

Broker Price Opinion

 Exterior Inspection
 Interior Inspection

Property Address: 1470 E Del Mar Blvd	Vendor ID: 4431668
City, State, Zip: Pasadena, CA 91106	Deal Name:
Loan Number: 1470E Del Mar Blvd	Inspection Date: 1/24/2018
2nd Loan / Client #:	Subject APN: 5736010006

Property Occupancy Status: Owner	Does the Property Appear Secure?: Yes	Est. Monthly Rent: \$4,495	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
County auditor does not show any listing or sale information for the subject property over the past 12 months.

Subject	Sold Comp 1	Sold Comp 2	Sold Comp 3	List Comp 1	List Comp 2	List Comp 3	
Address	1470 E Del Mar Blvd Pasadena, CA 91106	1677 Oakdale St Pasadena, CA 91106	426 S Berkeley Ave Pasadena, CA 91107	597 San Marino Ave San Marino, CA 91108	1895 E Orange Grove Blvd Pasadena, CA 91104	342 S Parkwood Ave Pasadena, CA 91107	305 S Hudson Ave Pasadena, CA 91101
Proximity	0.27 Miles	0.64 Miles	0.75 Miles	1.25 Miles	0.51 Miles	0.81 Miles	
Sale/List Price	\$1,375,000	\$1,425,000	\$1,580,000	\$1,050,000	\$1,155,000	\$1,699,000	
Sale Date	12/12/2017	10/4/2017	1/18/2018	active	active	active	
Price Per Sq.ft.	\$636.07	\$625.57	\$667.45	\$487.01	\$521.92	\$815.65	
Initial List Price	\$1,510,000	\$1,395,000	\$1,700,000	\$1,050,000	\$1,155,000	\$1,699,000	
Initial List Date	9/28/2017	9/16/2017	7/3/2017	1/9/2018	1/18/2018	12/5/2017	
Current/Final List	\$1,395,000	\$1,395,000	\$1,580,000	\$1,050,000	\$1,155,000	\$1,699,000	
DOM/CDOM	33 / 33	38 / 38	232 / 151	15 / 15	6 / 6	50 / 50	
Sales Type	Fair Market	Fair Market	Fair Market	Fair Market	Fair Market	Fair Market	
Finance Incentives	0	0	0	0	0	0	
Living Area	2201	2198	2135	2462	2156	2213	2083
#Rooms/Bed/Bath 1	11 / 3 / 4	12 / 4 / 5	11 / 3 / 2	11 / 3 / 3	11 / 3 / 3	11 / 3 / 2	12 / 4 / 3
Year Built	1922	1922	1925	1926	1922	1928	1911
Bsmnt SF/% Finished							
Lot Size	0.26ac	0.17ac	0.17ac	0.13ac	0.2ac	0.17ac	0.09ac
Property Type	SF Detach	SF Detach	SF Detach	SF Detach	SF Detach	SF Detach	SF Detach
Style / Quality	Colonial / Q4	Cape / Q4	Colonial / Q4	Ranch / Q4	Ranch / Q4	Ranch / Q4	Colonial / Q4
# of Units	1	1	1	1	1	1	1
Condition	C3	C3	C3	C3	C3	C3	C3
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	Yes / No / No	No / Yes / No
Fireplace	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Garage	1 Attached	2 Detached	2 Detached	2 Detached	2 Detached	1 Detached	None
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	Unknown	Pasadena	Unknown	Unknown	Unknown	Unknown	Unknown
School District	Pasadena Unified	Pasadena Unified	Pasadena Unified	San Marino Unified	Pasadena Unified	Pasadena Unified	Pasadena Unified
Common Amenities							
Data Source - ID	County Tax -	MLS - WS17223558	MLS - 817001886_ITECH	MLS - WS17150624	MLS - 818000109_ITECH	MLS - SR18005944_CRISNET	MLS - 817003007_ITECH

