



Broker Price Opinion

Exterior Inspection
 Interior Inspection

Property Address: 24411 Trevino Drive	Vendor ID: 4827449
City, State, Zip: Valencia, CA 91355	Deal Name:
Loan Number: 001012	Inspection Date: 9/17/2019
2nd Loan / Client #:	Subject APN: 2851008005

Property Occupancy Status: Does the Property Appear Secure? Est. Monthly Rent:

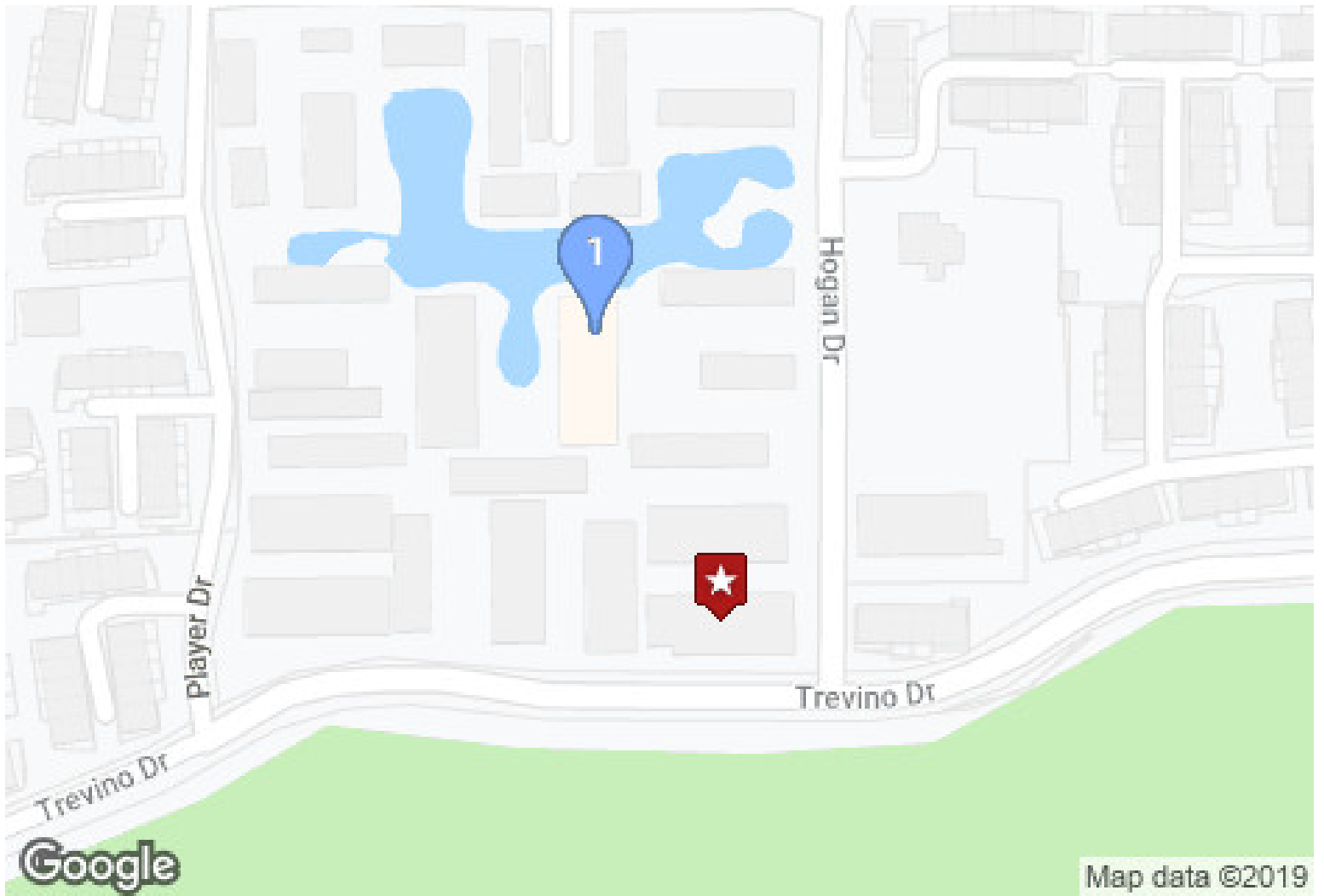
Currently Listed: Currently List Broker: List Broker Contact #: Initial List Price: Initial List Date: Current List Price: DOM / CDOM: Sold in the last 12 Months?

