

Broker Price Opinion

 Exterior Inspection
 Interior Inspection

Property Address: 2113 W 37th St	Vendor ID: 4408455
City, State, Zip: San Pedro, CA 90732	Deal Name:
Loan Number: 2113W37thSt	Inspection Date: 12/23/2017
2nd Loan / Client #:	Subject APN: 7563-028-025

Property Occupancy Status: Owner	Does the Property Appear Secure?: Yes	Est. Monthly Rent: \$1,150	Sold in the last 12 Months?: No
Currently Listed: Yes	Currently List Broker: KELLER WILLIAMS REALTY	List Broker Contact #: 0000000000	Initial List Price: \$1,070,000
		Initial List Date: 11/07/2017	Current List Price: \$1,070,000
		DOM / CDOM: 14 / 14	Sale Price:
Is the Subject Listing Currently Pending?: No	Date of Contract:	CDOM to Contract:	Sale Date:

Subject Property Comments / External Influences
The subject is a SFR style home with 3bed/3bath, 2674 SQ.ft in average condition. All maintenance appears to be up to date.

	Subject	Sold Comp 1	Sold Comp 2	Sold Comp 3	List Comp 1	List Comp 2	List Comp 3
							
Address	2113 W 37th St San Pedro, CA 90732	3524 Spearing Ave San Pedro, CA 90732	2258 Paseo Del Mar San Pedro, CA 90732	1692 Morse Dr San Pedro, CA 90732	1725 Palacios Dr San Pedro, CA 90732	1021 Trotwood Ave San Pedro, CA 90732	1696 Morse Dr San Pedro, CA 90732
Proximity		0.06 Miles	0.26 Miles	0.78 Miles	0.67 Miles	0.98 Miles	0.76 Miles
Sale/List Price		\$1,017,000	\$1,082,500	\$1,200,000	\$1,050,000	\$1,059,000	\$1,089,000
Sale Date		7/18/2017	8/25/2017	8/25/2017	pending	pending	pending
Price Per Sq.ft.	\$400.15	\$350.69	\$479.19	\$480.00	\$413.71	\$454.70	\$475.13
Initial List Price	\$1,070,000	\$1,100,000	\$1,125,000	\$1,200,000	\$1,050,000	\$1,199,000	\$1,190,000
Initial List Date	11/07/2017	5/30/2017	6/12/2017	6/9/2017	11/1/2017	6/16/2017	1/11/2017
Current/Final List	\$1,070,000	\$1,100,000	\$1,125,000	\$1,200,000	\$1,050,000	\$1,059,000	\$1,089,000
DOM/CDOM	14 / 14	45 / 45	74 / 74	77 / 77	54 / 54	171 / 171	47 / 47
Sales Type		Fair Market	Fair Market	Fair Market	Fair Market	Fair Market	Fair Market
Finance Incentives	0	None	None	None	None	None	None
Living Area	2674	2900	2259	2500	2538	2329	2292
#Rooms/Bed/Bath 1	8 / 4 / 3	9 / 4 / 4	7 / 3 / 3	9 / 5 / 3	9 / 5 / 3	8 / 4 / 3	7 / 4 / 2
Year Built	1956	1957	1959	1959	1957	1964	1961
Bsmnt SF/% Finished							
Lot Size	0.15ac	0.18ac	0.16ac	0.29ac	0.18ac	0.17ac	0.17ac
Property Type	SF Detach	SF Detach	SF Detach	SF Detach	SF Detach	SF Detach	SF Detach
Style / Quality	Ranch / Q4	Colonial / Q4	Ranch / Q4	Ranch / Q4	Colonial / Q4	Ranch / Q4	Colonial / 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 / No / No	No / No / No	No / No / No	No / No / No	No / No / No	No / No / No	No / No / No
Fireplace	No	No	No	No	No	No	No
Garage	2 Attached	2 Attached	2 Attached	2 Attached	2 Attached	2 Attached	2 Attached
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	Parkview Estates	South Shores	Los Angeles	Los Angeles	South Shores	Los Angeles	Los Angeles
School District	Los Angeles	Los Angeles Unified	Los Angeles	Los Angeles	South Shores	Los Angeles	Los Angeles
Common Amenities							
Data Source - ID	County Tax -	MLS - PV17120094	MLS - SB17132951MR	MLS - PV17123426MR	MLS - 17285494_CLAW	MLS - SB17136874MR	MLS - PV17247952MR

