

Broker Price Opinion

 Exterior Inspection
 Interior Inspection

Property Address: 4104 E Colorado St	Vendor ID: 4463331
City, State, Zip: Long Beach, CA 90814	Deal Name:
Loan Number: 4104EColoradoSt	Inspection Date: 2/24/2018
2nd Loan / Client #:	Subject APN: 7255-021-046

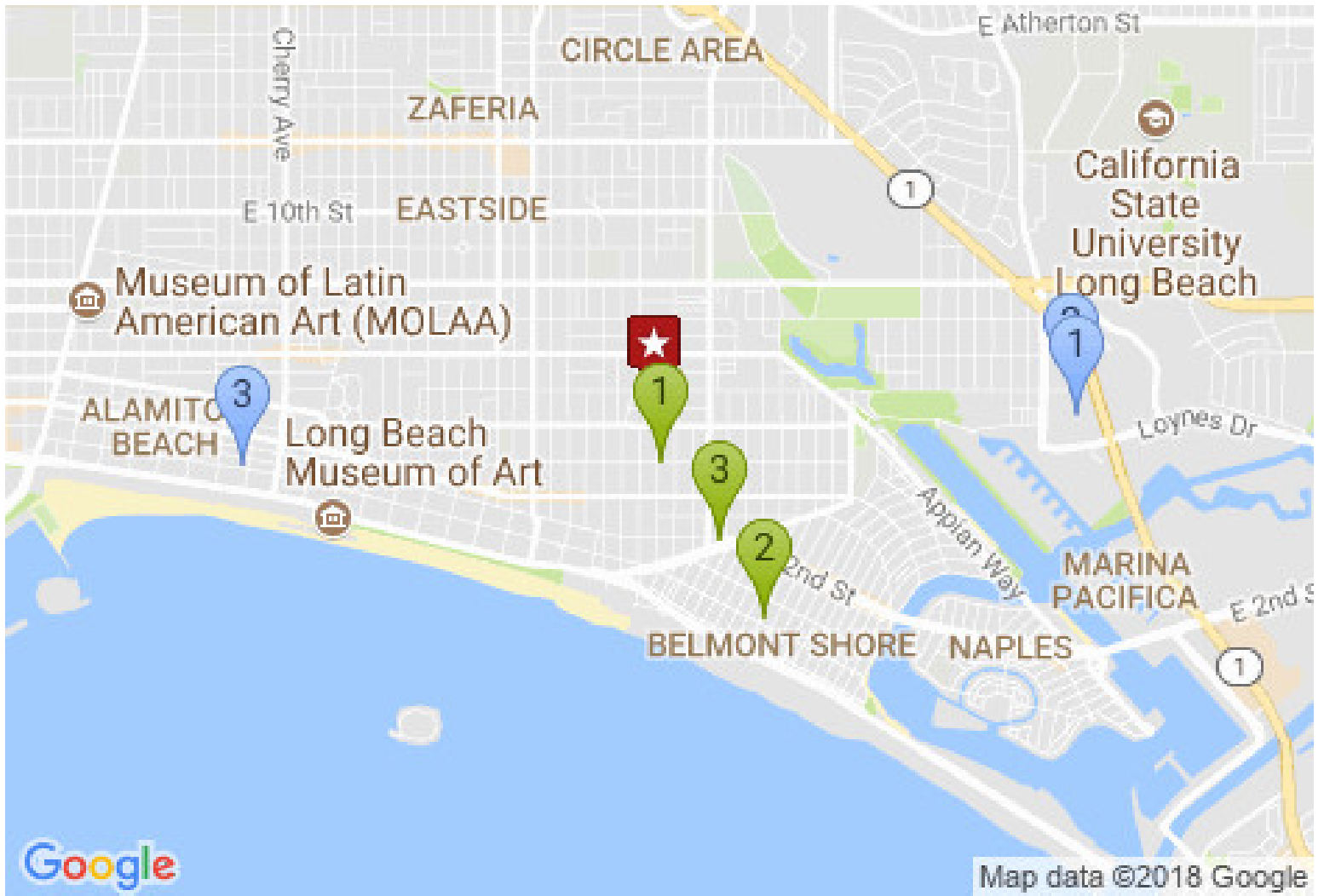
Property Occupancy Status: Owner	Does the Property Appear Secure?: Yes	Est. Monthly Rent: \$4,500	Sold in the last 12 Months?: No
Currently Listed: Yes	Currently List Broker: Coldwell Banker Coast	List Broker Contact #: 5629611203	Initial List Price: \$1,100,000
		Initial List Date: 1/16/2018	Current List Price: \$1,100,000
		DOM / CDOM: 14 / 14	Sale Price:
Is the Subject Listing Currently Pending?: Yes	Date of Contract: 1/30/2018	CDOM to Contract: 14	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	4104 E Colorado St Long Beach, CA 90814	250 Belmont Ave Long Beach, CA 90803	233 1/2 Argonne Av Long Beach, CA 90803	199 Prospect Ave Long Beach, CA 90803	344 Calle Marseille Long Beach, CA 90814	5733 Avenida Estoril Long Beach, CA 90814	103 Hermosa Av Long Beach, CA 90802
Proximity		0.25 Miles	0.87 Miles	0.56 Miles	1.48 Miles	1.45 Miles	1.5 Miles
Sale/List Price		\$1,315,000	\$1,080,000	\$1,325,000	\$1,090,000	\$1,125,000	\$1,200,000
Sale Date		5/26/2017	11/9/2017	8/4/2017	pending	active	active
Price Per Sq.ft.	\$367.72	\$517.31	\$412.69	\$473.21	\$391.95	\$400.93	\$451.81
Initial List Price	\$1,100,000	\$1,349,000	\$1,249,000	\$1,369,000	\$1,164,900	\$1,125,000	\$1,200,000
Initial List Date	1/16/2018	3/14/2017	11/9/2017	7/7/2017	10/17/2017	2/10/2018	2/5/2018
Current/Final List	\$1,100,000	\$1,349,000	\$1,199,000	\$1,369,000	\$1,090,000	\$1,125,000	\$1,200,000
DOM/CDOM	14 / 14	18 / 18	196 / 196	20 / 20	109 / 109	13 / 13	19 / 19
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	2937	2542	2617	2800	2781	2806	2656
#Rooms/Bed/Bath 1	9 / 4 / 3	9 / 4 / 3	9 / 4 / 3	9 / 4 / 3	8 / 3 / 3	9 / 4 / 3	9 / 4 / 3
Year Built	1925	1928	1946	1920	1983	1980	1919
Bsmnt SF/% Finished							
Lot Size	0.15ac	0.09ac	0.07ac	0.16ac	0.12ac	0.08ac	0.13ac
Property Type	SF Detach	SF Detach	SF Detach	SF Detach	SF Detach	SF Detach	SF Detach
Style / Quality	2-Story Conv / Q4	Contemp / Q3	2-Story Conv / Q4	Contemp / 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 / No	No / Yes / No	No / Yes / No
Fireplace	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Garage	1 Detached	2 Attached	2 Attached	2 Attached	2 Attached	2 Detached	2 Detached
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	Belmont Heights	Belmont Heights	n/a	Belmont Heights	n/a	n/a	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
Common Amenities							
Data Source - ID	County Tax - n/a	MLS - RS17051252	MLS - RS17053242	MLS - PW17152080	MLS - RS17237961	MLS - PW18041693	MLS - PW18027341

