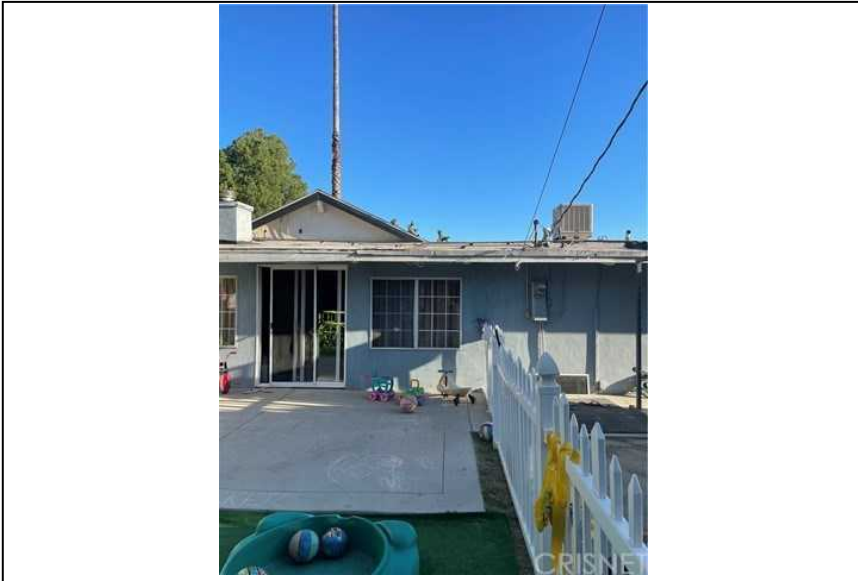
Comparable Sale #3

19448 PARTHENIA ST
NORTHRIDGE, CA 91324
Sale Date: 07/29/2021
Sale Price: \$737,000



Comparable Listing #1

8213 AURA AVE
RESEDA, CA 91335
List Price: \$695,000



Comparable Listing #2

19561 ELKWOOD ST
RESEDA, CA 91335
List Price: \$700,000



Comparable Listing #3

20518 MANDELL ST
WINNETKA, CA 91306
List Price: \$749,950

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.