

# Broker Price Opinion

 Exterior Inspection  
 Interior Inspection

Property Address: 10431 Hildreth Ave	Vendor ID: 4475224
City, State, Zip: South Gate, CA 90280	Deal Name:
Loan Number: 10431HILDRETHAVE	Inspection Date: 3/15/2018
2nd Loan / Client #:	Subject APN: 6219-023-014

Property Occupancy Status: Owner	Does the Property Appear Secure?: Yes	Est. Monthly Rent: \$2,730	Sold in the last 12 Months?: No
Currently Listed: No	List Broker Contact #:	Current List Price:	Sale Price:
Is the Subject Listing Currently Pending?:	Date of Contract:	CDOM to Contract:	Sale Date:

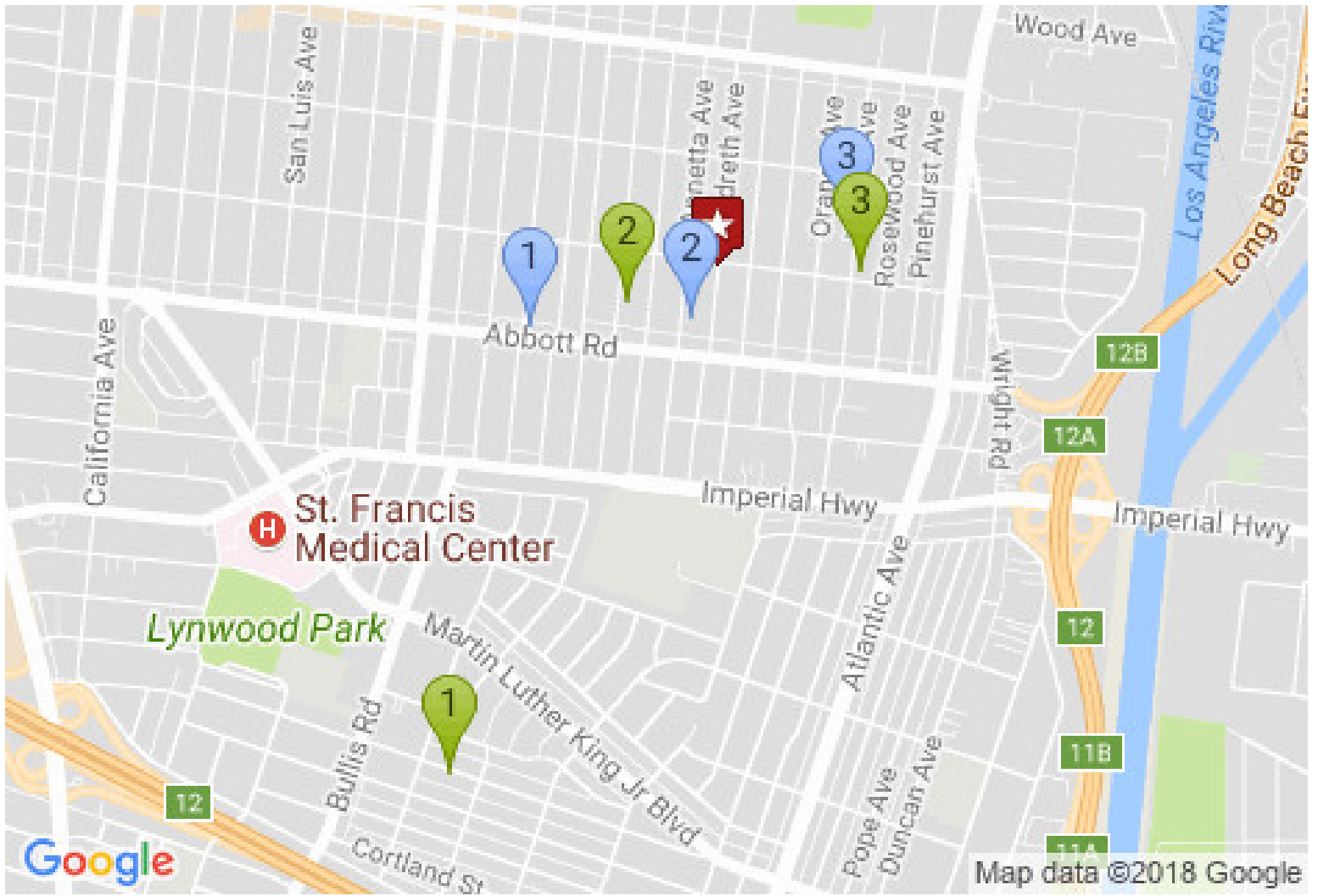
### Subject Property Comments / External Influences

