

Broker Price Opinion

 Exterior Inspection
 Interior Inspection

| | |
|--|-----------------------------|
| Property Address: 5234 E Appian Way | Vendor ID: 4379118 |
| City, State, Zip: Long Beach, CA 90803 | Deal Name: |
| Loan Number: 5234EAppianWay | Inspection Date: 11/20/2017 |
| 2nd Loan / Client #: | Subject APN: 7249-002-009 |

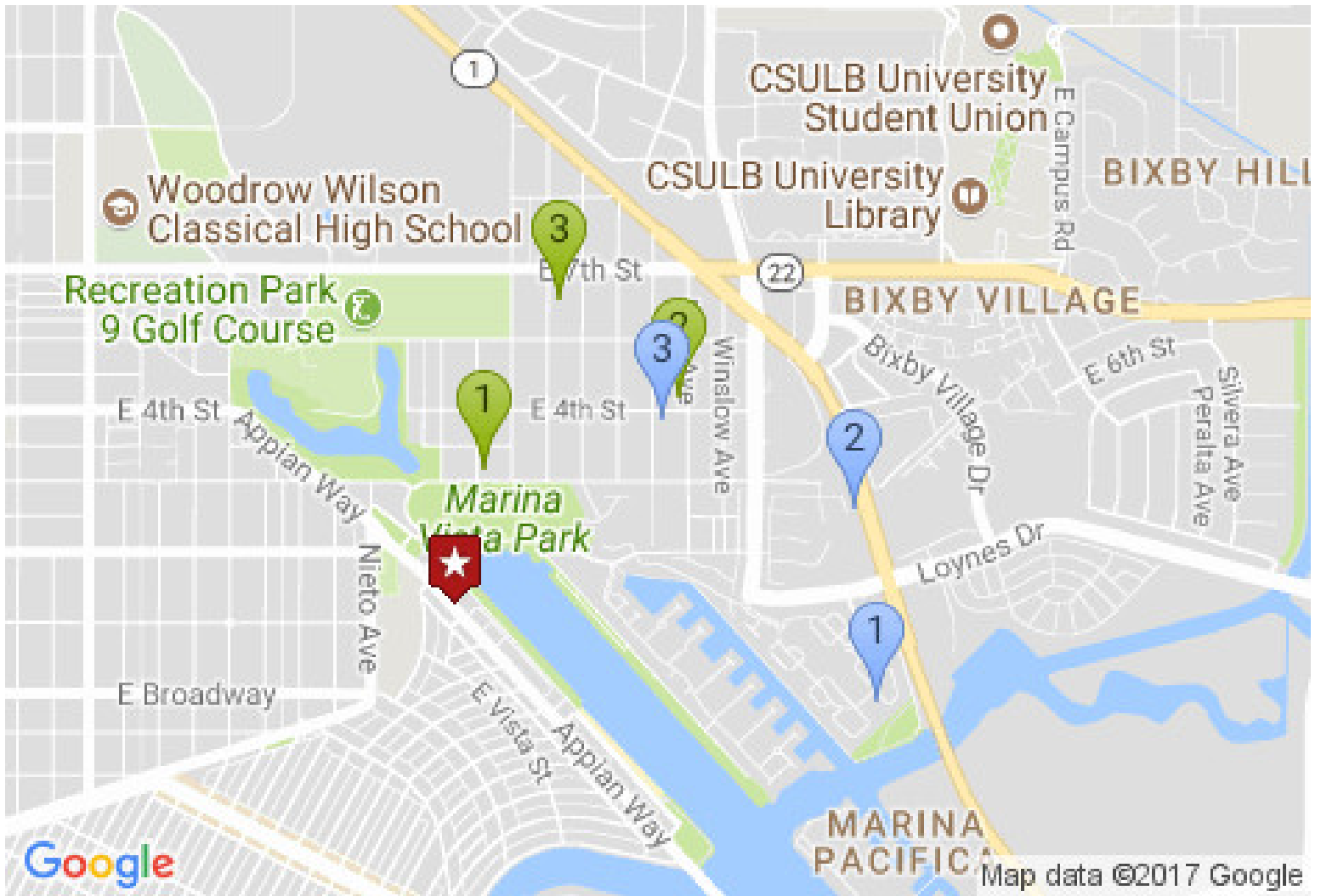
| | | | |
|--|---|-----------------------------------|---------------------------------|
| Property Occupancy Status: Vacant | Does the Property Appear Secure?: Yes | Est. Monthly Rent: \$3,800 | Sold in the last 12 Months?: No |
| Currently Listed: Yes | Currently List Broker: Paul Kott Realtors Inc | List Broker Contact #: 7142670231 | Initial List Price: \$950,000 |
| | Initial List Date: 10/23/2017 | Current List Price: \$950,000 | DOM / CDOM: 21 / 21 |
| Is the Subject Listing Currently Pending?: Yes | Date of Contract: 11/13/2017 | CDOM to Contract: 7 | Sale Price: |
| | | | Sale Date: |

