



Broker Price Opinion

☒ Exterior Inspection
☐ Interior Inspection

Property Address:	14526 WOODRUFF AVENUE				Vendor ID:	12614814.1_311405	
City, State, Zip:	BELLFLOWER, CA 90706				Deal Name:		
Loan Number:	14526 WOODRUFF AVENUE				Inspection Date:	10/15/2021	
2nd Loan / Client #:					Subject APN:	6275-006-001	
Borrower / Owner of Record	Ukn ukn				Lender / Client	Trimark Funding, Inc.	

Property Occupancy Status	Vacant	Does the Property Appear Secure?	Yes	Est. Monthly Rent	\$2,800	Sold in the last	
Currently Listed	Yes	Currently List Broker	Trust Properties USA Inc	List Broker Contact #	(310) 362-3959	Initial List Price	\$550,000
		Initial List Date	07/27/2021	Current List Price	\$550,000	DOM / CDOM	81 / 81
Is the Subject Listing Currently Pending?	Yes	Date of Contract	08/09/2021	CDOM to Contract	81	Sale Price:	
						Sale Date:	

Subject Property Comments / External Influences

Subject is a 2 unit on a rear flag lot with 2 lots in front of it off a busy street.

	Subject	Sold comps 1	Sold comps 2	Sold comps 3	List comps 1	List comps 2	List comps 3
Address	14526 WOODRUFF AVENUE BELLFLOWER, CA 90706	9359 FAYWOOD ST BELLFLOWER, CA 90706	16314 CLARK AVE BELLFLOWER, CA 90706	16619 VIRGINIA AVE PARAMOUNT, CA 90723	14953 BAYOU AVE BELLFLOWER, CA 90706	8729 WALNUT ST BELLFLOWER, CA 90706	17426 DOWNEY AVE BELLFLOWER, CA 90706
Proximity		1.1	1.42	2.54	1.42	2.19	2.71
Sale/List Price		\$875,000	\$865,000	\$720,000	\$649,900	\$710,000	\$725,000
Sale Date		09/17/2021	09/03/2021	05/25/2021	08/29/2021	08/29/2021	04/22/2021
Price Per Sq.ft.	\$562.50	\$598.50	\$624.10	\$496.89	\$645.38	\$527.10	\$512.73
Initial List Price	\$550,000	\$777,000	\$865,000	\$699,000	\$649,900	\$550,000	\$825,000
Initial List Date	07/27/2021	07/29/2021	05/04/2021	04/15/2021	08/29/2021	08/29/2021	04/22/2021
Current/Final List	\$550,000	\$777,000	\$865,000	\$699,000	\$649,900	\$710,000	\$725,000
DOM/CDOM	81 /	4 / 4	344 / 344	5 / 5	49 / 49	49 / 49	138 / 138
Sales Type		Fair Market	Fair Market	Fair Market	Fair Market	Fair Market	Fair Market
Living Area	1200	1462	1386	1449	1007	1347	1414
#Rooms/Bed/Bath 1	3 / 1 / 1	4 / 2 / 1	3 / 1 / 1	5 / 3 / 1	3 / 1 / 1	4 / 2 / 1	4 / 2 / 1
#Rooms/Bed/Bath 2	3 / 1 / 1	4 / 2 / 1	3 / 1 / 1	3 / 1 / 1	3 / 1 / 1	3 / 1 / 1	3 / 1 / 1
#Rooms/Bed/Bath 3	//	//	3 / 1 / 1	//	//	//	//
#Rooms/Bed/Bath 4	//	//	//	//	//	//	//
#Rooms/Bed/Bath All	6 / 2 / 2	8 / 4 / 2	9 / 3 / 3	8 / 4 / 2	6 / 2 / 2	7 / 3 / 2	7 / 3 / 2
Year Built	1948	1940	1955	1948	1960	1949	1949
Bsmnt SqFt/Finished							
Lot Size	0.50	0.17	0.10	0.10	0.06	0.16	0.15
Property Type	2 unit	2 unit	3 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	3	2	2	2	2
Condition	C4	C3	C4	C4	C4	C4	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	Yes / No / No	Yes / No / No	Yes / No / No	Yes / No / No	Yes / No / No	Yes / No / No	Yes / No / No
Fireplace	No	No	No	No	No	No	No
Garage	2 Detached	1 Detached	None	None	2 Detached	2 Detached	2 Detached
Other Features	Not Remodeled	Remodeled Interior	Remodeled Interior	Remodeled Interior	Not Remodeled	Not Remodeled	Remodeled Interior
Subdivision	Bellflower Area	Bellflower Area	ARDMORE	Paramount Area	Bellflower Area	MOBILE GARDENS	CEDAR PARK VILLAS
School District	Bellflower Uni ...	Bellflower Uni ...	Bellflower Uni ...	Paramount Unified	Bellflower Uni ...	Bellflower Uni ...	Bellflower Uni ...
Common Amenities		None	None	None	None	None	None
Data Source - ID	County Tax-527 ...	MLS-SB21152455	MLS-PW21094958	MLS-21-719864	MLS-PW21191173	MLS-SB21179843	MLS-PW21076103