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

Subject Property Comments / External Influences
Property condition is average for the market. Properties showing well and not requiring repairs are selling faster.

	Subject	Sold Comp 1	Sold Comp 2	Sold Comp 3	List Comp 1	List Comp 2	List Comp 3
							
Address	24411 Trevino Drive Valencia, CA 91355	25718 Hogan Dr #c14 Valencia, CA 91355	25743 Hogan Dr #4 Valencia, CA 91355	25718 Hogan Dr #c3 Valencia, CA 91355	24435 Trevino Dr #w5 Valencia, CA 91355	25735 Hogan Dr #e12 Valencia, CA 91355	25746 Player Dr #q6 Valencia, CA 91355
Proximity		0.06 Miles	0.07 Miles	0.05 Miles	0.01 Miles	0.05 Miles	0.06 Miles
Sale/List Price		\$310,000	\$315,000	\$342,000	\$312,000	\$325,000	\$319,000
Sale Date		9/12/2019	5/20/2019	3/22/2019	active	active	active
Price Per Sq.ft.	\$307.40	\$297.79	\$332.28	\$328.53	\$329.11	\$312.20	\$336.50
Initial List Price		\$320,000	\$319,500	\$350,000	\$312,000	\$325,000	\$319,000
Initial List Date		7/9/2019	4/29/2019	2/8/2019	9/17/2019	7/2/2019	7/23/2019
Current/Final List		\$320,000	\$319,500	\$350,000	\$312,000	\$325,000	\$319,000
DOM/CDOM	/	58 / 58	9 / 9	20 / 20	1 / 1	77 / 77	26 / 26
Sales Type		Fair Market	Fair Market	Fair Market	Fair Market	Fair Market	Fair Market
Finance Incentives		0	0	0	0	0	0
Living Area	1041	1041	948	1041	948	1041	948
#Rooms/Bed/Bath 1	5 / 2 / 2	5 / 2 / 2	5 / 2 / 2	5 / 2 / 2	5 / 2 / 2	5 / 2 / 2	5 / 2 / 2
Year Built	1971	1971	1971	1971	1971	1971	1971
Bsmnt SF/% Finished	/	/	/	/	/	/	/
Lot Size	0.00ac	0.00ac	0.00ac	0.00ac	0.00ac	0.00ac	0.00ac
Property Type	Condo	Condo	Condo	Condo	Condo	Condo	Condo
Style / Quality	Townhouse-End / Q4	Townhouse-End / Q4	Townhouse-End / Q4	Townhouse-End / Q4	Townhouse-End / Q4	Townhouse-End / Q4	Townhouse-End / Q4
# of Units	1	1	1	1	1	1	1
Condition	C4	C4	C4	C4	C4	C4	C4
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 / Yes / No	No / Yes / No	No / Yes / No	No / Yes / No	No / Yes / No	No / Yes / No	No / Yes / No
Fireplace	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Garage	None	None	None	None	None	None	None
Other Features	Unknown	Unknown	Unknown	Unknown	Unknown	Unknown	Unknown
HOA Fees	0/mo0/mo	0/mo405/mo	0/mo405/mo	0/mo405/mo	0/mo405/mo	0/mo405/mo	0/mo405/mo
Subdivision	Average	Average	Average	Average	Average	Average	Average
Likely Sale Price					\$280,800	\$292,500	\$287,100
School District	William S. Hart Union	William S. Hart Union	William S. Hart Union	William S. Hart Union	William S. Hart Union	William S. Hart Union	William S. Hart Union
Complex Name	Unknown	Unknown	Unknown	Unknown	Unknown	Unknown	Unknown
Floor Level	2	2	2	2	2	2	2
Common Amenities		Unknown	Unknown	Unknown	Unknown	Unknown	Unknown
Data Source - ID	County Tax -	MLS - SR19107927	MLS - SR19098429	MLS - SR19027723	MLS - SR19221551	MLS - SR19157413	MLS - SR19174902
Overall Comparison							

