

Broker Price Opinion

Property Address: 14638 S Gibson Ave	Vendor ID: 4405345
City, State, Zip: Compton, CA 90221	Deal Name:
Loan Number: 14638SGibsonAve	Inspection Date: 12/19/2017
2nd Loan / Client #:	Subject APN: 6185-002-031

Property Occupancy Status: Owner	Does the Property Appear Secure?: Yes	Est. Monthly Rent: \$1,980	Sold in the last 12 Months?: No
Currently Listed: Yes	Currently List Broker: Rodeo Realty	List Broker Contact #: 8182038019	Initial List Price: \$340,000
	Initial List Date: 9/25/2017	Current List Price: \$319,500	DOM / CDOM: 42 / 85
Is the Subject Listing Currently Pending?: Yes	Date of Contract: 12/08/2017	CDOM to Contract: 74	Sale Price:
			Sale Date:

Subject Property Comments / External Influences
 According to Appraisal subject is a SFR built in 1930. It has 2 bedrooms/ 2 bathroom and has a GLA of 562 sqft.

	Subject	Sold Comp 1	Sold Comp 2	Sold Comp 3	List Comp 1	List Comp 2	List Comp 3
Address	14638 S Gibson Ave Compton, CA 90221	14411 Orange Ave Paramount, CA 90723	6657 San Juan St Paramount, CA 90723	4933 E San Juan St Compton, CA 90221	7909 Adams St Paramount, CA 90723	15415 S Gibson Compton, CA 90221	14711 S Williams Av Compton, CA 90221
Proximity		0.67 Miles	0.54 Miles	0.11 Miles	1.64 Miles	0.48 Miles	0.11 Miles
Sale/List Price		\$310,000	\$328,000	\$360,000	\$329,900	\$345,000	\$320,000
Sale Date		4/12/2017	1/6/2017	8/4/2017	active	pending	pending
Price Per Sq.ft.	\$587.19	\$500.00	\$496.97	\$494.51	\$544.39	\$510.36	\$449.44
Initial List Price	\$340,000	\$315,000	\$325,000	\$365,000	\$329,900	\$345,000	\$320,000
Initial List Date	9/25/2017	3/4/2017	10/18/2016	4/4/2017	10/25/2017	11/13/2017	11/27/2017
Current/Final List	\$319,500	\$315,000	\$325,000	\$365,000	\$329,900	\$345,000	\$320,000
DOM/CDOM	42 / 85	39 / 39	80 / 80	122 / 122	55 / 55	36 / 36	22 / 22
Sales Type		Fair Market	Fair Market	Fair Market	Fair Market	Fair Market	Fair Market
Finance Incentives	Conventional	FHA	FHA	Conventional	Conventional	Conventional	Conventional
Living Area	562	620	660	728	606	676	712
#Rooms/Bed/Bath 1	5 / 2 / 2	3 / 1 / 1	4 / 2 / 1	4 / 2 / 1	3 / 1 / 1	5 / 2 / 2	4 / 2 / 1
Year Built	1930	1942	1938	1939	1927	1940	1939
Bsmnt SF/% Finished							
Lot Size	0.12ac	0.14ac	0.14ac	0.14ac	0.08ac	0.19ac	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 / Q4	Single Story / Q4	Single Story / Q4	Single Story / Q4	Single Story / Q4	Single Story / 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	No	No	No	No	No	No	No
Garage	1 Attached	1 Detached	1 Detached	2 Detached	1 Detached	2 Detached	1 Detached
Other Features	NA	NA	NA	NA	NA	NA	NA
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	Compton Unified	Paramount Unified	Paramount Unified	Compton Unified	Paramount Unified	Compton Unified	Los Angeles Unified
Common Amenities							
Data Source - ID	County Tax - Tax Record	MLS - RS17045076	MLS - TR16728669	MLS - 17218230_CLAW	MLS - DW17245214	MLS - DW17258473	MLS - IV17264436

