



# Broker Price Opinion

Exterior Inspection  
 Interior Inspection

Property Address:	512 RICHBURN AVE	Vendor ID:	12617286.1_202615
City, State, Zip:	LA PUENTE, CA 91744	Deal Name:	
Loan Number:	512 Richburn Ave	Inspection Date:	10/17/2021
2nd Loan / Client #:		Subject APN:	8726-007-002
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?

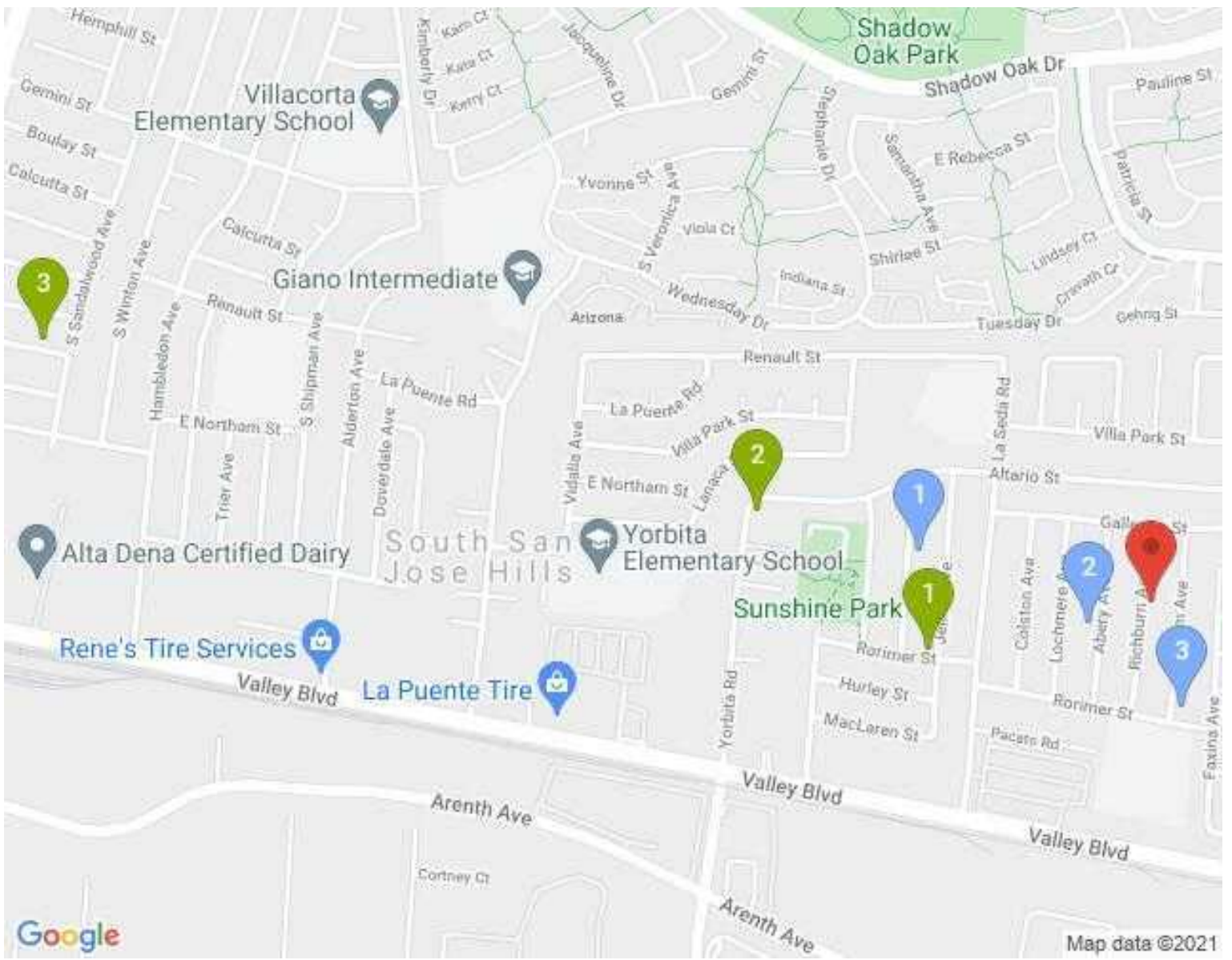
Currently Listed:  Currently List Broker:  List Broker Contact #:  Initial List Price:  Initial List Date:  Current List Price:  DOM / CDOM:

