








# Broker Price Opinion

 Exterior Inspection  
 Interior Inspection

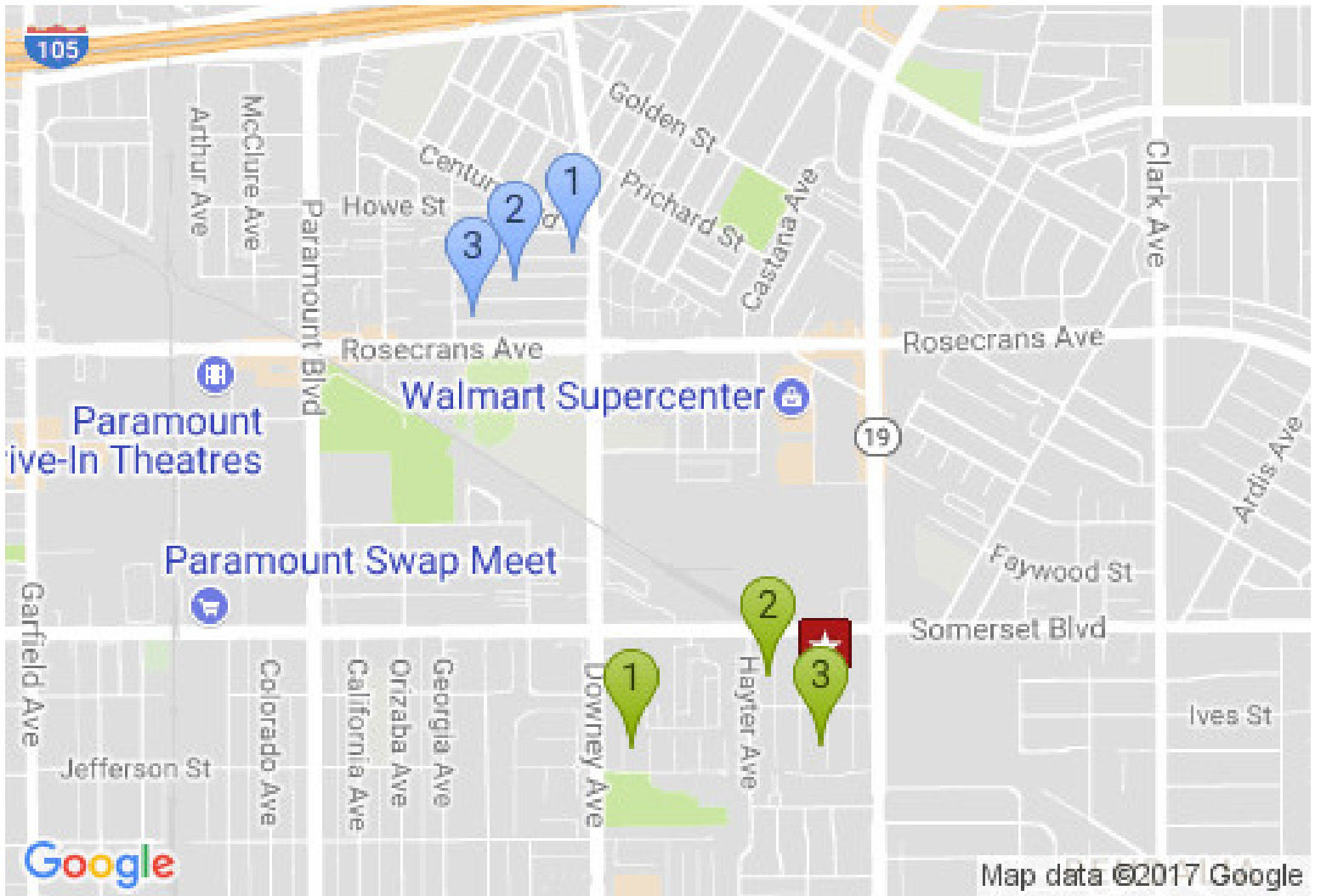
Property Address: 15150 Oliva Avenue	Vendor ID: 4384411
City, State, Zip: Paramount, CA 90723	Deal Name:
Loan Number: 000682	Inspection Date: 11/30/2017
2nd Loan / Client #:	Subject APN: 6268-031-014