Subject is a SFR built in 1941. It has 2 bedrooms/ 1 bathroom and has a GLA of 1218 sqft

	Subject	Sold Comp 1	Sold Comp 2	Sold Comp 3	List Comp 1	List Comp 2	List Comp 3
Address	10431 Hildreth Ave South Gate, CA 90280	3886 Platt Av Lynwood, CA 90262	10514 Dorothy Ave South Gate, CA 90280	10340 Walnut Ave South Gate, CA 90280	4401 Abbott Rd Lynwood, CA 90262	10524 Annetta Ave South Gate, CA 90280	10301 Walnut Av South Gate, CA 90280
Proximity		0.97 Miles	0.14 Miles	0.27 Miles	0.32 Miles	0.06 Miles	0.27 Miles
Sale/List Price		\$435,000	\$489,900	\$455,000	\$429,900	\$469,900	\$475,000
Sale Date		3/6/2018	1/4/2018	11/1/2017	active	active	active
Price Per Sq.ft.	\$361.25	\$422.33	\$403.54	\$462.40	\$459.29	\$344.75	\$340.50
Initial List Price		\$450,000	\$489,900	\$439,000	\$429,900	\$469,900	\$475,000
Initial List Date		10/4/2017	10/20/2017	9/12/2017	3/13/2018	1/23/2018	1/9/2018
Current/Final List		\$435,000	\$489,900	\$439,000	\$429,900	\$469,900	\$475,000
DOM/CDOM		153 / 153	76 / 76	50 / 50	2 / 2	51 / 51	65 / 65
Sales Type		Fair Market	Fair Market	Fair Market	Fair Market	Fair Market	Fair Market
Finance Incentives		FHA	FHA	FHA	Conventional	Conventional	Conventional
Living Area	1218	1030	1214	984	936	1363	1395
#Rooms/Bed/Bath 1	5 / 2 / 1	5 / 2 / 1	7 / 3 / 2	5 / 3 / 1	4 / 2 / 1	7 / 3 / 2	6 / 3 / 1
Year Built	1941	1942	1945	1945	1949	1941	1939
Bsmnt SF/% Finished							
Lot Size	0.11ac	0.14ac	0.11ac	0.12ac	0.11ac	0.11ac	0.12ac
Property Type	SF Detach	SF Detach	SF Detach	SF Detach	SF Detach	SF Detach	SF Detach
Style / Quality	Single Story / Q4	Single Story / Q3	Single Story / Q3	Single Story / Q3	Single Story / Q3	Single Story / Q3	Single Story / Q3
# of Units	1	1	1	1	1	1	1
Condition	C3	C3	C3	C3	C3	C3	C3
Pool/Spa	None	Yes / 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	No	No	No	No	No
Garage	2 Detached	2 Detached	2 Detached	2 Detached	2 Detached	2 Detached	2 Detached
Other Features	None	None	None	None	None	None	None
HOA Fees	0/mo	0/yr	0/yr	0/yr	0/yr	0/yr	0/yr
Subdivision	Unavailable	Unavailable	Unavailable	Unavailable	Unavailable	Unavailable	Unavailable
School District	Los Angeles	Lynwood Unified	Los Angeles Unified	Los Angeles Unified	Lynwood Unified	Los Angeles Unified	Los Angeles Unified

