



Broker Price Opinion








☒ Exterior Inspection
☐ Interior Inspection

| | | | | | | | |
|----------------------------|-----------------------|--|--|--|------------------|-----------------------|--|
| Property Address: | 6215 SPRINGVALE DR | | | | Vendor ID: | 12718578.1_323197 | |
| City, State, Zip: | LOS ANGELES, CA 90042 | | | | Deal Name: | | |
| Loan Number: | 6215 Springvale Dr | | | | Inspection Date: | 11/09/2021 | |
| 2nd Loan / Client #: | | | | | Subject APN: | 5483-014-002 | |
| Borrower / Owner of Record | ukn ukn | | | | Lender / Client | Trimark Funding, Inc. | |

| | | | | | | | |
|---|-------|----------------------------------|-----------------------|-----------------------|----------------|--------------------|-----------|
| Property Occupancy Status | Owner | Does the Property Appear Secure? | Yes | Est. Monthly Rent | \$3,800 | Sold in the last | |
| Currently Listed | Yes | Currently List Broker | Homequest Real Estate | List Broker Contact # | (949) 484-9073 | Initial List Price | \$838,800 |
| | | Initial List Date | 10/11/2021 | Current List Price | \$838,800 | DOM / CDOM | 13 / 13 |
| Is the Subject Listing Currently Pending? | Yes | Date of Contract | 10/11/2021 | CDOM to Contract | 13 | Sale Price: | |
| | | | | | | Sale Date: | |

Subject Property Comments / External Influences

Subject is in average condition with no adverse easements, economic/functional obsolescence, or repairs visible. Paint, roof,