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

Subject Property Comments / External Influences  
**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	512 RICHBURN AVE LA PUENTE, CA 91744	502 WHITEFORD AVE LA PUENTE, CA 91744	543 ABERY AVE LA PUENTE, CA 91744	576 BALHAM AVE LA PUENTE, CA 91744	569 JELICK AVE LA PUENTE, CA 91744	18306 ALTARIO ST LA PUENTE, CA 91744	17541 VILLA PARK ST LA PUENTE, CA 91744
Proximity		0.31	0.08	0.14	0.29	0.52	1.47
Sale/List Price		\$486,000	\$497,000	\$520,000	\$489,000	\$599,000	\$598,800
Sale Date		12/04/2020	01/21/2021	06/11/2021	09/29/2021	10/10/2021	10/13/2021
Price Per Sq.ft.	\$414.11	\$504.15	\$515.56	\$539.42	\$507.26	\$570.48	\$639.74
Initial List Price		\$475,000	\$479,900	\$525,000	\$489,000	\$599,000	\$598,800
Initial List Date		11/03/2020	08/21/2020	03/25/2021	09/29/2021	10/10/2021	10/13/2021
Current/Final List		\$475,000	\$479,900	\$525,000	\$489,000	\$599,000	\$598,800
DOM/CDOM		31 / 31	153 / 153	78 / 78	18 / 18	7 / 7	4 / 4
Sales Type		Fair Market	Fair Market	Fair Market	Fair Market	Fair Market	Fair Market
Finance Incentives		NONE	NONE	NONE	NONE	NONE	NONE
Living Area	1205	964	964	964	964	1050	936
#Rooms/Bed/Bath All	7 / 3 / 2	6 / 3 / 1	8 / 4 / 2	6 / 3 / 1	6 / 3 / 1	7 / 3 / 2	6 / 3 / 1
Year Built	1958	1958	1958	1958	1958	1960	1956
Bsmnt SqFt/Finished							
Lot Size	0.14	0.14	0.14	0.17	0.15	0.15	0.14
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	1 Attached	1 Attached	2 Attached	1 Attached	2 Attached	2 Attached	1 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					\$489,000	\$599,000	\$598,800
Gross Rent Multiplier	16.63						
School District	Rowland Unified	Romoland	Rowland Unified	Rowland Unified	Bassett Unified	Rowland Unified	Hacienda La Pu ...
Common Amenities							
Data Source - ID	County Tax-	MLS-CV20226229	MLS-TR20172178	MLS-IV21063183	MLS-PW21215888	MLS-AR21224383	MLS-TR21226999

<b>Market Time 0-30 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="\$499,000"/>	<input type="text" value="\$499,000"/>	<input type="text" value="\$100,000"/>	<input type="text" value="\$489,000"/>
Recommended List Price	<input type="text" value="\$509,000"/>	<input type="text" value="\$509,000"/>		
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
•	512 RICHBURN AVE	LA PUENTE	3	2	0.14		1958		
1	502 WHITEFORD AVE	LA PUENTE	3	1	0.14	12/04/2020	1958	\$486,000	0.31
2	543 ABERY AVE	LA PUENTE	4	2	0.14	01/21/2021	1958	\$497,000	0.08
3	576 BALHAM AVE	LA PUENTE	3	1	0.17	06/11/2021	1958	\$520,000	0.14
1	569 JELICK AVE	LA PUENTE	3	1	0.15	09/29/2021	1958	\$489,000	0.29
2	18306 ALTARIO ST	LA PUENTE	3	2	0.15	10/10/2021	1960	\$599,000	0.52
3	17541 VILLA PARK ST	LA PUENTE	3	1	0.14	10/13/2021	1956	\$598,800	1.47

**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:

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:

Service Provider Signature /s/ Francisco Ursulo

Service Provider Company Ursulo Investments LLC

BPO Effective Date 10/18/2021

Service Provider Lic. Num. 01946059

<b>Repairs</b>		
Recommended Repairs would bring the subject to: <input type="text" value="\$499,000"/>		
<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		\$ 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**

512 RICHBURN AVE  
LA PUENTE, CA 91744



**Subject Side**

512 RICHBURN AVE  
LA PUENTE, CA 91744



**Subject Side**

512 RICHBURN AVE  
LA PUENTE, CA 91744



**Subject Address Verification**

512 RICHBURN AVE  
LA PUENTE, CA 91744



**Subject Street**

512 RICHBURN AVE  
LA PUENTE, CA 91744



**Subject Street**

512 RICHBURN AVE  
LA PUENTE, CA 91744



**Subject What's across from Subject**

512 RICHBURN AVE  
LA PUENTE, CA 91744



**Subject Satellite View**

512 RICHBURN AVE  
LA PUENTE, CA 91744



**Comparable Sale #1**

502 WHITEFORD AVE  
LA PUENTE, CA 91744  
Sale Date: 12/04/2020  
Sale Price: \$486,000



**Comparable Sale #2**

543 ABERY AVE  
LA PUENTE, CA 91744  
Sale Date: 01/21/2021  
Sale Price: \$497,000



**Comparable Sale #3**

576 BALHAM AVE  
LA PUENTE, CA 91744  
Sale Date: 06/11/2021  
Sale Price: \$520,000





**Comparable Listing #1**

569 JELICK AVE  
LA PUENTE, CA 91744  
List Price: \$489,000



**Comparable Listing #2**

18306 ALTARIO ST  
LA PUENTE, CA 91744  
List Price: \$599,000



**Comparable Listing #3**

17541 VILLA PARK ST  
LA PUENTE, CA 91744  
List Price: \$598,800

# Disclaimer

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