

Broker Price Opinion

 Exterior Inspection
 Interior Inspection

Property Address:	13637 Moccasin Street	Vendor ID:	4150031
City, State, Zip:	La Puente, CA 91746	Deal Name:	
Loan Number:	13637 MOCCASIN	Inspection Date:	1/19/2017
2nd Loan / Client #:		Subject APN:	8562-004-019

Property Occupancy Status	Unknown	Does the Property Appear Secure?	Yes	Est. Monthly Rent	\$2,000	Sold in the last 12 Months?	No
Currently Listed	No	Currently List Broker		List Broker Contact #		Initial List Price	
		Initial List Date		Current List Price		DOM / CDOM	
Is the Subject Listing Currently Pending?		Date of Contract		CDOM to Contract		Sale Price:	
						Sale Date:	

Subject Property Comments / External Influences

Property is overall in good condition and located in a good and desirable neighborhood.

	Subject	Sold Comp 1	Sold Comp 2	Sold Comp 3	List Comp 1	List Comp 2	List Comp 3
Address	13637 Moccasin Street La Puente, CA 91746	13702 Prichard St La Puente, CA 91746	13652 Flagstaff St La Puente, CA 91746	13726 Las Vecinas Dr La Puente, CA 91746	14134 Amar Rd La Puente, CA 91746	14457 Beckner St La Puente, CA 91744	13662 Beckner St La Puente, CA 91746
Proximity		0.10 Miles	0.13 Miles	0.16 Miles	0.82 Miles	0.96 Miles	0.07 Miles
Sale/List Price		\$400,000	\$458,000	\$422,000	\$459,000	\$495,000	\$459,900
Sale Date		4/8/2016	3/25/2016	5/4/2016			
Price Per Sq.ft.	\$247.77	\$258.56	\$302.91	\$288.25	\$298.25	\$316.50	\$252.41
Initial List Price		\$409,500	\$458,000	\$399,900	\$459,000	\$500,000	\$459,900
Initial List Date		11/2/2015	2/26/2016	4/13/2016	1/18/2017	8/8/2016	1/13/2017
Current/Final List		\$409,500	\$458,000	\$399,900	\$459,000	\$495,000	\$459,900
DOM/CDOM		157 / 157	27 / 27	21 / 21	4 / 4	166 / 166	6 / 6
Sales Type		Fair Market	REO	Fair Market	Fair Market	Fair Market	Fair Market
Finance Incentives		0	0	0	0	0	0
Living Area	1796	1547	1512	1464	1539	1564	1822
#Rooms/Bed/Bath 1	7 / 3 / 3.0	7 / 3 / 2.0	8 / 4 / 3.0	7 / 3 / 2.0	7 / 3 / 2.0	7 / 3 / 2.0	7 / 3 / 2.0
Year Built	1954	1955	1955	1956	1956	1956	1955
Bsmnt SF/% Finished							
Lot Size	0.16ac	0.17ac	0.13ac	0.13ac	0.16ac	0.14ac	0.14ac
Property Type	SF Detach	SF Detach	SF Detach	SF Detach	SF Detach	SF Detach	SF Detach
Style / Quality	Single Story / Q3	Single Story / Q3	Split/Bi-Level / Q3	Split/Bi-Level / Q3	Single Story / Q3	Single Story / Q3	Single Story / Q3
# of Units	1	10	10	1	1	1	1
Condition	C4	C4	C4	C4	C4	C4	C4
Pool/Spa	In Ground	No / No	Yes / 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 / No / No	No / No / No
Fireplace	Yes	No	Yes	No	Yes	Yes	No
Garage	2 Attached	2 Attached	None	2 Attached	None	2 Attached	2 Attached
Other Features	na	N/A	N/A	N/A	n/a	n/a	0
HOA Fees	0/mo	0/mo	0/mo	0/mo	0/mo	0/mo	0/mo
Subdivision	n/a	N/a	N/a	N/a	n/a	n/a	Guest Quarters
School District	La Puente	La Puente	Puente	See Remarks	Bassett Unified	Hacienda La Puente Unified	Other
Data Source - ID	County Tax - n/a	MLS - OC15238220	MLS - RS16040607	MLS - IV16076414	MLS - DW17011344	MLS - IV16174106	MLS - DW17008805