| | Subject | Sold comps 1 | Sold comps 2 | Sold comps 3 | List comps 1 | List comps 2 | List comps 3 |
|-----------------------|---|---|---|--|---|---|---|
| |  |  |  |  |  |  |  |
| Address | 6215 SPRINGVALE DR LOS ANGELES, CA 90042 | 222 N AVENUE 49 LOS ANGELES, CA 90042 | 6322 LOMITAS DR LOS ANGELES, CA 90042 | 6116 SPRINGVALE DR LOS ANGELES, CA 90042 | 4920 YORK BLVD LOS ANGELES, CA 90042 | 503 OLEANDER DR HIGHLAND PARK, CA 90042 | 6142 HILLANDEALE DR LOS ANGELES, CA 90042 |
| Proximity | | 1.84 | 1.11 | 0.26 | 1.48 | 0.02 | 0.17 |
| Sale/List Price | | \$863,500 | \$920,000 | \$989,900 | \$875,000 | \$899,000 | \$1,095,000 |
| Sale Date | | 06/09/2021 | 06/15/2021 | 11/05/2021 | 10/08/2021 | 09/14/2021 | 10/29/2021 |
| Price Per Sq.ft. | \$654.34 | \$595.52 | \$725.55 | \$746.53 | \$726.74 | \$751.04 | \$900.49 |
| Initial List Price | \$838,800 | \$900,000 | \$899,000 | \$989,900 | \$875,000 | \$899,000 | \$1,095,000 |
| Initial List Date | 10/11/2021 | 03/19/2021 | 05/10/2021 | 07/16/2021 | 10/08/2021 | 09/14/2021 | 10/29/2021 |
| Current/Final List | \$838,800 | \$885,000 | \$899,000 | \$989,900 | \$875,000 | \$899,000 | \$1,095,000 |
| DOM/CDOM | 13 / | 41 / 41 | 17 / 17 | 55 / 55 | 7 / 7 | 12 / 12 | 9 / 9 |
| Sales Type | | Fair Market | Fair Market | Fair Market | Fair Market | Fair Market | Fair Market |
| Finance Incentives | None | 0 | 0 | 10000 | 0 | 0 | 0 |
| Living Area | 1406 | 1450 | 1268 | 1326 | 1204 | 1197 | 1216 |
| #Rooms/Bed/Bath All | 7 / 3 / 2 | 80 / 4 / 2.5 | 7 / 3 / 2 | 6 / 3 / 1.5 | 6 / 2 / 2.5 | 6 / 3 / 1 | 7 / 3 / 2 |
| Year Built | 1924 | 1924 | 1953 | 1917 | 1912 | 1921 | 1913 |
| Bsmnt SqFt/Finished | | | | | | | |
| Lot Size | 0.06 | 0.10 | 0.15 | 0.12 | 0.11 | 0.07 | 0.15 |
| Property Type | SF Detach | SF Detach | SF Detach | SF Detach | SF Detach | SF Detach | SF Detach |
| Style / Quality | Ranch / Q4 | Ranch / Q4 | Ranch / Q4 | Colonial / Q4 | Ranch / Q4 | Bungalow/Cottage / Q4 | Ranch / Q4 |
| # of Units | 1 | 1 | 1 | 1 | 1 | 1 | 1 |
| Condition | C3 | C3 | C3 | C2 | C3 | C3 | C3 |
| Pool/Spa | None | No / No | No / No | No / No | No / No | No / No | No / No |
| View | Mountain | Mountain | Mountain | Mountain | Mountain | Mountain | Mountain |
| Porch/Patio/Deck | No / No / No | No / Yes / No | No / Yes / Yes | Yes / Yes / No | Yes / Yes / No | No / Yes / No | No / No / Yes |
| Fireplace | Yes | No | Yes | No | Yes | No | No |
| Garage | None | None | 1 Attached | 1 Attached | 2 Detached | 1 Attached | 2 Attached |
| Other Features | None | Fence | Fence | Fence | Shed | None | Fence |
| HOA Fees | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |
| Subdivision | N/A | N/A | N/A | HIGHLAND PARK | N/A | N/A | N/A |
| Rent Potential | \$3,800 | | | | | | |
| Annual Gross Income | \$45,600 | | | | | | |
| Likely Sale Price | | | | | \$875,000 | \$899,000 | \$1,095,000 |
| Gross Rent Multiplier | 20.18 | | | | | | |
| School District | Eagle Rock High | Los Angeles USD | Los Angeles USD | Eagle Rock High | Los Angeles USD | Los Angeles USD | Eagle Rock High |
| Common Amenities | | | | | | | |
| Data Source - ID | MLS-5483-014-002 | MLS-21705178 | MLS-PW21098340 | MLS-PW21155293 | MLS-320008245 | MLS-BB21203581 | MLS-P1-7284 |

| | | | | |
|--------------------------------|---|-----------------------------------|------------------------|--------------------------------|
| 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 | \$920,000 | \$920,000 | \$8,122 | \$900,000 |
| Recommended List Price | \$940,000 | \$940,000 | | |
| 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 |
|---|--------------------|---------------|----|-----|----------|----------------|------------|-----------------|----------|
| • | 6215 SPRINGVALE DR | LOS ANGELES | 3 | 2 | 0.06 | | 1924 | | |
| 1 | 222 N AVENUE 49 | LOS ANGELES | 4 | 2.5 | 0.10 | 06/09/2021 | 1924 | \$863,500 | 1.84 |
| 2 | 6322 LOMITAS DR | LOS ANGELES | 3 | 2 | 0.15 | 06/15/2021 | 1953 | \$920,000 | 1.11 |
| 3 | 6116 SPRINGVALE DR | LOS ANGELES | 3 | 1.5 | 0.12 | 11/05/2021 | 1917 | \$989,900 | 0.26 |
| 1 | 4920 YORK BLVD | LOS ANGELES | 2 | 2.5 | 0.11 | 10/08/2021 | 1912 | \$875,000 | 1.48 |
| 2 | 503 OLEANDER DR | HIGHLAND PARK | 3 | 1 | 0.07 | 09/14/2021 | 1921 | \$899,000 | 0.02 |
| 3 | 6142 HILLANDALE DR | LOS ANGELES | 3 | 2 | 0.15 | 10/29/2021 | 1913 | \$1,095,000 | 0.17 |