Market Time 90-120 days	As-Is Price Estimate	As-Repaired Price Estimate	Land Only Price	30-Day Quick Sale Price
90-Day Marketing Time	\$675,000	\$675,000	\$175,000	\$645,000
Recommended List Price	\$685,000	\$685,000		
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
•	14526 WOODRUFF AVENUE	BELLFLOWER	2	2	0.50		1948		
1	9359 FAYWOOD ST	BELLFLOWER	4	2	0.17	09/17/2021	1940	\$875,000	1.1
2	16314 CLARK AVE	BELLFLOWER	3	3	0.10	09/03/2021	1955	\$865,000	1.42
3	16619 VIRGINIA AVE	PARAMOUNT	4	2	0.10	05/25/2021	1948	\$720,000	2.54
1	14953 BAYOU AVE	BELLFLOWER	2	2	0.06	08/29/2021	1960	\$649,900	1.42
2	8729 WALNUT ST	BELLFLOWER	3	2	0.16	08/29/2021	1949	\$710,000	2.19
3	17426 DOWNEY AVE	BELLFLOWER	3	2	0.15	04/22/2021	1949	\$725,000	2.71

Neighborhood Data:

Location Type: <input type="text" value="Urban"/>	Market Trend: <input type="text" value="Stable"/>	Economic Trend: <input type="text" value="Stable"/>	Neighborhood Trend: <input type="text" value="Stable"/>
Housing Supply: <input type="text" value="Stable"/>	REO Driven? <input type="text" value="No"/>	Avg Age of Home: <input type="text" value="71"/>	
Sale to List Ratio: <input type="text" value="118"/>		Avg Marketing Time of Comparable Listings: <input type="text" value="Under 3 Mos."/>	
Price Range: <input type="text" value="\$649,900"/> to <input type="text" value="\$875,000"/>	Median Price: <input type="text" value="\$820,000"/>	Predominate Value: <input type="text" value="\$725,000"/>	Average DOM: <input type="text" value="118"/>
% Tenants: <input type="text" value="100"/>	Number of units for rent: <input type="text"/>	Number of units in complex for sale: <input type="text"/>	

Negative Neighborhood Factors that will detract from the subject:

Neighborhood Comments:

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

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

Comparables:

Sale 1	\$768k adjusted sale price after -\$107k in total adjustments were made itemized as -\$20k for 262sf more GLA, -\$30k for 2 more bedrooms,
Comments	-\$40k for C3 condition exterior, +\$33k for 66% smaller lot size. +\$10k for 1 less garage space, -\$60k for remodeled interiors.
Sale 2	\$791k adjusted sale price after -\$74k in total adjustments were made itemized as -\$14k for 185sf more GLA, -\$15k for 1 more unit, -\$15k or 1
Comments	more bedroom, -\$10k for 1 more bathroom, +\$40k for 80% smaller lot size, -\$60k for remodeled interiors, +\$20k for busy street.
Sale 3	\$671k adjusted sale price after -\$49k in total adjustments were made itemized as -\$19k for 249sf more GLA, -\$30k for 2 more bedrooms,
Comments	+\$20k for 2 less garage spaces, +\$40k for 80% smaller lot size, -\$60k for remodeled interiors,
List 1	\$695.9k adjusted list price after +\$46k in total adjustments were made itemized as +\$14k for 193sf less GLA, -\$12k for 12 years newer age,
Comments	+\$44k for 88% smaller lot size.
List 2	\$718k adjusted list price after +\$8k in total adjustments were made itemized as -\$11k for 147sf more GLA, -\$15k for 1 more bedroom, +\$34k
Comments	for 68% smaller lot size.
List 3	\$645k adjusted list price after -\$80k in total adjustments were made itemized as -\$20k for 264sf more GLA, -\$15k for 1 more bedroom, -\$40k
Comments	for C3 condition exterior,+\$35k for 70% smaller lot size, -\$60k for remodeled interiors, +\$20k for busy street.

Comments:

Service Provider Comments:

Vendor Comments:

Service Provider Signature Service Provider Company

BPO Effective Date

Service Provider Lic. Num.

