

Broker Price Opinion

 Exterior Inspection
 Interior Inspection

Property Address: 306 E Clarion Drive	Vendor ID: 4483472
City, State, Zip: Carson, CA 90745	Deal Name:
Loan Number: 306EClarionDrive	Inspection Date: 3/20/2018
2nd Loan / Client #:	Subject APN: 7334-013-052

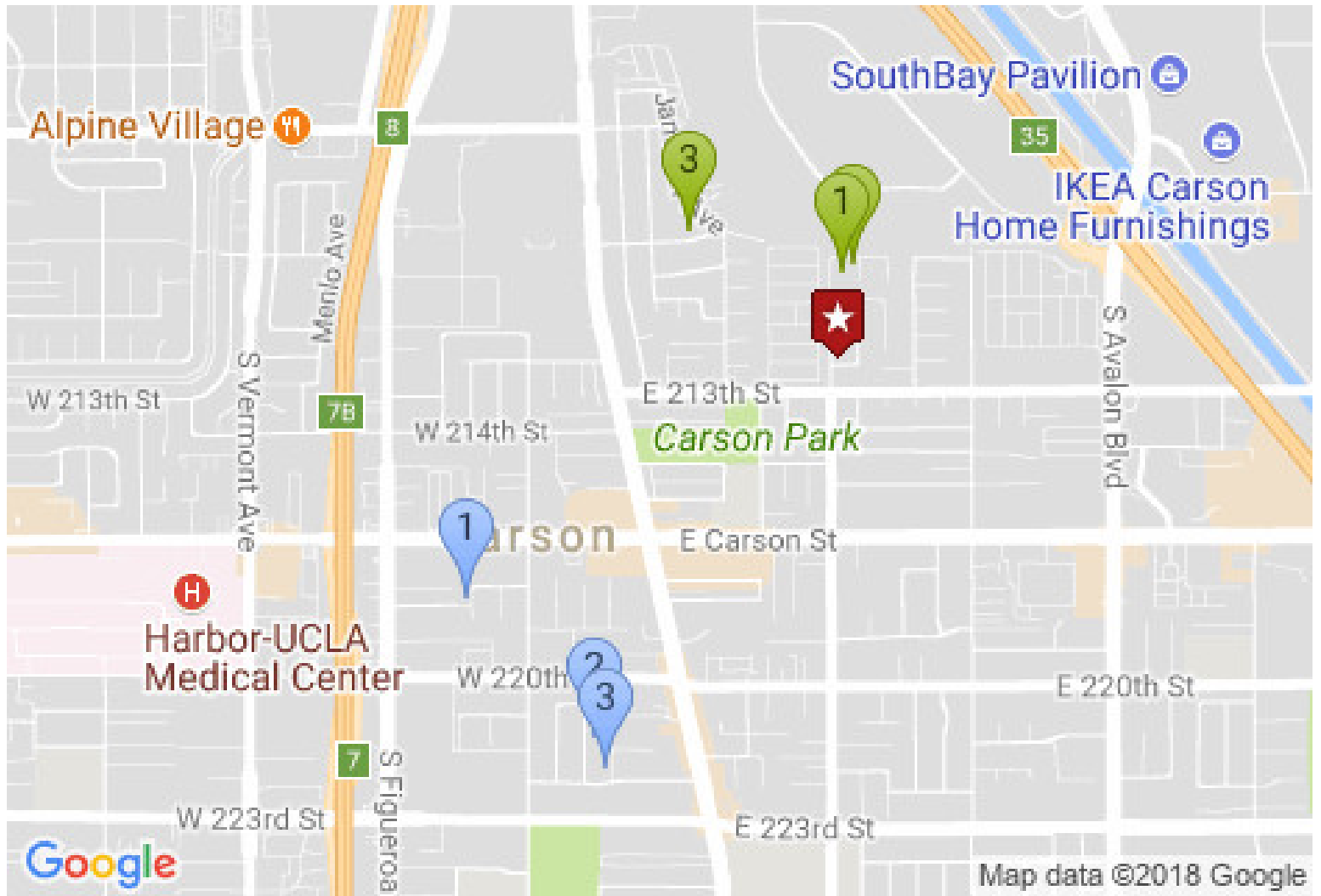
Property Occupancy Status: Owner	Does the Property Appear Secure?: Yes	Est. Monthly Rent: \$2,200	Sold in the last 12 Months?: No
Currently Listed: Yes	Currently List Broker: REAL HOME SERVICES	List Broker Contact #: 7702250466	Initial List Price: \$386,900
		Initial List Date: 8/18/2017	Current List Price: \$367,600
		DOM / CDOM: 63 / 63	Sale Price:
Is the Subject Listing Currently Pending?: Yes	Date of Contract: 3/05/2018	CDOM to Contract: 63	Sale Date:

Subject Property Comments / External Influences
County Land Use: Single Family Resid Universal Land Use: SFR