Market Time 30-90 days

As-Is Price Estimate

As-Repaired Price Estimate

Land Only Price

Anticipated Sale Price

\$330,000

\$330,000

\$220,000

Recommended List Price

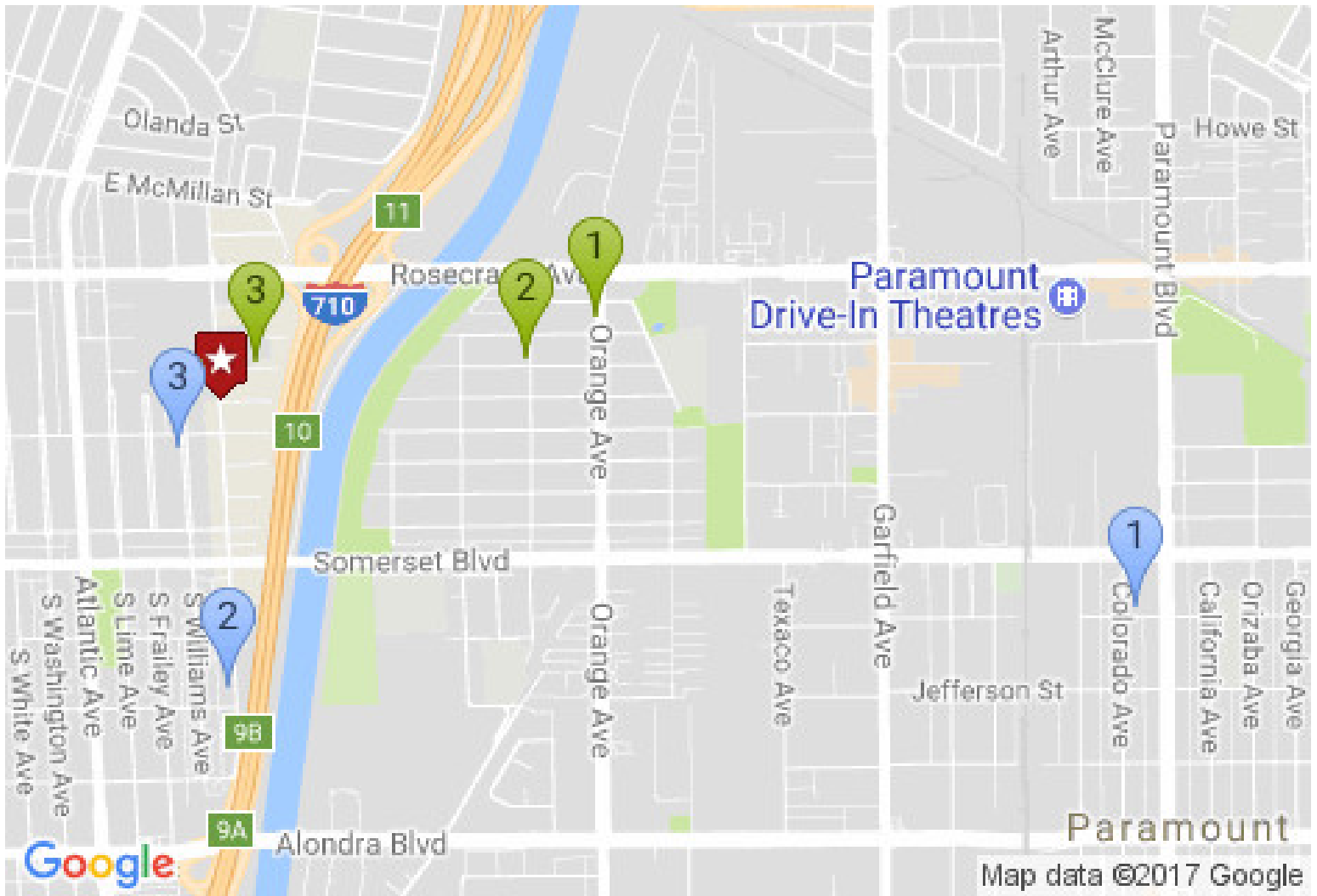
\$335,000

\$335,000

Recommended Sales Strategy:

As - Is

Repaired



	Address	City	BR	BA	Lot Size	Sale/List Date	Year Built	Sale/List Price	Distance
•	14638 S Gibson Ave	Compton	2	2	0.12ac		1930		
1	14411 Orange Ave	Paramount	1	1	0.14ac	4/12/2017	1942	\$310,000	0.67 Miles
2	6657 San Juan St	Paramount	2	1	0.14ac	1/6/2017	1938	\$328,000	0.54 Miles
3	4933 E San Juan St	Compton	2	1	0.14ac	8/4/2017	1939	\$360,000	0.11 Miles
1	7909 Adams St	Paramount	1	1	0.08ac	10/25/2017	1927	\$329,900	1.64 Miles
2	15415 S Gibson	Compton	2	2	0.19ac	11/13/2017	1940	\$345,000	0.48 Miles
3	14711 S Williams Av	Compton	2	1	0.12ac	11/27/2017	1939	\$320,000	0.11 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	Due to limited amount of comparables found within the subject's market, I was forced to expand the search out to 6 months,5 years. It is similar in GLA / lot size but it is inferior in room count.
Sale 2 Comments	Sold for higher than the original asking price, most likely due to it obtaining multiple offers. Due to limited amount of comparables found within the subject's market, I was forced to expand the search out to 6 months,5 years.
Sale 3 Comments	In order to provide at least 1 sale comparable within 6 months I was forced to expand the search out to 20% variance in GLA,5 years.
List 1 Comments	Due to limited amount of comparables found within the subject's market, I was forced to expand the search out to 1.50 miles,20% variance in lot size. It is similar in age / GLA but it is inferior in room count and lot size.
List 2 Comments	Due to limited amount of comparables found within the subject's market, I was forced to expand the search out to 5 years,20% variance in lot size to provide a comparable with same amount of rooms than the subject. It is equal in room count,it is similar in age.
List 3 Comments	Due to limited amount of comparables found within the subject's market, I was forced to expand the search out to 5 years, 20% variance in GLA. It is similar in age / lot size, it is equal in bedroom count but it is superior in GLA.

Comments:

Service Provider Comments:

Subject's GLA is smaller in comparison with the properties available in the closest neighborhood for this reason I was forced to expand the search out to 6 months, 5 years, 15% variance in GLA, 20% variance in lot size, to another City and range price. Availability of similar comps on the same side of the fwy were limited but the range prices on both sides of the Fwy are relatively similar and have the same price range. 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. Subject is listed as a short sale and it's listed low compared to the type of properties found that are like the subject in the immediate area. Value given is the value found in the neighborhood with properties just like ours.

Vendor Comments:

Service Provider
Signature

/s/ Victor Pereda

Service Provider
Company

Vianso Corporation

BPO Effective Date

12/19/2017

Service Provider Lic.
Num.

01453059

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

**14638 S Gibson Ave
Compton, CA 90221**



Address



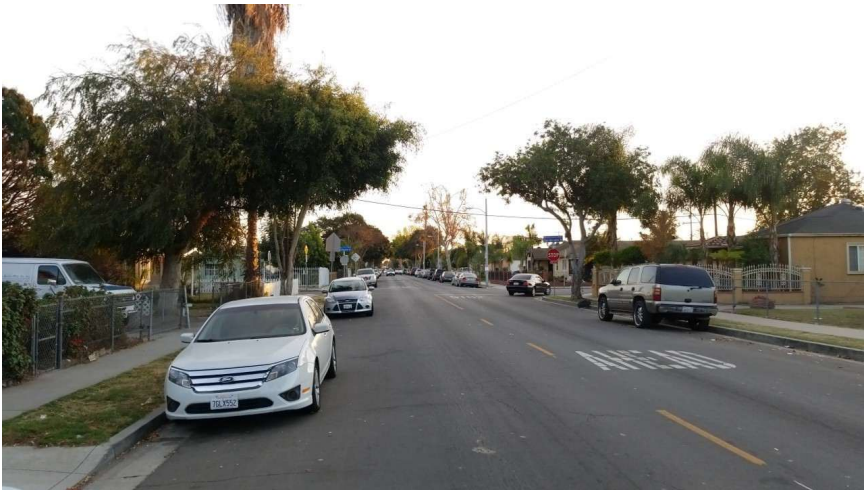
Side



Side



Side



Street



Street



View across street



Comparable Sale #1

14411 Orange Ave
Paramount, CA 90723
Sale Date: 4/12/2017
Sale Price: \$310,000



Comparable Sale #2

6657 San Juan St
Paramount, CA 90723
Sale Date: 1/6/2017
Sale Price: \$328,000



Comparable Sale #3

4933 E San Juan St
Compton, CA 90221
Sale Date: 8/4/2017
Sale Price: \$360,000



Comparable Listing #1

7909 Adams St
Paramount, CA 90723
Current List: \$329,900



Comparable Listing #2

15415 S Gibson
Compton, CA 90221
Current List: \$345,000



Comparable Listing #3

14711 S Williams Av
Compton, CA 90221
Current List: \$320,000

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