Addendum Comments:

Service Provider Comments:

The Subject shows on title to be 2 residential units with a combined 2 bedrooms 2 bathrooms and 1200sf of GLA built in 1948 on a large 21804sf lot of 0.50 acres and irregular dimensions of 86 x 256 feet.. A drive by inspection was done and the Subject is an atypically large lot for the area and is located to the rear of 2 other large lots contiguous and in front of the Subject's rear lot position at the end of a private easement type road that services all 3 lots. A MLS search indicates that the Subject lot and the other 2 contiguous lots all belong to the same owner and the 3 parcels are all on the MLS being marketed for sale and are all 3 in a contract pending status requiring cash purchasers. Listing agent comments indicate that no court approval is required for the sale which means the Estate has Full IAEA powers to sell without court approval Subject to beneficiary notice and lack of objection to the sale going forward without court approval which limits the possibility of further overbidding activity that can happen during a court confirmation sale. The Subject's unusually large lot size coupled with its rear of the 3 lot's location make it a unique and hard to comp property as few local comparables have the combination of low GLA size and large lot size that the Subject has. The Subject consists for two 1 bedroom 1 bathroom houses that are detached with the rear house located behind a hard to see past metal gate and no garage was visible even though the MLS record for the Subject indicates there are 2 garage spaces. The condition appears average and no upgrades were noted. For reference purposes, the adjustment factors used for the comps are \$15k per 200sf of GLA variance (\$75/sf), \$15k per unit, \$15k per bedroom, \$10k per bathroom, -\$40k per C3 condition comp, \$10k per 10 years of age difference, \$15k per 30% lot size variance, \$10k per garage space, -\$60k per comp with remodeled interiors, +\$20k for comps located on a busy street as the Subject is set far to the rear off of the busy street it resides on. As a result, the adjusted values for the comps are summarized as \$768k for Sale 1, \$791k for Sale 2, \$671k for Sale 3, \$695.9k for List 1, \$718k for List 2, \$645k for List 3. The Subject should sell within the adjusted values of the 3 sold comps between the low of Sale 3 at \$671k and the high of Sale 2 at \$791k and is therefore priced at \$675k. The recommended list price for the Subject is \$685k. All comps were found within a expanded 2-3/4 mile MLS search range due to a lack of similar GLA sized 2 to 3 unit comps in the area. No area adjustments were made as all were in a similar area. Most weight placed on List 1 This comp has equal units, bedrooms, bathrooms and closest proximity. Most weight placed on Sale 1 This comp has equal units and the closest proximity.

Service Provider
Signature

/s/ Gregory Whilden

Service Provider
Company

Gregory Whilden

BPO Effective Date

10/18/2021

Service Provider Lic.
Num.

00769588

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

14526 WOODRUFF AVENUE
BELLFLOWER, CA 90706



Subject Side

14526 WOODRUFF AVENUE
BELLFLOWER, CA 90706



Subject Side

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BELLFLOWER, CA 90706



Subject Address Verification

14526 WOODRUFF AVENUE
BELLFLOWER, CA 90706



Subject Street Sign

14526 WOODRUFF AVENUE
BELLFLOWER, CA 90706



Subject Street

14526 WOODRUFF AVENUE
BELLFLOWER, CA 90706



Subject Street

14526 WOODRUFF AVENUE
BELLFLOWER, CA 90706



Subject What's across from Subject

14526 WOODRUFF AVENUE
BELLFLOWER, CA 90706



Subject Other

14526 WOODRUFF AVENUE
BELLFLOWER, CA 90706



Subject Other

14526 WOODRUFF AVENUE
BELLFLOWER, CA 90706



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Subject Other

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Subject Other

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BELLFLOWER, CA 90706



Subject Satellite View

14526 WOODRUFF AVENUE
BELLFLOWER, CA 90706



Comparable Sale #1

9359 FAYWOOD ST
BELLFLOWER, CA 90706
Sale Date: 09/17/2021
Sale Price: \$875,000



Comparable Sale #2

16314 CLARK AVE
BELLFLOWER, CA 90706
Sale Date: 09/03/2021
Sale Price: \$865,000



Comparable Sale #3

16619 VIRGINIA AVE
PARAMOUNT, CA 90723
Sale Date: 05/25/2021
Sale Price: \$720,000



Comparable Listing #1

14953 BAYOU AVE
BELLFLOWER, CA 90706
List Price: \$649,900



Comparable Listing #2

8729 WALNUT ST
BELLFLOWER, CA 90706
List Price: \$710,000



Comparable Listing #3

17426 DOWNEY AVE
BELLFLOWER, CA 90706
List Price: \$725,000

Disclaimer

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