	Subject	Sold Comp 1	Sold Comp 2	Sold Comp 3	List Comp 1	List Comp 2	List Comp 3
Address	306 E Clarion Drive Carson, CA 90745	21026 Dolores St Carson, CA 90745	320 E Javelin St Carson, CA 90745	201 E Dominguez St Carson, CA 90745	21817 Caroldale Ave Carson, CA 90745	22108 Rashdall Av Carson, CA 90745	22133 Kinard Av Carson, CA 90745
Proximity		0.18 Miles	0.19 Miles	0.37 Miles	0.78 Miles	0.78 Miles	0.82 Miles
Sale/List Price		\$580,000	\$569,000	\$475,000	\$550,000	\$550,000	\$595,000
Sale Date		3/14/2018	1/11/2018	9/22/2017	active	pending	active
Price Per Sq.ft.	\$431.68	\$424.29	\$416.24	\$424.11	\$459.10	\$416.67	\$396.67
Initial List Price	\$386,900	\$569,990	\$569,000	\$499,000	\$550,000	\$550,000	\$595,000
Initial List Date	8/18/2017	2/10/2018	12/5/2017	8/14/2017	1/30/2018	2/22/2018	11/27/2017
Current/Final List	\$367,600	\$580,000	\$569,000	\$499,000	\$550,000	\$550,000	\$595,000
DOM/CDOM	63 / 63	4 / 4	7 / 7	39 / 39	50 / 50	8 / 8	38 / 38
Sales Type		Fair Market	Fair Market	Fair Market	Fair Market	Fair Market	Fair Market
Finance Incentives	0	0	5500	0	0	0	0
Living Area	1332	1367	1367	1120	1198	1320	1500
#Rooms/Bed/Bath 1	6 / 3 / 2	6 / 3 / 2	6 / 3 / 2	6 / 3 / 2	6 / 3 / 2	6 / 3 / 2	6 / 3 / 2
Year Built	1962	1963	1963	1951	1957	1960	1957
Bsmnt SF/% Finished							
Lot Size	0.11ac	0.12ac	0.11ac	0.13ac	0.13ac	0.12ac	0.12ac
Property Type	SF Detach	SF Detach	SF Detach	SF Detach	SF Detach	SF Detach	SF Detach
Style / Quality	Contemp / Q4	Contemp / Q4	Contemp / Q4	Contemp / Q4	Contemp / Q4	Contemp / Q4	Contemp / 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	Yes / No
View	Residential	Residential	Residential	Residential	Residential	Residential	Residential
Porch/Patio/Deck	No / Yes / Yes	No / Yes / No	No / Yes / No	No / Yes / No	No / Yes / No	No / Yes / No	No / Yes / No
Fireplace	No	Yes	Yes	No	Yes	Yes	Yes
Garage	2 Attached	2 Attached	2 Attached	2 Detached	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	Not available	Not available	Not available	Not available	Not available	Not available	Not available
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 - IV17191751	MLS - PW18029566	MLS - SB17269683	MLS - 817001344_ITECH	MLS - SB18022094	MLS - SB18039563	MLS - PW17266932

Market Time 30-90 days	As-Is Price Estimate	As-Repaired Price Estimate	Land Only Price
Anticipated Sale Price	\$575,000	\$575,000	\$340,000
Recommended List Price	\$576,999	\$576,999	
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
•	306 E Clarion Drive	Carson	3	2	0.11ac		1962		
1	21026 Dolores St	Carson	3	2	0.12ac	3/14/2018	1963	\$580,000	0.18 Miles
2	320 E Javelin St	Carson	3	2	0.11ac	1/11/2018	1963	\$569,000	0.19 Miles
3	201 E Dominguez St	Carson	3	2	0.13ac	9/22/2017	1951	\$475,000	0.37 Miles
1	21817 Caroldale Ave	Carson	3	2	0.13ac	1/30/2018	1957	\$550,000	0.78 Miles
2	22108 Rashdall Av	Carson	3	2	0.12ac	2/22/2018	1960	\$550,000	0.78 Miles
3	22133 Kinard Av	Carson	3	2	0.12ac	11/27/2017	1957	\$595,000	0.82 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	Similar GLA and equal bath count; Similar lot Wall to wall carpeting; Stainless steel appliances; Quartz counters
Sale 2 Comments	Similar GLA and equal bath count; Similar lot Wall to wall carpeting; Laminate and tile flooring; Recessed lighting
Sale 3 Comments	Similar GLA and equal bath count; Superior lot Wood laminate flooring; Tankless water heater; Granite counters
List 1 Comments	Similar GLA and equal bath count; Superior lot Wood laminate flooring and tile flooring; Granite counters; Breakfast count
List 2 Comments	Equal GLA and bath count; Similar lot size Wall to wall carpeting and tile flooring; Tile counters
List 3 Comments	Similar GLA and equal bath count; Similar lot size. Granite counters; Tile and hardwood flooring

Comments:

Service Provider Comments:

Subject is a single story single family home located in the central and western section of Carson; Subject exterior appears to be adequately maintained and is consistent with the neighborhood; Area is comprised of mostly single family homes; Subject is bordered by Carson Street to the south; Avalon Blvd to the east; Del Amo Blvd to the north; Main Street to the west; The 110 freeway is 1 mile to the west; The 405 freeway is about 1/4 mile to the north; Centrally located to all major places of convenience, shopping and transportation; The Dominguez and Victoria Golf Courses are situated about mile to the north; There are several parks located within a 1 mile radius of the subject; Closest park is Carson Park mile to the southwest.

Vendor Comments:

Service Provider
Signature

/s/ Michael Midland

Service Provider
Company

Elite REO Services

BPO Effective Date

3/20/2018

Service Provider Lic.
Num.

01408897

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

**306 E Clarion Drive
Carson, CA 90745**



Address



Side



Side



Street



Street



Other



View across street



Comparable Sale #1

21026 Dolores St
Carson, CA 90745
Sale Date: 3/14/2018
Sale Price: \$580,000



Comparable Sale #2

320 E Javelin St
Carson, CA 90745
Sale Date: 1/11/2018
Sale Price: \$569,000



Comparable Sale #3

201 E Dominguez St
Carson, CA 90745
Sale Date: 9/22/2017
Sale Price: \$475,000



Comparable Listing #1

21817 Caroldale Ave
Carson, CA 90745
Current List: \$550,000



Comparable Listing #2

22108 Rashdall Av
Carson, CA 90745
Current List: \$550,000



Comparable Listing #3

22133 Kinard Av
Carson, CA 90745
Current List: \$595,000

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