

Broker Price Opinion

Property Address: 19403 Dunbrooke Ave	Vendor ID: 4428230
City, State, Zip: Carson, CA 90746	Deal Name:
Loan Number: 19403DunbrookeAve	Inspection Date: 1/19/2018
2nd Loan / Client #:	Subject APN: 7321010010

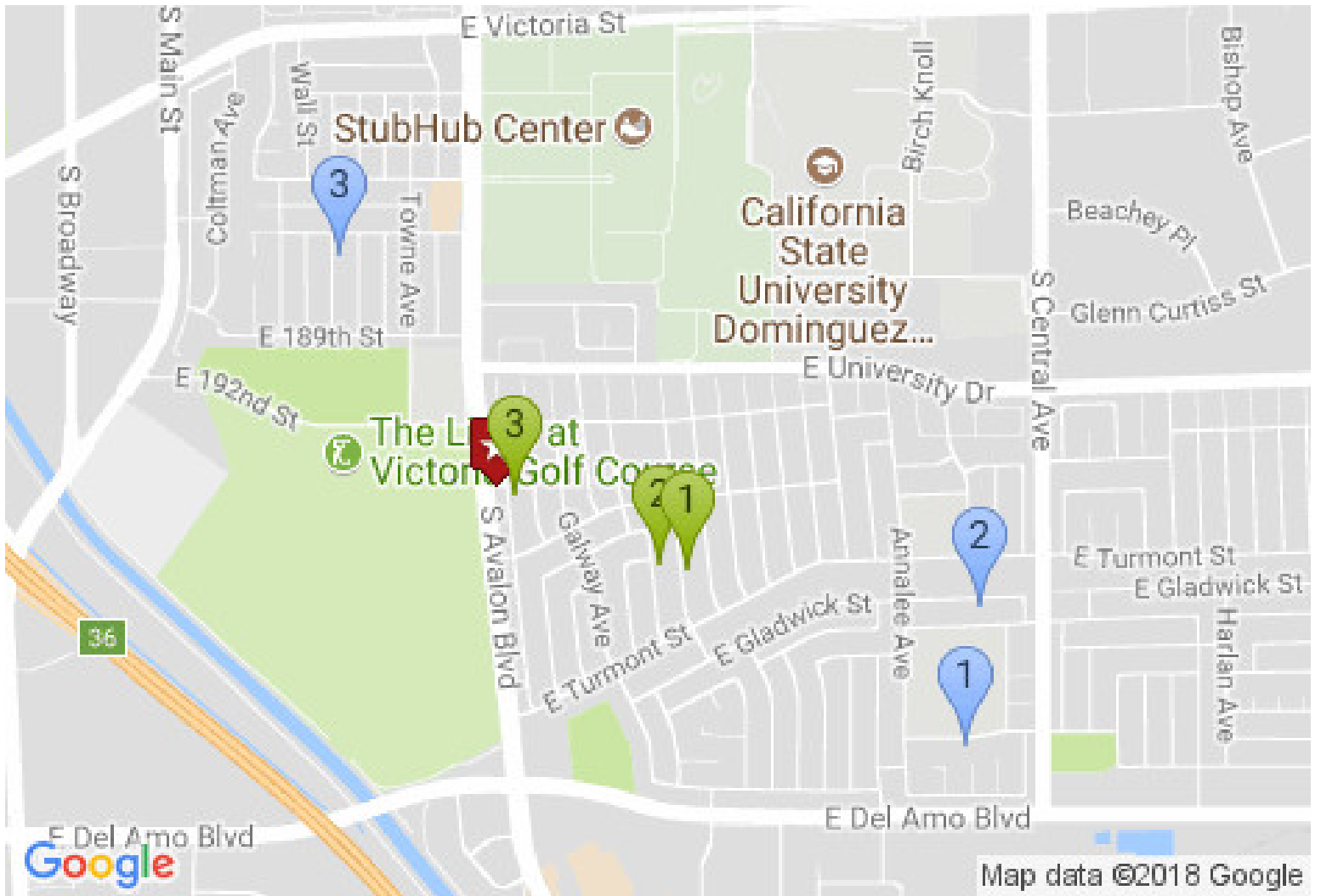
Property Occupancy Status: Vacant	Does the Property Appear Secure?: Yes	Est. Monthly Rent: \$2,400	Sold in the last 12 Months?: No
Currently Listed: Yes	Currently List Broker: Michael Adams	List Broker Contact #: 6615932912	Initial List Price: \$500,000
	Initial List Date: 11/27/2017	Current List Price: \$500,000	DOM / CDOM: 53 / 0
Is the Subject Listing Currently Pending?: Yes	Date of Contract: 1/11/2018	CDOM to Contract: 53	Sale Price:
			Sale Date:

Subject Property Comments / External Influences
 Conforming neighborhood with homes of similar style and age. Neighborhood appears maintained and near school, parks, and rec

	Subject	Sold Comp 1	Sold Comp 2	Sold Comp 3	List Comp 1	List Comp 2	List Comp 3
Address	19403 Dunbrooke Ave Carson, CA 90746	19630 Eddington Dr Carson, CA 90746	19702 Leapwood Ave Carson, CA 90746	19402 Dunbrooke Ave Carson, CA 90746	1212 E Dimondale Dr Carson, CA 90746	1218 E Gladwick St Carson, CA 90746	18618 Bonham Ave Carson, CA 90746
Proximity		0.36 Miles	0.31 Miles	0.03 Miles	0.94 Miles	0.88 Miles	0.51 Miles
Sale/List Price		\$620,000	\$525,000	\$515,000	\$559,900	\$560,000	\$528,000
Sale Date		7/19/2017	10/11/2017	9/8/2017	active	active	active
Price Per Sq.ft.	\$296.34	\$277.65	\$289.58	\$351.54	\$307.30	\$307.35	\$272.45
Initial List Price	\$500,000	\$619,000	\$500,000	\$525,000	\$559,900	\$560,000	\$549,000
Initial List Date	11/27/2017	5/15/2017	8/30/2017	2/3/2017	12/7/2017	11/29/2017	9/2/2017
Current/Final List	\$500,000	\$619,000	\$500,000	\$515,000	\$559,900	\$560,000	\$528,000
DOM/CDOM	53	30 / 30	9 / 9	100 / 100	43 / 43	51 / 51	140 / 140
Sales Type		Fair Market	Fair Market	Fair Market	Fair Market	Fair Market	Fair Market
Finance Incentives	0	0	0	0	0	0	0
Living Area	1856	2233	1813	1465	1822	1822	1938
#Rooms/Bed/Bath 1	9 / 4 / 2	9 / 5 / 3	7 / 4 / 2	6 / 3 / 2	8 / 4 / 3	8 / 4 / 3	9 / 5 / 3
Year Built	1960	1964	1964	1960	1970	1971	1953
Bsmnt SF/% Finished							
Lot Size	0.14ac	0.13ac	0.13ac	0.14ac	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 / 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	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 / Yes / No	No / Yes / No	No / Yes / No	No / Yes / No	No / Yes / No	No / Yes / No	No / Yes / No
Fireplace	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Garage	2 Attached	2 Attached	2 Attached	2 Attached	2 Attached	2 Attached	2 Attached
Other Features	n/a	n/a	n/a	n/a	n/a	n/a	n/a
HOA Fees	0/mo	0/yr	0/yr	0/yr	0/yr	0/yr	0/yr
Subdivision	non subdivision	non subdivision	non subdivision	non subdivision	non subdivision	non subdivision	non subdivision
School District	Los Angeles Unified	Los Angeles Unified	Los Angeles Unified	Los Angeles Unified	Los Angeles Unified	Los Angeles Unified	Los Angeles Unified

Common Amenities							
Data Source - ID	County Tax -	MLS - SB17107210	MLS - SB17200584	MLS - SB17022876	MLS - PW17271720	MLS - 17293312_CLAW	MLS - TR17203586