Subject Property Comments / External Influences

Average Condition

| | Subject | Sold Comp 1 | Sold Comp 2 | Sold Comp 3 | List Comp 1 | List Comp 2 | List Comp 3 |
|---------------------|---|--|---------------------------------------|--|---|--|--|
| | | | | | | | |
| Address | 5234 E Appian Way Long Beach, CA 90803 | 352 Panama Ave Long Beach, CA 90814 | 411 Flint Ave Long Beach, CA 90814 | 650 Terraine Ave Long Beach, CA 90814 | 6269 Majorca Cr Long Beach, CA 90803 | 360 Seville Wy Long Beach, CA 90814 | 394 Ultimo Ave Long Beach, CA 90814 |
| Proximity | | 0.26 Miles | 0.56 Miles | 0.59 Miles | 0.78 Miles | 0.75 Miles | 0.51 Miles |
| Sale/List Price | | \$975,000 | \$980,000 | \$1,050,000 | \$979,000 | \$995,000 | \$995,000 |
| Sale Date | | 8/22/2017 | 11/14/2017 | 9/7/2017 | active | active | active |
| Price Per Sq.ft. | \$414.72 | \$419.54 | \$470.02 | \$465.84 | \$391.60 | \$395.15 | \$451.45 |
| Initial List Price | \$950,000 | \$1,100,000 | \$1,150,000 | \$1,150,000 | \$1,069,000 | \$995,000 | \$1,100,000 |
| Initial List Date | 10/23/2017 | 6/24/2017 | 8/18/2017 | 6/4/2017 | 11/11/2016 | 9/8/2017 | 10/16/2017 |
| Current/Final List | \$950,000 | \$990,000 | \$995,000 | \$1,109,000 | \$979,000 | \$995,000 | \$995,000 |
| DOM/CDOM | 21 / 21 | 12 / 12 | 88 / 88 | 40 / 40 | 365 / 365 | 73 / 73 | 35 / 35 |
| Sales Type | | Fair Market | Fair Market | Fair Market | Fair Market | Fair Market | Fair Market |
| Finance Incentives | none | none | none | none | none | none | none |
| Living Area | 2351 | 2324 | 2085 | 2254 | 2500 | 2518 | 2204 |
| #Rooms/Bed/Bath 1 | 9 / 4 / 3 | 10 / 5 / 3 | 7 / 3 / 2 | 8 / 3 / 3 | 8 / 3 / 3 | 8 / 3 / 3 | 8 / 3 / 3 |
| Year Built | 1944 | 1947 | 1955 | 1939 | 1982 | 1981 | 1971 |
| Bsmnt SF/% Finished | | | | | | | |
| Lot Size | 0.1ac | 0.15ac | 0.15ac | 0.15ac | 0.07ac | 0.08ac | 0.07ac |
| Property Type | SF Detach | SF Detach | SF Detach | SF Detach | SF Detach | SF Detach | SF Detach |
| Style / Quality | Single Story / Q4 | 2-Story Conv / Q4 | Single Story / Q3 | Single Story / Q3 | 2-Story Conv / Q3 | 2-Story Conv / Q3 | 2-Story Conv / Q3 |
| # 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 / Yes | No / No / Yes | No / Yes / No |
| Fireplace | No | No | Yes | Yes | Yes | Yes | Yes |
| Garage | 2 Attached | 2 Attached | 2 Attached | 2 Attached | 3 Attached | 2 Attached | 2 Detached |
| Other Features | none | none | none | none | none | none | none |
| HOA Fees | 0/mo | 0/yr | 0/yr | 0/yr | 335/mo | 190/mo | 0/yr |
| Subdivision | Belmont Park | Alamitos Heights | Alamitos Heights | Alamitos Heights | n/a | n/a | Alamitos Heights |
| 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 - PW17143913 | MLS - 17261370PS_PALM | MLS - RS17118069 | MLS - PW16745297 | MLS - PW17208426 | MLS - RS17228359 |

