

Broker Price Opinion

 Exterior Inspection
 Interior Inspection

Property Address: 2026 N Studebaker Road	Vendor ID: 4270376
City, State, Zip: Long Beach, CA 90815	Deal Name:
Loan Number: 2026NSTUDEBAKERROAD	Inspection Date: 6/20/2017
2nd Loan / Client #:	Subject APN: 7235-019-016

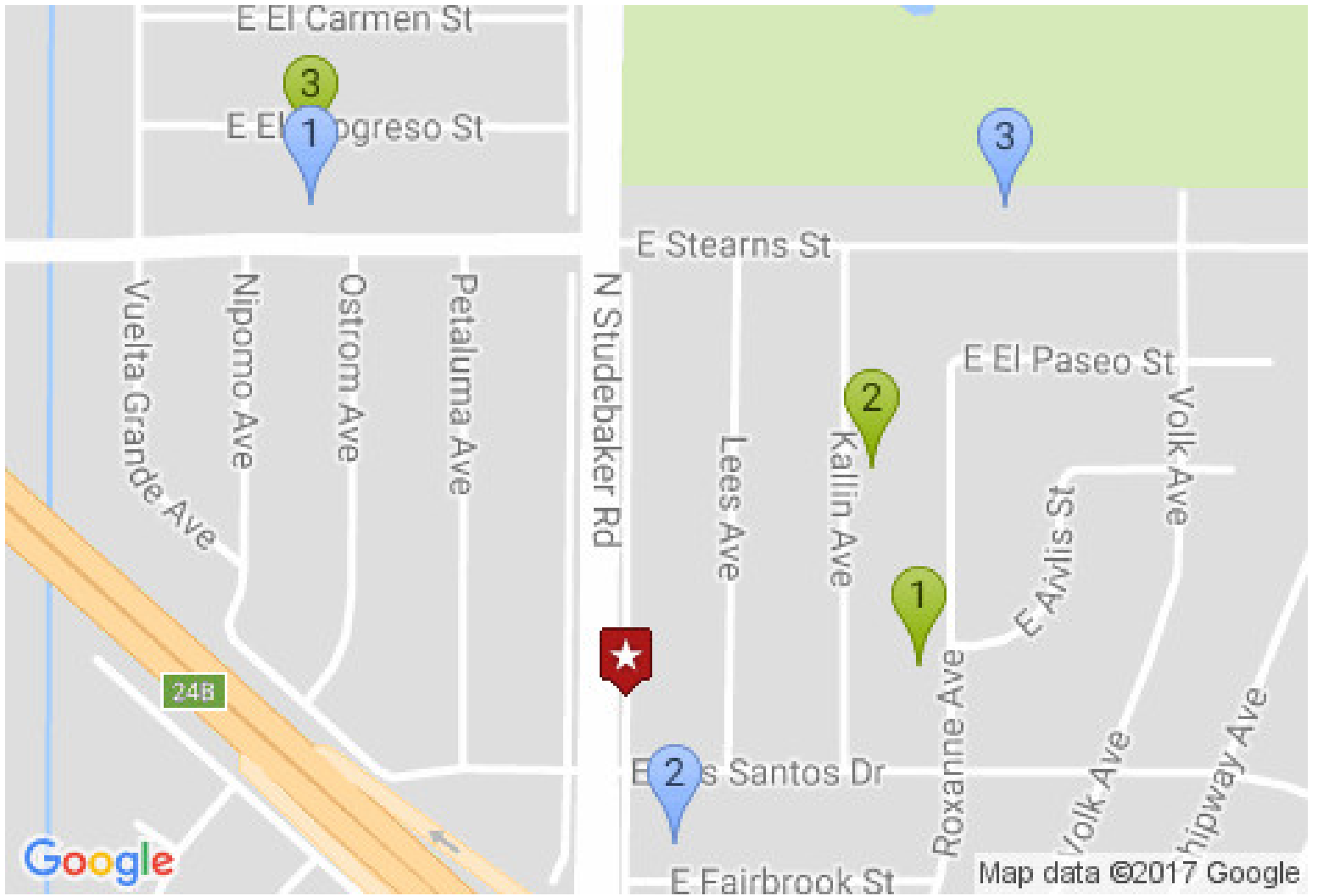
Property Occupancy Status: <input type="text" value="Owner"/>	Does the Property Appear Secure?: <input type="text" value="Yes"/>	Est. Monthly Rent: \$3,200	Sold in the last 12 Months?: <input type="text" value="No"/>
Currently Listed: <input type="text" value="No"/>	List Broker Contact #:	Initial List Price:	Sale Price:
Is the Subject Listing Currently Pending?: <input type="text"/>	Date of Contract:	CDOM to Contract:	Sale Date:

Subject Property Comments / External Influences

Lot: 351 Tract No: 17704

Subject	Sold Comp 1	Sold Comp 2	Sold Comp 3	List Comp 1	List Comp 2	List Comp 3	
Address	2026 N Studebaker Road Long Beach, CA 90815	2021 Roxanne Ave Long Beach, CA 90815	2108 Kallin Ave Long Beach, CA 90815	6736 E El Progreso St Long Beach, CA 90815	6737 E Stearns St Long Beach, CA 90815	6909 E Fairbrook St Long Beach, CA 90815	7035 E Stearns St Long Beach, CA 90815
Proximity		0.11 Miles	0.12 Miles	0.27 Miles	0.25 Miles	0.09 Miles	0.25 Miles
Sale/List Price		\$720,000	\$735,000	\$775,000	\$699,900	\$703,000	\$729,000
Sale Date		6/8/2017	3/18/2017	1/6/2017			
Price Per Sq.ft.	\$451.69	\$514.65	\$525.38	\$437.61	\$436.35	\$497.88	\$394.05
Initial List Price		\$728,000	\$739,500	\$795,000	\$699,900	\$703,000	\$749,000
Initial List Date		3/29/2017	1/20/2017	11/18/2016	6/15/2017	6/2/2017	3/27/2017
Current/Final List		\$728,000	\$739,500	\$795,000	\$699,900	\$703,000	\$729,000
DOM/CDOM		23 / 23	29 / 29	23 / 23	6 / 6	18 / 18	36 / 36
Sales Type		Fair Market	Fair Market	Fair Market	Fair Market	Fair Market	Fair Market
Finance Incentives		none	none	none	none	none	none
Living Area	1594	1399	1399	1771	1604	1412	1850
#Rooms/Bed/Bath 1	7 / 3 / 2	8 / 4 / 2	7 / 3 / 2	7 / 3 / 2	8 / 3 / 3	7 / 3 / 2	8 / 4 / 2
Year Built	1953	1953	1953	1952	1953	1953	1953
Bsmnt SF/% Finished							
Lot Size	0.13ac	0.14ac	0.14ac	0.15ac	0.13ac	0.13ac	0.13ac
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	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	Yes	Yes	Yes	Yes
Garage	2 Attached	2 Attached	2 Attached	2 Detached	2 Detached	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	Eldorado	Plaza South Of Spring	Plaza South Of Spring	Los Altos/south Of Fwy	Los Altos/south Of Fwy	Plaza South Of Spring	n/a
School District	Long Beach Unified	Long Beach Unified	Long Beach Unified	Long Beach Unified	Long Beach Unified	Long Beach Unified	Long Beach Unified
Data Source - ID	County Tax - n/a	MLS - DW17065213	MLS - NP17012379	MLS - OC16749942	MLS - PW17135732	MLS - PW17122500	MLS - SB17063745