Market Time 90-120 days	As-Is Price Estimate	As-Repaired Price Estimate	Land Only Price
Anticipated Sale Price	\$550,000	\$550,000	\$100,000
Recommended List Price	\$550,000	\$550,000	
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
•	19403 Dunbrooke Ave	Carson	4	2	0.14ac		1960		
1	19630 Eddington Dr	Carson	5	3	0.13ac	7/19/2017	1964	\$620,000	0.36 Miles
2	19702 Leapwood Ave	Carson	4	2	0.13ac	10/11/2017	1964	\$525,000	0.31 Miles
3	19402 Dunbrooke Ave	Carson	3	2	0.14ac	9/8/2017	1960	\$515,000	0.03 Miles
1	1212 E Dimondale Dr	Carson	4	3	0.11ac	12/7/2017	1970	\$559,900	0.94 Miles
2	1218 E Gladwick St	Carson	4	3	0.11ac	11/29/2017	1971	\$560,000	0.88 Miles
3	18618 Bonham Ave	Carson	5	3	0.12ac	9/2/2017	1953	\$528,000	0.51 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	5 bedroom 3 bath nestled in a desirable neighborhood of Carson, next to the Stub Hub center home of the L.A. Chargers and walking distance to Cal State Dominguez
Sale 2 Comments	4 bedrooms and 2 bathrooms located on two levels. Newer double pane windows, attached 2-car garage with lots of storage. Large
Sale 3 Comments	Close to schools shopping and freeway access.
List 1 Comments	4 bedroom 3 bathroom Carson home. New paint, new flooring, and new bathroom fixtures throughout
List 2 Comments	4 bedroom , 3 bath with 1822 sf gla located in Carson.
List 3 Comments	This home has a large kitchen and dinning area with FIVE bedrooms and three baths. Great located near parks, shopping and great freeway access

Comments:

Service Provider Comments:

Located in area of Maintained homes, subject conforms to area. No adverse conditions were noted at time of inspection based on exterior drive by Central location, close to schools, shopping, and transportation. Located in area of maintained homes subject conforms. The subject is in overall good condition with no items of deferred maintenance noted. The comparable sales and listings are all suburban, detached, single family homes like the subject and are good indicators of value for the subject property.

Vendor Comments:

Service Provider
Signature

/s/ BENJAMIN GARCIA

Service Provider
Company

Pulse Realty & Investments

BPO Effective Date

1/19/2018

Service Provider Lic.
Num.

01724215

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

**19403 Dunbrooke Ave
Carson, CA 90746**



Address



Side



Side



Street



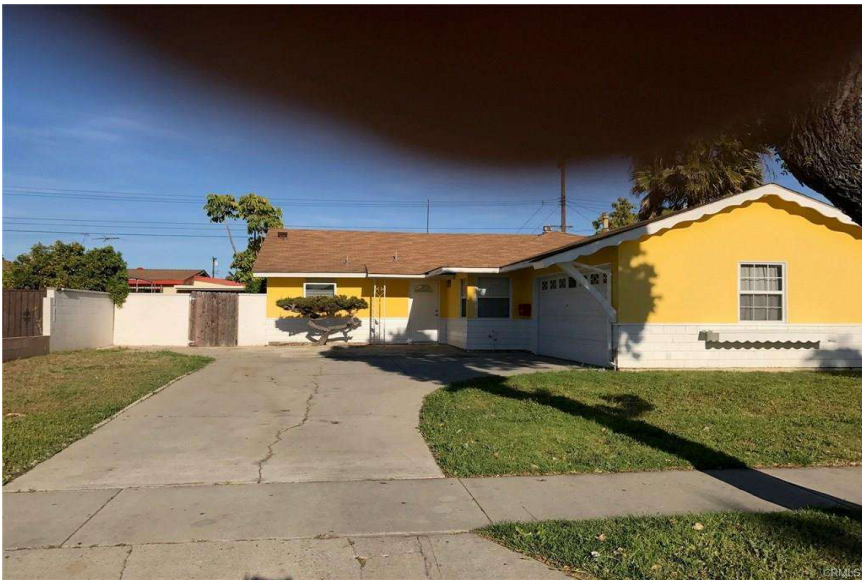
Street



View across street



View across street



Comparable Sale #1

19630 Eddington Dr
Carson, CA 90746
Sale Date: 7/19/2017
Sale Price: \$620,000



Comparable Sale #2

19702 Leapwood Ave
Carson, CA 90746
Sale Date: 10/11/2017
Sale Price: \$525,000



Comparable Sale #3

19402 Dunbrooke Ave
Carson, CA 90746
Sale Date: 9/8/2017
Sale Price: \$515,000



Comparable Listing #1

1212 E Dimondale Dr
Carson, CA 90746
Current List: \$559,900



Comparable Listing #2

1218 E Gladwick St
Carson, CA 90746
Current List: \$560,000



Comparable Listing #3

18618 Bonham Ave
Carson, CA 90746
Current List: \$528,000

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