Neighborhood Data:

| | | | |
|---------------------------------------|---------------------------|--|----------------------------|
| Location Type: Suburban | Market Trend: Stable | Economic Trend: Stable | Neighborhood Trend: Stable |
| Housing Supply: Stable | REO Driven? No | Avg Age of Home: 98 | |
| | | Avg Marketing Time of Comparable Listings: 3 to 6 Mos. | |
| Price Range: \$700,000 to \$1,627,599 | Median Price: \$1,163,800 | Predominate Value: \$1,163,800 | Average DOM: 38 |
| 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 conforms to neighborhood and is located nearby shopping, schools, restaurants, parks, public transportation, and freeway access.

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 Comments | Fair market. Comparable is equal in location, condition, lot size, GLA, bathrooms, year built and garage spaces. Superior in bedrooms. |
| Sale 2 Comments | Fair market. Comparable is equal in location, condition, lot size, bathrooms and bedrooms. Superior in year built and garage spaces. Inferior in GLA. |
| Sale 3 Comments | Fair market. Comparable is equal in location, lot size, year built, bedrooms and GLA. Superior in condition and garage spaces. Inferior in bathrooms. |
| List 1 Comments | Fair market. Comparable is equal in location, condition, lot size and bathrooms. Superior in garage spaces. Inferior in year built, bedrooms and GLA. |
| List 2 Comments | Fair market. Comparable is equal in location, condition, lot size, year built and bedrooms. Superior in garage spaces. Inferior in bathrooms and GLA. |
| List 3 Comments | Fair market. Comparable is equal in location, condition, lot size, bathrooms and bedrooms. Superior in garage spaces. Inferior in year built and GLA. |

Comments:

Service Provider Comments:

The typical marketing time is 90 days. Comps chosen were more appropriate then closer comps available and were adjusted for in regards to any discrepancies to subject. The sales Comparison Approach was used. This approach uses the values indicated by recent sales and listings of comparable properties in the marketplace as guidelines for determining a fair market value of the subject property. The subject is a Single-Family home with 1,406 sq.ft. 3 bedrooms and 2 bathrooms. Search criteria used to find comps are proximity within 2 miles, sale date within 6 months, +/-20% of the subject's GLA, similar style, and age. Due to lack of comps, search was expanded to 2 miles. Comps chosen were more appropriate than closer comps available and were adjusted for in regard to any discrepancies to the subject. The sales comparison approach was used. This approach uses the values indicated by recent sales and listings of comparable properties in the marketplace as guidelines for determining a fair market value of the subject property. Due to the limited supply of comps, search was expanded to 2 miles to find similar properties that are comparable to the subject in condition and location. So I made adjustments for condition and major differences. Subject is currently listed for \$838,800 as a standard sale. Based on MLS search I think the property is a little under priced for the market. Sold and active comps in the subject location are listed and sold for a higher price. Valuation is based on the sold comps used in the BPO that are closest to the subject in size, condition and location. Most weight placed on List 2 List 2 is most comparable in location, condition. Most weight placed on Sale 2 Sale 2 is most comparable in location, condition.

Vendor Comments:

Service Provider Signature Service Provider Company

BPO Effective Date

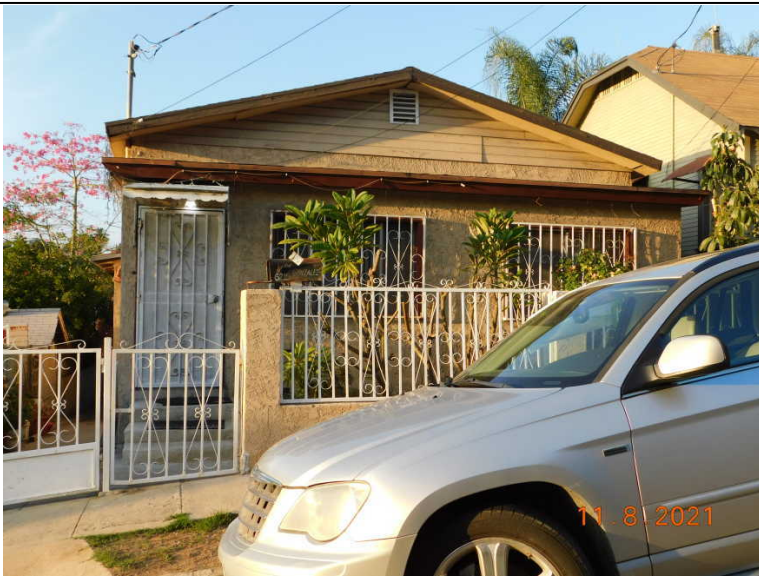
Service Provider Lic. Num.