Property Occupancy Status: Vacant	Does the Property Appear Secure?: Yes	Est. Monthly Rent: \$1,500	Sold in the last 12 Months?: No
Currently Listed: Yes	Currently List Broker: Century 21 Allstars	List Broker Contact #: 5628632121	Initial List Price: \$345,000
	Initial List Date: 11/03/2017	Current List Price: \$345,000	DOM / CDOM: 18 / 18
Is the Subject Listing Currently Pending?: Yes	Date of Contract: 11/21/2017	CDOM to Contract: 18	Sale Price:
			Sale Date:

Subject Property Comments / External Influences  
**No special conditions for the subject property needed.**

	Subject	Sold Comp 1	Sold Comp 2	Sold Comp 3	List Comp 1	List Comp 2	List Comp 3
							
Address	15150 Oliva Avenue Paramount, CA 90723	15348 Verdura Ave Paramount, CA 90723	15141 Bellota Ave Paramount, CA 90723	15337 Oliva Ave Paramount, CA 90723	8425 Quimby St Paramount, CA 90723	8314 Ackley St Paramount, CA 90723	8215 Wilbarn St Paramount, CA 90723
Proximity		0.38 Miles	0.12 Miles	0.11 Miles	0.9 Miles	0.91 Miles	0.92 Miles
Sale/List Price		\$401,000	\$365,000	\$415,000	\$470,000	\$389,900	\$425,000
Sale Date		10/10/2017	11/2/2017	10/26/2017	active	active	pending
Price Per Sq.ft.	\$322.73	\$348.09	\$358.55	\$321.71	\$387.47	\$443.07	\$323.44
Initial List Price	\$345,000	\$385,000	\$374,900	\$399,000	\$470,000	\$389,900	\$425,000
Initial List Date	11/03/2017	8/2/2017	8/24/2017	9/13/2017	7/9/2017	8/29/2017	11/1/2017
Current/Final List	\$345,000	\$385,000	\$364,900	\$399,000	\$470,000	\$389,900	\$425,000
DOM/CDOM	18 / 18	12 / 12	28 / 28	9 / 9	144 / 144	82 / 82	9 / 9
Sales Type		Fair Market	Fair Market	Fair Market	Fair Market	Fair Market	Fair Market
Finance Incentives	None	3000	None	None	None	None	None
Living Area	1100	1152	1018	1290	1213	880	1314
#Rooms/Bed/Bath 1	5 / 3 / 1	6 / 3 / 1	5 / 3 / 1	6 / 4 / 2	4 / 3 / 1	5 / 3 / 1	5 / 3 / 2
Year Built	1928	1924	1953	1994	1947	1923	1963
Bsmnt SF/% Finished							
Lot Size	0.07ac	0.07ac	0.07ac	0.07ac	0.13ac	0.1ac	0.04ac
Property Type	SF Detach	SF Detach	SF Detach	SF Detach	SF Detach	SF Detach	SF Detach
Style / Quality	Single Story / Q4	Single Story / Q4	Single Story / Q4	Single Story / Q4	Single Story / Q4	Single Story / Q4	2-Story Conv / 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 / No / No	No / No / No	No / No / No	No / No / No	No / No / No	No / Yes / No	No / Yes / No
Fireplace	No	No	No	No	No	No	No
Garage	None	None	None	2 Attached	2 Attached	2 Detached	2 Attached
Other Features	Fence	Fence	Fence	None	None	Covered Patio/ Fence	Covered Patio/ Fence
HOA Fees	0/mo	0/yr	0/yr	0/yr	0/yr	0/yr	0/yr
Subdivision	N/a	N/a	N/a	N/a	N/a	N/a	N/a
School District	Paramount	Paramount	Paramount	Paramount	Paramount	Paramount	Paramount
Data Source - ID	County Tax -	MLS - PW17178060	MLS - PW17196600	MLS - 817001827_ITECH	MLS - PW17155937	MLS - RS17201382	MLS - PW17241003