Market Time 90-120 days

As-Is Price Estimate

As-Repaired Price Estimate

Land Only Price

Anticipated Sale Price

\$1,070,000

\$1,070,000

\$335,201

Recommended List Price

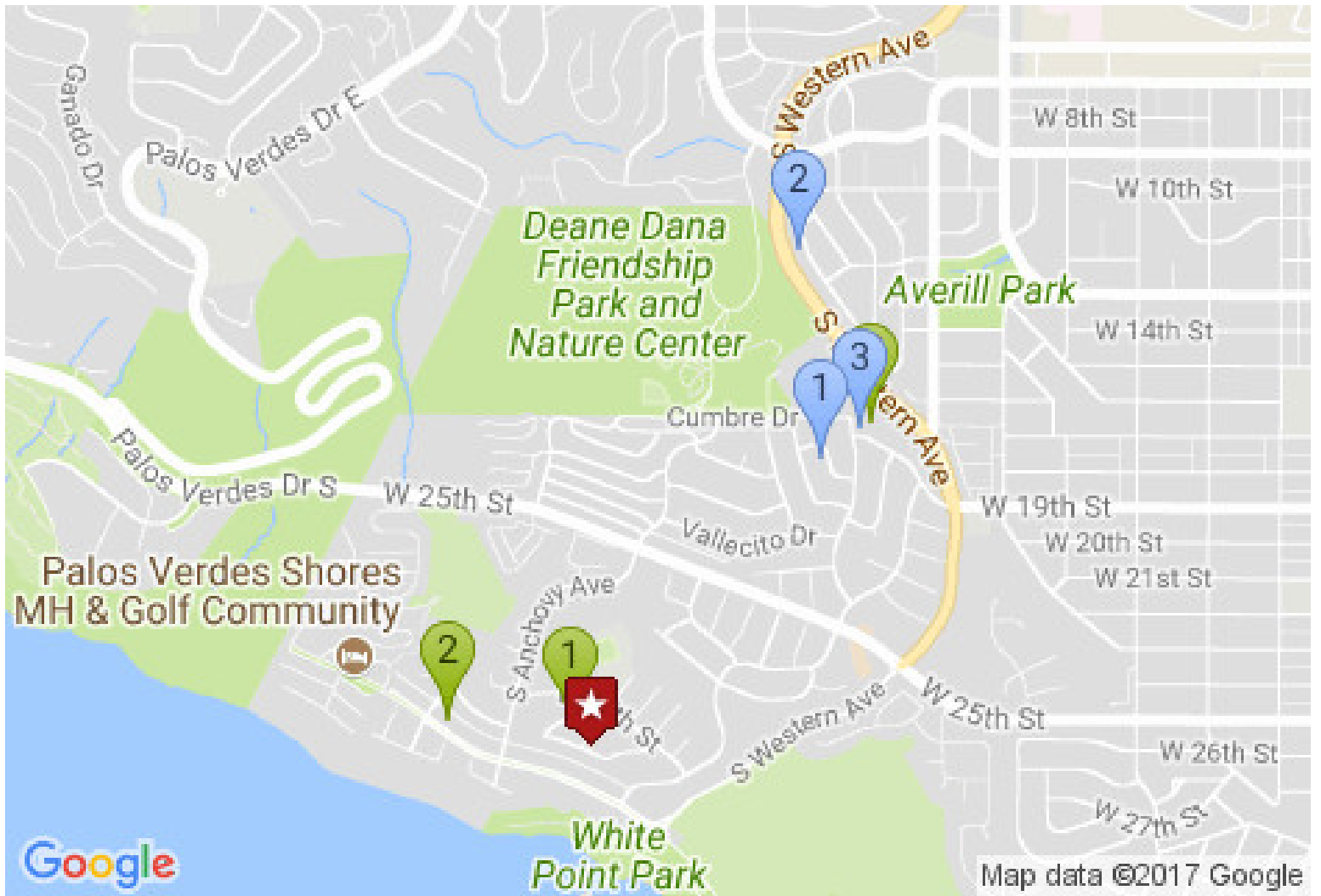
\$1,075,000

\$1,075,000

Recommended Sales Strategy:

As - Is

Repaired



	Address	City	BR	BA	Lot Size	Sale/List Date	Year Built	Sale/List Price	Distance
•	2113 W 37th St	San Pedro	4	3	0.15ac		1956		
1	3524 Spearing Ave	San Pedro	4	4	0.18ac	7/18/2017	1957	\$1,017,000	0.06 Miles
2	2258 Paseo Del Mar	San Pedro	3	3	0.16ac	8/25/2017	1959	\$1,082,500	0.26 Miles
3	1692 Morse Dr	San Pedro	5	3	0.29ac	8/25/2017	1959	\$1,200,000	0.78 Miles
1	1725 Palacios Dr	San Pedro	5	3	0.18ac	11/1/2017	1957	\$1,050,000	0.67 Miles
2	1021 Trotwood Ave	San Pedro	4	3	0.17ac	6/16/2017	1964	\$1,059,000	0.98 Miles
3	1696 Morse Dr	San Pedro	4	2	0.17ac	1/11/2017	1961	\$1,089,000	0.76 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 superior in GLA and bed bath count. ADJUSTMENTS = GLA = -\$24986, BED = -\$6000, BATH = -\$1500, LOT = -\$240, TOTAL ADJUSTMENTS = -\$32726, NET ADJUSTED VALUE = \$984274
Sale 2 Comments	Property similar in GLA and bed bath count. ADJUSTMENTS = GLA = \$45882, BATH = \$3500, POOL = -\$10000, LOT = -\$80, TOTAL ADJUSTMENTS = \$39302, NET ADJUSTED VALUE = \$1121802
Sale 3 Comments	Property inferior in GLA and bed bath count. Superior in condition and equal in year built. ADJUSTMENTS = GLA = \$19237, BED = \$12000, BATH = \$5000, POOL = -\$10000, LOT = -\$1120, CONDITION = -\$10000, TOTAL ADJUSTMENTS = \$15117, NET ADJUSTED VALUE = \$1215117
List 1 Comments	Property inferior in GLA and superior in bed bath count. ADJUSTMENTS = GLA = \$15036, BED = -\$12000, LOT = -\$240, TOTAL ADJUSTMENTS = \$2796, NET ADJUSTED VALUE = \$1052796 Pending sale
List 2 Comments	Property similar in GLA and superior in bed count. ADJUSTMENTS = GLA = \$38143, BED = -\$6000, LOT = -\$720, TOTAL ADJUSTMENTS = \$31423, NET ADJUSTED VALUE = \$1090423 Pending sale
List 3 Comments	Property inferior in GLA and superior in year built. ADJUSTMENTS = GLA = \$42234, BED = -\$6000, BATH = \$8500, LOT = -\$160, TOTAL ADJUSTMENTS = \$44574, NET ADJUSTED VALUE = \$1133574 Pending sale

Comments:

Service Provider Comments:

Subject is a SFR home with 3 bed and 3 bath ,2674 sq.ft. To locate comparable in close proximity of subject, it was necessary to exceed style, lot size guidelines and taken comparable having variance in pool . Also, it was necessary to use comparable which is superior in condition. The subject is located near to park, ocean and commercial areas. This, however, will have no impact on value. In delivering final valuation, most weight has been placed on CS2 and LC2, as they are most similar to subject condition and overall structure.

Vendor Comments:

Empty text area for Vendor Comments.

Service Provider
Signature

/s/ Robin Fox

Service Provider
Company

REO Payment Solution

BPO Effective Date

12/23/2017

Service Provider Lic.
Num.

00710941

RepairsRecommended 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

**2113 W 37th St
San Pedro, CA 90732**



Address



Side



Side



Street



Street



Other



View across street



Comparable Sale #1

3524 Spearing Ave
San Pedro, CA 90732
Sale Date: 7/18/2017
Sale Price: \$1,017,000



Comparable Sale #2

2258 Paseo Del Mar
San Pedro, CA 90732
Sale Date: 8/25/2017
Sale Price: \$1,082,500



Comparable Sale #3

1692 Morse Dr
San Pedro, CA 90732
Sale Date: 8/25/2017
Sale Price: \$1,200,000



Comparable Listing #1

1725 Palacios Dr
San Pedro, CA 90732
Current List: \$1,050,000



Comparable Listing #2

1021 Trotwood Ave
San Pedro, CA 90732
Current List: \$1,059,000



Comparable Listing #3

1696 Morse Dr
San Pedro, CA 90732
Current List: \$1,089,000

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.