| | | | |
|--------------------------------|---|-----------------------------------|------------------------|
| Market Time 90-120 days | As-Is Price Estimate | As-Repaired Price Estimate | Land Only Price |
| Anticipated Sale Price | \$975,000 | \$975,000 | \$231,802 |
| Recommended List Price | \$985,000 | \$985,000 | |
| 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 |
|---|-------------------|------------|----|----|----------|----------------|------------|-----------------|------------|
| • | 5234 E Appian Way | Long Beach | 4 | 3 | 0.1ac | | 1944 | | |
| 1 | 352 Panama Ave | Long Beach | 5 | 3 | 0.15ac | 8/22/2017 | 1947 | \$975,000 | 0.26 Miles |
| 2 | 411 Flint Ave | Long Beach | 3 | 2 | 0.15ac | 11/14/2017 | 1955 | \$980,000 | 0.56 Miles |
| 3 | 650 Terraine Ave | Long Beach | 3 | 3 | 0.15ac | 9/7/2017 | 1939 | \$1,050,000 | 0.59 Miles |
| 1 | 6269 Majorca Cr | Long Beach | 3 | 3 | 0.07ac | 11/11/2016 | 1982 | \$979,000 | 0.78 Miles |
| 2 | 360 Seville Wy | Long Beach | 3 | 3 | 0.08ac | 9/8/2017 | 1981 | \$995,000 | 0.75 Miles |
| 3 | 394 Ultimo Ave | Long Beach | 3 | 3 | 0.07ac | 10/16/2017 | 1971 | \$995,000 | 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 | Sale comp 1 has similar building size, room counts, condition, and appeal. |
| Sale 2 Comments | Sale comp 2 has similar building size, room counts, and appeal but has upgrades. |
| Sale 3 Comments | Sale comp 3 has similar building size, room counts, and appeal but has upgrades. |
| List 1 Comments | List comp 1 has similar building size, and room counts but has upgrades. |
| List 2 Comments | List comp 2 has similar building size and room counts. However it has upgrades. |
| List 3 Comments | List comp 3 is similar to the subject in building size and room counts but has upgrades. |

Comments:

Service Provider Comments:

The subject looks overall neat and tidy and located in between the upgraded homes on the left and right hand side. The lawn in front yard is well cared. There's no special negative factors showing from the outside visual inspection. I assumed that inside condition is similar to the outside.