Market Time 30-90 days	As-Is Price Estimate	As-Repaired Price Estimate	Land Only Price
90-Day Marketing Time	<input type="text" value="\$320,000"/>	<input type="text" value="\$320,000"/>	<input type="text" value="\$0"/>
Recommended List Price	<input type="text" value="\$325,000"/>	<input type="text" value="\$325,000"/>	
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
•	24411 Trevino Drive	Valencia	2	2	0.00ac		1971		
1	25718 Hogan Dr #c14	Valencia	2	2	0.00ac	9/12/2019	1971	\$310,000	0.06 Miles
2	25743 Hogan Dr #f4	Valencia	2	2	0.00ac	5/20/2019	1971	\$315,000	0.07 Miles
3	25718 Hogan Dr #c3	Valencia	2	2	0.00ac	3/22/2019	1971	\$342,000	0.05 Miles
1	24435 Trevino Dr #w5	Valencia	2	2	0.00ac	9/17/2019	1971	\$312,000	0.01 Miles
2	25735 Hogan Dr #e12	Valencia	2	2	0.00ac	7/2/2019	1971	\$325,000	0.05 Miles
3	25746 Player Dr #q6	Valencia	2	2	0.00ac	7/23/2019	1971	\$319,000	0.06 Miles

Neighborhood Data:

Location Type: Market Trend: Economic Trend: Neighborhood Trend:

Housing Supply: Crime/Vandalism: REO Driven? Avg Age of Home:

Sale to List Ratio: Neighborhood Pride of Ownership: Avg Marketing Time of Comparable Listings:

Price Range: to Median Price: Predominate Value: Average DOM:

% Owners: % Tenants: 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: 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, similar GLA, age, room count, style and average condition.
Sale 2 Comments	Fair Market, similar style and condition, room count, GLA and similar age.
Sale 3 Comments	Fair Market, similar GLA as the subject, style and condition, age, room count.
List 1 Comments	Fair Market, similar age, room count, style and average condition, GLA.
List 2 Comments	Fair Market, similar room count, GLA, similar age, style and condition.
List 3 Comments	Fair Market, similar age, GLA as the subject, style and condition, room count.

Comments:

Service Provider Comments:

Due to exterior inspection, no damages were determined, there are no apparent adverse exterior factors which affect the subject's marketability, condition of the subject property is average. No adverse environment conditions were noted during the property inspection effecting the subject or surrounding properties. Price opinion based on market data of recent sales and active listings ratios. Most consideration was given to the Sales Comparison Analysis. Comparison analysis were done by collecting market data, selecting the most appropriate comparable properties, verifying market data, applying appropriate adjustments, and reconciling the various adjusted indicators of value into a value estimate. All comps were the closest possible to subject in lot size, sq ft. and age, no better sale and active comps were found.

Vendor Comments:

Service Provider
Signature

/s/ Ani Demirchyan

Service Provider
Company

Realty One Group Success

BPO Effective Date

9/17/2019

Service Provider Lic.
Num.

01427598

Repairs

Recommended Repairs would bring the subject to:

Internal Repairs	Comment	Total
Paint		\$0
Walls/Ceiling		\$0
Carpet/Floors		\$0
Cabinets/Countertops		\$0
Plumbing		\$0
Electrical		\$0
Heating/AC		\$0
Appliances		\$0
Doors/Trim		\$0
Cleaning		\$0
Other		\$0

Internal Repair Total:

External Repairs	Comment	Total
Roof		\$0
Siding/Trim		\$0
Structural		\$0
Windows/Doors		\$0
Paint		\$0
Foundation		\$0
Garage		\$0
Landscaping		\$0
Fence		\$0
Other		\$0

External Repair Total:

Repair Total:



Subject Front

**24411 Trevino Drive
Valencia, CA91355**



Address



Side



Side



Street



Street



View across street



Comparable Sale #1

25718 Hogan Dr #c14
Valencia, CA91355
Sale Date: 9/12/2019
Sale Price: \$310,000



Comparable Sale #2

25743 Hogan Dr #f4
Valencia, CA91355
Sale Date: 5/20/2019
Sale Price: \$315,000



Comparable Sale #3

25718 Hogan Dr #c3
Valencia, CA91355
Sale Date: 3/22/2019
Sale Price: \$342,000



Comparable Listing #1

24435 Trevino Dr #w5
Valencia, CA91355
Current List: \$312,000



Comparable Listing #2

25735 Hogan Dr #e12
Valencia, CA91355
Current List: \$325,000



Comparable Listing #3

25746 Player Dr #q6
Valencia, CA91355
Current List: \$319,000

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