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

6215 SPRINGVALE DR
LOS ANGELES, CA 90042



Subject Side

6215 SPRINGVALE DR
LOS ANGELES, CA 90042



Subject Side

6215 SPRINGVALE DR
LOS ANGELES, CA 90042



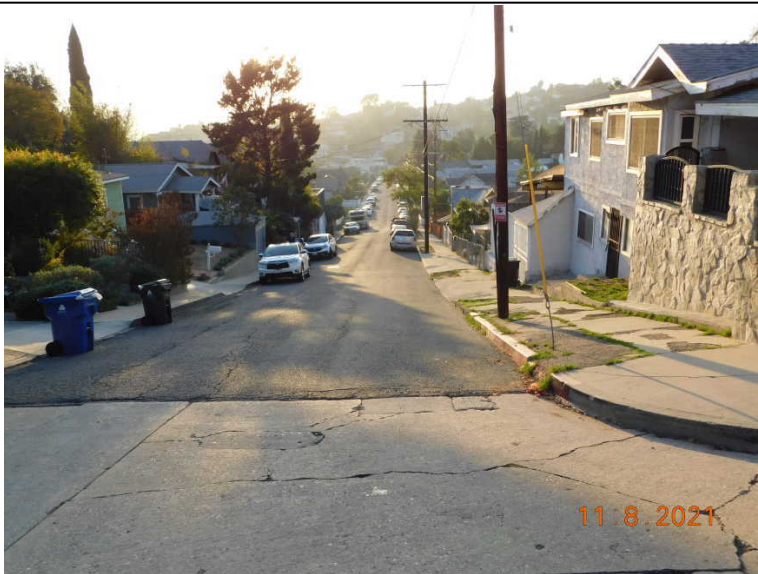
Subject Address Verification

6215 SPRINGVALE DR
LOS ANGELES, CA 90042



Subject Street Sign

6215 SPRINGVALE DR
LOS ANGELES, CA 90042



Subject Street

6215 SPRINGVALE DR
LOS ANGELES, CA 90042



Subject Street

6215 SPRINGVALE DR
LOS ANGELES, CA 90042



Subject What's across from Subject

6215 SPRINGVALE DR
LOS ANGELES, CA 90042



Subject Other

6215 SPRINGVALE DR
LOS ANGELES, CA 90042



Subject Satellite View

6215 SPRINGVALE DR
LOS ANGELES, CA 90042



Comparable Sale #1

222 N AVENUE 49
LOS ANGELES, CA 90042
Sale Date: 06/09/2021
Sale Price: \$863,500



Comparable Sale #2

6322 LOMITAS DR
LOS ANGELES, CA 90042
Sale Date: 06/15/2021
Sale Price: \$920,000



Comparable Sale #3

6116 SPRINGVALE DR
LOS ANGELES, CA 90042
Sale Date: 11/05/2021
Sale Price: \$989,900



Comparable Listing #1

4920 YORK BLVD
LOS ANGELES, CA 90042
List Price: \$875,000



Comparable Listing #2

503 OLEANDER DR
HIGHLAND PARK, CA 90042
List Price: \$899,000



Comparable Listing #3

6142 HILLANDALE DR
LOS ANGELES, CA 90042
List Price: \$1,095,000

Disclaimer

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