Vendor Comments:

Service Provider
Signature

/s/ In Sook Uhm

Service Provider
Company

Century 21 Astro

BPO Effective Date

11/20/2017

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

**5234 E Appian Way
Long Beach, CA 90803**



Address



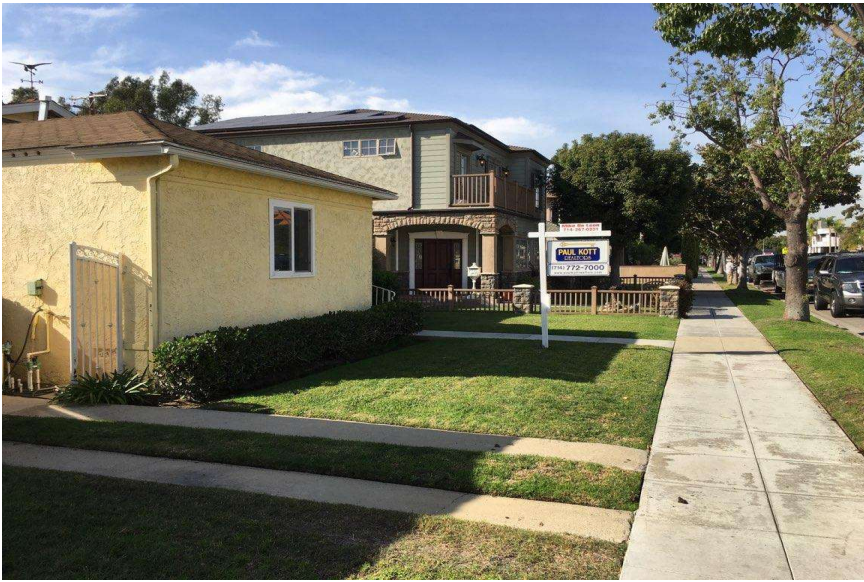
Side



Side



Side



Side



Side



Street



Street



Street



Street



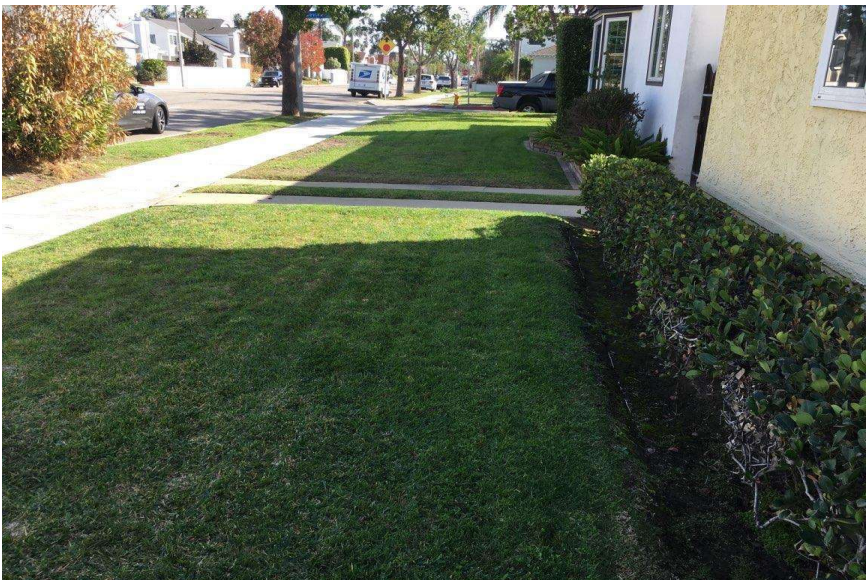
Other



Other



Other



Other



Other



View across street



View across street



Comparable Sale #1

352 Panama Ave
Long Beach, CA 90814
Sale Date: 8/22/2017
Sale Price: \$975,000



Comparable Sale #2

411 Flint Ave
Long Beach, CA 90814
Sale Date: 11/14/2017
Sale Price: \$980,000



Comparable Sale #3

650 Terraine Ave
Long Beach, CA 90814
Sale Date: 9/7/2017
Sale Price: \$1,050,000



Comparable Listing #1

6269 Majorca Cr
Long Beach, CA 90803
Current List: \$979,000



Comparable Listing #2

360 Seville Wy
Long Beach, CA 90814
Current List: \$995,000



Comparable Listing #3

394 Ultimo Ave
Long Beach, CA 90814
Current List: \$995,000

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