Market Time 90-120 days	As-Is Price Estimate	As-Repaired Price Estimate	Land Only Price
Anticipated Sale Price	\$1,400,000	\$1,400,000	\$350,000
Recommended List Price	\$1,450,000	\$1,450,000	
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
•	1470 E Del Mar Blvd	Pasadena	3	4	0.26ac		1922		
1	1677 Oakdale St	Pasadena	4	5	0.17ac	12/12/2017	1922	\$1,375,000	0.27 Miles
2	426 S Berkeley Ave	Pasadena	3	2	0.17ac	10/4/2017	1925	\$1,425,000	0.64 Miles
3	597 San Marino Ave	San Marino	3	3	0.13ac	1/18/2018	1926	\$1,580,000	0.75 Miles
1	1895 E Orange Grove Blvd	Pasadena	3	3	0.2ac	1/9/2018	1922	\$1,050,000	1.25 Miles
2	342 S Parkwood Ave	Pasadena	3	2	0.17ac	1/18/2018	1928	\$1,155,000	0.51 Miles
3	305 S Hudson Ave	Pasadena	4	3	0.09ac	12/5/2017	1911	\$1,699,000	0.81 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	Fair market transaction, Similar style/design and Similar condition, 4/5 floor plan, Similar year built, Similar lot size, Superior garage count, Similar GLA, Sold only once within the last 12 months. Located in the subject's immediate market area.
Sale 2 Comments	Sold only once within the last 12 months, 3/2 floor plan, Similar year built, Similar lot size, Superior garage count, Similar GLA, Fair market transaction, Similar style/design and Similar condition. Located in the subject's immediate market area.
Sale 3 Comments	Similar style/design and Similar condition, Located in the subject's immediate market area., Fair market, Sold only once within the last 12 months, 3/2 floor plan, Similar year built, Similar lot size, Superior garage count, Superior GLA.
List 1 Comments	3/3 floor plan, Similar year built, No sale history in the last 12 months, Similar lot size, Superior garage count, Similar GLA, Located in the subject's immediate market area, Fair market transaction, Similar style/design and Similar condition.
List 2 Comments	Similar lot size, Similar garage count, Similar GLA, Fair market transaction, Similar style/design and Similar condition. Located in the subject's immediate market area, No sale history in the last 12 months, 3/2 floor plan, Similar year built.
List 3 Comments	Located in the subject's immediate market area., Fair market, No sale history in the last 12 months, 4/3 floor plan, Inferior year built, Inferior lot size, Inferior garage count, Inferior GLA, Similar style/design and Similar condition.

Comments:

Service Provider Comments:

I arrived at this price conclusion based on the similarity of the comparables, the influence of the neighborhood, the condition of the subject property, and various other marketing factors. Any/all variations in the comps were taken into consideration when determining this price and it reflects my complete analysis. Repaired price was placed the same considering I did not observe any repairs/damages.

Vendor Comments:

Service Provider
Signature

/s/ Alvin Papa

BPO Effective Date

1/24/2018

Service Provider
Company

The RWM Group, Inc.

Service Provider Lic.
Num.

01473111

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

**1470 E Del Mar Blvd
Pasadena, CA 91106**



Address



Side



Side



Street



Street



View across street



Comparable Sale #1

1677 Oakdale St
Pasadena, CA 91106
Sale Date: 12/12/2017
Sale Price: \$1,375,000



Comparable Sale #2

426 S Berkeley Ave
Pasadena, CA 91107
Sale Date: 10/4/2017
Sale Price: \$1,425,000



Comparable Sale #3

597 San Marino Ave
San Marino, CA 91108
Sale Date: 1/18/2018
Sale Price: \$1,580,000



Comparable Listing #1

1895 E Orange Grove Blvd
Pasadena, CA 91104
Current List: \$1,050,000



Comparable Listing #2

342 S Parkwood Ave
Pasadena, CA 91107
Current List: \$1,155,000



Comparable Listing #3

305 S Hudson Ave
Pasadena, CA 91101
Current List: \$1,699,000

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