Market Time 90-120 days

As-Is Price Estimate

As-Repaired Price Estimate

Land Only Price

Anticipated Sale Price

\$445,000

\$445,000

\$319,000

Recommended List Price

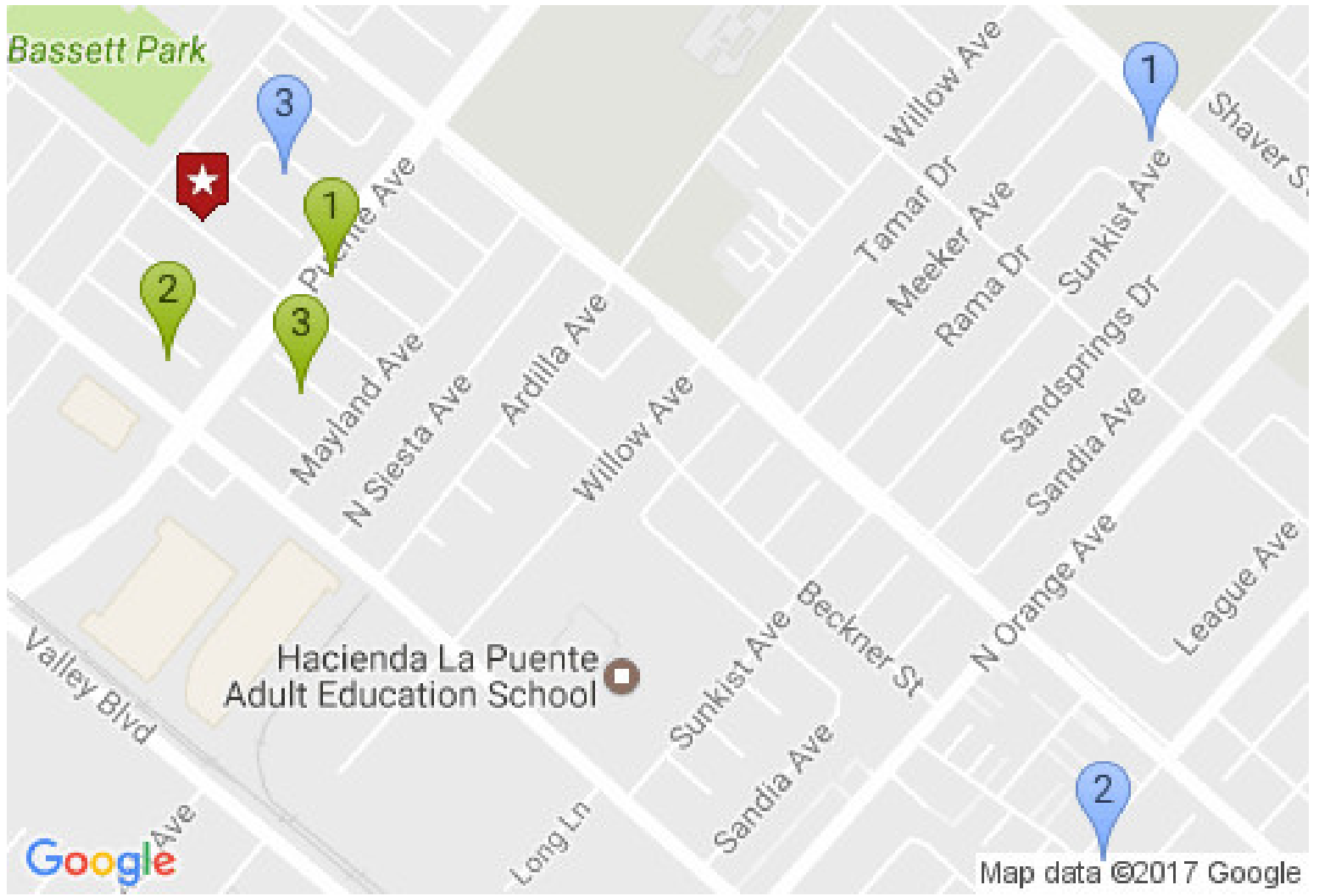
\$445,000

\$445,000

Recommended Sales Strategy:

As - Is

Repaired



	Address	City	BR	BA	Lot Size	Sale/List Date	Year Built	Sale/List Price	Distance
•	13637 Moccasin Street	La Puente	3	3	0.16ac		1954		
1	13702 Prichard St	La Puente	3	2	0.17ac	4/8/2016	1955	\$400,000	0.10 Miles
2	13652 Flagstaff St	La Puente	4	3	0.13ac	3/25/2016	1955	\$458,000	0.13 Miles
3	13726 Las Vecinas Dr	La Puente	3	2	0.13ac	5/4/2016	1956	\$422,000	0.16 Miles
1	14134 Amar Rd	La Puente	3	2	0.16ac	1/18/2017	1956	\$459,000	0.82 Miles
2	14457 Beckner St	La Puente	3	2	0.14ac	8/8/2016	1956	\$495,000	0.96 Miles
3	13662 Beckner St	La Puente	3	2	0.14ac	1/13/2017	1955	\$459,900	0.07 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	Property has variance in sqft.
Sale 2 Comments	Overall similar with variance in sqft and bedroom count.
Sale 3 Comments	Property has smaller sqft than subject.
List 1 Comments	Property is overall similar with variance in sqft.
List 2 Comments	Property has smaller sqft than subject
List 3 Comments	Overall similar to subject with slight variance in sqft

Comments:

Service Provider Comments:

Property is overall desirable from inspections, appears to be well maintained and located in a well maintained and appealing area. Subject property is located within close proximity to restaurants, malls and freeways making it commuter friendly for those who commute and have families. Due to limited inventory in subject area search was extended to 1.50 mile radius, 6 months close of escrow and 20 year age range to obtain like kind comparables.

Vendor Comments:

Service Provider
Signature

/s/ Abnash Sambhi

Service Provider
Company

Elite REO Services

BPO Effective Date

1/20/2017

Service Provider Lic.
Num.

01420179

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:			\$0
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:			\$0
Repair Total:			\$0



Subject Front

**13637 Moccasin Street
La Puente, CA 91746**



Address



Side



Side



Street



Street



Street



View across street



Comparable Sale #1

13702 Prichard St
La Puente, CA 91746
Sale Date: 4/8/2016
Sale Price: \$400,000



Comparable Sale #2

13652 Flagstaff St
La Puente, CA 91746
Sale Date: 3/25/2016
Sale Price: \$458,000



Comparable Sale #3

13726 Las Vecinas Dr
La Puente, CA 91746
Sale Date: 5/4/2016
Sale Price: \$422,000



Comparable Listing #1

14134 Amar Rd
La Puente, CA 91746
Current List: \$459,000



Comparable Listing #2

14457 Beckner St
La Puente, CA 91744
Current List: \$495,000



Comparable Listing #3

13662 Beckner St
La Puente, CA 91746
Current List: \$459,900

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