Market Time 90-120 days	As-Is Price Estimate	As-Repaired Price Estimate	Land Only Price
Anticipated Sale Price	\$1,080,000	\$1,080,000	\$47,719
Recommended List Price	\$1,090,000	\$1,090,000	
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
•	4104 E Colorado St	Long Beach	4	3	0.15ac		1925		
1	250 Belmont Ave	Long Beach	4	3	0.09ac	5/26/2017	1928	\$1,315,000	0.25 Miles
2	233 1/2 Argonne Av	Long Beach	4	3	0.07ac	11/9/2017	1946	\$1,080,000	0.87 Miles
3	199 Prospect Ave	Long Beach	4	3	0.16ac	8/4/2017	1920	\$1,325,000	0.56 Miles
1	344 Calle Marseille	Long Beach	3	3	0.12ac	10/17/2017	1983	\$1,090,000	1.48 Miles
2	5733 Avenida Estoril	Long Beach	4	3	0.08ac	2/10/2018	1980	\$1,125,000	1.45 Miles
3	103 Hermosa Av	Long Beach	4	3	0.13ac	2/5/2018	1919	\$1,200,000	1.5 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, and appeal. However has upgrades.
Sale 2 Comments	Sale comp 2 is similar to the subject in building size, room counts, and appeal.
Sale 3 Comments	Sale comp 3 is similar to the subject in building size, room counts, and appeal. However has upgrades.
List 1 Comments	List comp 1 has similar building size, room counts, and appeal but has upgrades.
List 2 Comments	List comp 2 is similar to the subject in building size, room counts, and appeal. However has upgrades.
List 3 Comments	List comp 3 has similar building size, room counts, and appeal but has upgrades.

Comments:

Service Provider Comments:

The home is listed on the market. Overall the subject looks good condition and upgraded with basic items. Also maintained pretty well. The home is located in a cozy and quiet area in the city of Long Beach. There's no negative factor showing in subject area and overall maintained well by the owners.

Vendor Comments:

Service Provider
Signature

/s/ In Sook Uhm

Service Provider
Company

Century 21 Astro

BPO Effective Date

2/25/2018

Service Provider Lic.
Num.

01845839

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

**4104 E Colorado St
Long Beach, CA 90814**



Address



Side



Side



Side



Side



Side



Side



Side



Side



Street



Street



Other



View across street



Comparable Sale #1

250 Belmont Ave
Long Beach, CA 90803
Sale Date: 5/26/2017
Sale Price: \$1,315,000



Comparable Sale #2

233 1/2 Argonne Av
Long Beach, CA 90803
Sale Date: 11/9/2017
Sale Price: \$1,080,000



Comparable Sale #3

199 Prospect Ave
Long Beach, CA 90803
Sale Date: 8/4/2017
Sale Price: \$1,325,000



Comparable Listing #1

344 Calle Marseille
Long Beach, CA 90814
Current List: \$1,090,000



Comparable Listing #2

5733 Avenida Estoril
Long Beach, CA 90814
Current List: \$1,125,000



Comparable Listing #3

103 Hermosa Av
Long Beach, CA 90802
Current List: \$1,200,000

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