Common Amenities	Data Source - ID	County Tax - Tax Record	MLS - SB17230849	MLS - WS17238274	MLS - BB17211580	MLS - RS18059028	MLS - DW18018624	MLS - PW18005830
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<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	\$440,000	\$440,000	\$305,000
Recommended List Price	\$446,000	\$446,000	
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
•	10431 Hildreth Ave	South Gate	2	1	0.11ac		1941		
1	3886 Platt Av	Lynwood	2	1	0.14ac	3/6/2018	1942	\$435,000	0.97 Miles
2	10514 Dorothy Ave	South Gate	3	2	0.11ac	1/4/2018	1945	\$489,900	0.14 Miles
3	10340 Walnut Ave	South Gate	3	1	0.12ac	11/1/2017	1945	\$455,000	0.27 Miles
1	4401 Abbott Rd	Lynwood	2	1	0.11ac	3/13/2018	1949	\$429,900	0.32 Miles
2	10524 Annetta Ave	South Gate	3	2	0.11ac	1/23/2018	1941	\$469,900	0.06 Miles
3	10301 Walnut Av	South Gate	3	1	0.12ac	1/9/2018	1939	\$475,000	0.27 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	It is equal in bedroom / bathroom count, it is similar in age / style but it is inferior in GLA.
Sale 2 Comments	It is similar in age / lot size, it is almost equal in GLA but it is superior in room count.
Sale 3 Comments	I was forced to expand the search out to 3 months, 15% variance in GLA in order to provide close comparable to the subject and avoid extend to more distance. It is inferior in GLA but it is similar in age / lot size and it is equal in bathroom count.
List 1 Comments	I was forced to expand the search in GLA in order to provide at least 1 listing comparable with same amount of bedroom / bathrooms than the subject. It is equal in bedroom / bathroom count, it is similar in age / lot size but it is inferior in GLA.
List 2 Comments	It is superior in room count / GLA, it is equal in age but it is similar in lot size and style.
List 3 Comments	It is similar in age / lot size, it is equal in bathroom count but it is superior in GLA.

**Comments:**

## Service Provider Comments:

Subject's bedroom / bathroom count are not common for the immediate area for this reason I was forced to expand the search in all parameters in order to provide at least 1 sale / 1 listing comparable with these feature. Due to limited amount of comparables found within the subject's market, search criteria had to be expanded out to 3 months, 15% variance in GLA. Best effort was made to bracket subjects key features and characteristics. Comparable chosen represent the best available at the time that this report was completed.

## Vendor Comments:

Service Provider  
Signature

/s/ Victor Pereda

Service Provider  
Company

Vianso Corporation

BPO Effective Date

3/15/2018

Service Provider Lic.  
Num.

01453059

**Repairs**Recommended Repairs would bring the subject to: 

<b>Internal Repairs</b>		<b>Comment</b>	<b>Total</b>
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:			
<b>External Repairs</b>		<b>Comment</b>	<b>Total</b>
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

**10431 Hildreth Ave  
South Gate, CA 90280**



Address



Side



Side



Street



Street



View across street



**Comparable Sale #1**

3886 Platt Av  
Lynwood, CA 90262  
Sale Date: 3/6/2018  
Sale Price: \$435,000



**Comparable Sale #2**

10514 Dorothy Ave  
South Gate, CA 90280  
Sale Date: 1/4/2018  
Sale Price: \$489,900



**Comparable Sale #3**

10340 Walnut Ave  
South Gate, CA 90280  
Sale Date: 11/1/2017  
Sale Price: \$455,000



**Comparable Listing #1**

4401 Abbott Rd  
Lynwood, CA 90262  
Current List: \$429,900



**Comparable Listing #2**

10524 Annetta Ave  
South Gate, CA 90280  
Current List: \$469,900



**Comparable Listing #3**

10301 Walnut Av  
South Gate, CA 90280  
Current List: \$475,000

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