Market Time 90-120 days	As-Is Price Estimate	As-Repaired Price Estimate	Land Only Price
Anticipated Sale Price	\$720,000	\$720,000	\$36,225
Recommended List Price	\$730,000	\$730,000	
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
•	2026 N Studebaker Road	Long Beach	3	2	0.13ac		1953		
1	2021 Roxanne Ave	Long Beach	4	2	0.14ac	6/8/2017	1953	\$720,000	0.11 Miles
2	2108 Kallin Ave	Long Beach	3	2	0.14ac	3/18/2017	1953	\$735,000	0.12 Miles
3	6736 E El Progreso St	Long Beach	3	2	0.15ac	1/6/2017	1952	\$775,000	0.27 Miles
1	6737 E Stearns St	Long Beach	3	3	0.13ac	6/15/2017	1953	\$699,900	0.25 Miles
2	6909 E Fairbrook St	Long Beach	3	2	0.13ac	6/2/2017	1953	\$703,000	0.09 Miles
3	7035 E Stearns St	Long Beach	4	2	0.13ac	3/27/2017	1953	\$729,000	0.25 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	Sale comp 1 is similar to the subject in building size, room counts, condition, and appeal.
Sale 2 Comments	Sale comp 2 has similar building size, room counts, condition, and appeal.
Sale 3 Comments	Sale comp 3 is similar to the subject in building size, room counts, condition, and appeal. However it has lots of upgrades done to the property.
List 1 Comments	List comp 1 is similar to the subject in building size, room counts, condition, and appeal.
List 2 Comments	List comp 2 has similar building size, room counts, condition, and appeal.
List 3 Comments	List comp 3 is similar to the subject in building size, room counts, and condition.

Comments:

Service Provider Comments:

The condition of the subject looks average but the negative factor is that the home is located on the main street with lots of traffic. However, the positive factor is there is a setback space (residential street) in front of the house. There's no major negative factor or deferred maintenance showing. And there is a park near the subject area. The home might be sold with no problem even though it's located on a street due to the short inventory on the market and good condition of the home.

Vendor Comments:

Service Provider
Signature

/s/ In Sook Uhm

Service Provider
Company

Century 21 Astro

BPO Effective Date

6/20/2017

Service Provider Lic.
Num.

01845839

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

**2026 N Studebaker Road
Long Beach, CA 90815**



Address



Side



Side



Side



Side



Street



Street



Street



Street



Street



Street



Other



Other



Other



View across street



Comparable Sale #1

2021 Roxanne Ave
Long Beach, CA 90815
Sale Date: 6/8/2017
Sale Price: \$720,000



Comparable Sale #2

2108 Kallin Ave
Long Beach, CA 90815
Sale Date: 3/18/2017
Sale Price: \$735,000



Comparable Sale #3

6736 E El Progreso St
Long Beach, CA 90815
Sale Date: 1/6/2017
Sale Price: \$775,000



Comparable Listing #1

6737 E Stearns St
Long Beach, CA 90815
Current List: \$699,900



Comparable Listing #2

6909 E Fairbrook St
Long Beach, CA 90815
Current List: \$703,000



Comparable Listing #3

7035 E Stearns St
Long Beach, CA 90815
Current List: \$729,000

Neither Assurant Valuations nor any of its affiliates, members, managers or contractors makes any representation or warranty as to the accuracy or completeness of the information contained in this broker price opinion. You should use good faith efforts in determining that the content of all information to be provided to or obtained by you is accurate. This analysis has been performed by a licensed real estate professional and is intended for the benefit of the addressee only. The Brokers Price Opinion is not to be construed as an appraisal and may not be used as such for any purpose. The purpose of this BPO is to provide an estimate of the probable sales price of the property, utilizing the sales comparison approach methodology and will not be used for loan origination. This opinion may not be used by any party as the primary basis to determine the value of a parcel of real property for a mortgage loan origination, including first and second mortgages, refinances or equity lines of credit. Notwithstanding any preprinted language to the contrary, this opinion is not an appraisal of the market value of the property. If an appraisal is desired, the services of a licensed appraiser must be obtained.