<b>Market Time 30-90 days</b>	<b>As-Is Price Estimate</b>	<b>As-Repaired Price Estimate</b>	<b>Land Only Price</b>
Anticipated Sale Price	<b>\$355,000</b>	<b>\$356,000</b>	<b>\$80,000</b>
Recommended List Price	<b>\$355,000</b>	<b>\$356,000</b>	
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
•	15150 Oliva Avenue	Paramount	3	1	0.07ac		1928		
1	15348 Verdura Ave	Paramount	3	1	0.07ac	10/10/2017	1924	\$401,000	0.38 Miles
2	15141 Bellota Ave	Paramount	3	1	0.07ac	11/2/2017	1953	\$365,000	0.12 Miles
3	15337 Oliva Ave	Paramount	4	2	0.07ac	10/26/2017	1994	\$415,000	0.11 Miles
1	8425 Quimby St	Paramount	3	1	0.13ac	7/9/2017	1947	\$470,000	0.9 Miles
2	8314 Ackley St	Paramount	3	1	0.1ac	8/29/2017	1923	\$389,900	0.91 Miles
3	8215 Wilbarn St	Paramount	3	2	0.04ac	11/1/2017	1963	\$425,000	0.92 Miles

**Neighborhood Data:**

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

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

Neighborhood Pride of Ownership:  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:  Types of Financing the Subject will NOT qualify for:

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

**Comparables:**

Sale 1 Comments	This three bedroom one bath home has an upgraded living room and kitchen and is perfect for your first time buyer. Granite counter tops, new kitchen cabinets, new flooring in living room.
Sale 2 Comments	Property features 3 bedrooms, 1 bath, new appliance package, interior washer/dryer hooks up and granite counter tops in the kitchen. Shady and private side and rear yards.
Sale 3 Comments	4 bedroom and 2 bathroom home built in 1994. Welcome to this charming private gated home located in Paramount on a cul-de-sac.
List 1 Comments	This home was built on 1947 on a 5550sq feet lot. 1213sq feet of living area, with a 2 car garage. 3 bedrooms and 1 bathrooms. Close to schools, shopping, grocery .
List 2 Comments	Nice property in Paramount. 3 Bedrooms, 1 Bath. Large bonus room in the backyard, attached to the garage. Close to school and parks.
List 3 Comments	Spacious house with 3 ample sized bedrooms and 2 bathrooms. New laminate flooring, new exterior & interior paint, light and plumbing fixtures. New stainless appliances, and granite counter tops, new sink, faucet, and disposal in kitchen.

**Comments:**

## Service Provider Comments:

When gathering the sold comps that were within the permitted parameters, I had to extend the search to 0.6 mile radius in other to stay within the 20% +/- GLA and that the selected comps would all be in the same side of the FWY of the subject property. For the active comps, I saw the need to go even farther, because the lack of comps within the 0.5 mile radius from the subject. In order to select comps that were active within the last 4 months and 20% +/- GLA, I had to extend the search to 1 miles from the subject property. The adjustments needed were -\$12000 because of the pool difference. Adjusted comp value = \$355000.

## Vendor Comments:

Service Provider  
Signature

/s/ John Jones

Service Provider  
Company

Elite REO Services

BPO Effective Date

12/1/2017

Service Provider Lic.  
Num.

01318149

**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	property needs to be painted		\$1,000
Foundation			\$0
Garage			\$0
Landscaping			\$0
Fence			\$0
Other			\$0
External Repair Total:			\$1,000
Repair Total:			\$1,000



Subject Front

**15150 Oliva Avenue  
Paramount, CA 90723**



Address



Side



Side



Street



Street



Other



Other



View across street



**Comparable Sale #1**

15348 Verdura Ave  
Paramount, CA 90723  
Sale Date: 10/10/2017  
Sale Price: \$401,000



**Comparable Sale #2**

15141 Bellota Ave  
Paramount, CA 90723  
Sale Date: 11/2/2017  
Sale Price: \$365,000



**Comparable Sale #3**

15337 Oliva Ave  
Paramount, CA 90723  
Sale Date: 10/26/2017  
Sale Price: \$415,000



**Comparable Listing #1**

8425 Quimby St  
Paramount, CA 90723  
Current List: \$470,000



**Comparable Listing #2**

8314 Ackley St  
Paramount, CA 90723  
Current List: \$389,900



**Comparable Listing #3**

8215 Wilbarn St  
Paramount, CA 90723  
Current List: \$425,000

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