



# Broker Price Opinion

Exterior Inspection  
 Interior Inspection

Property Address: 4110 E Colorado St	Vendor ID: 4463332
City, State, Zip: Long Beach, CA 90814	Deal Name:
Loan Number: 4110EColoradoSt	Inspection Date: 2/24/2018
2nd Loan / Client #:	Subject APN: 7255-021-018

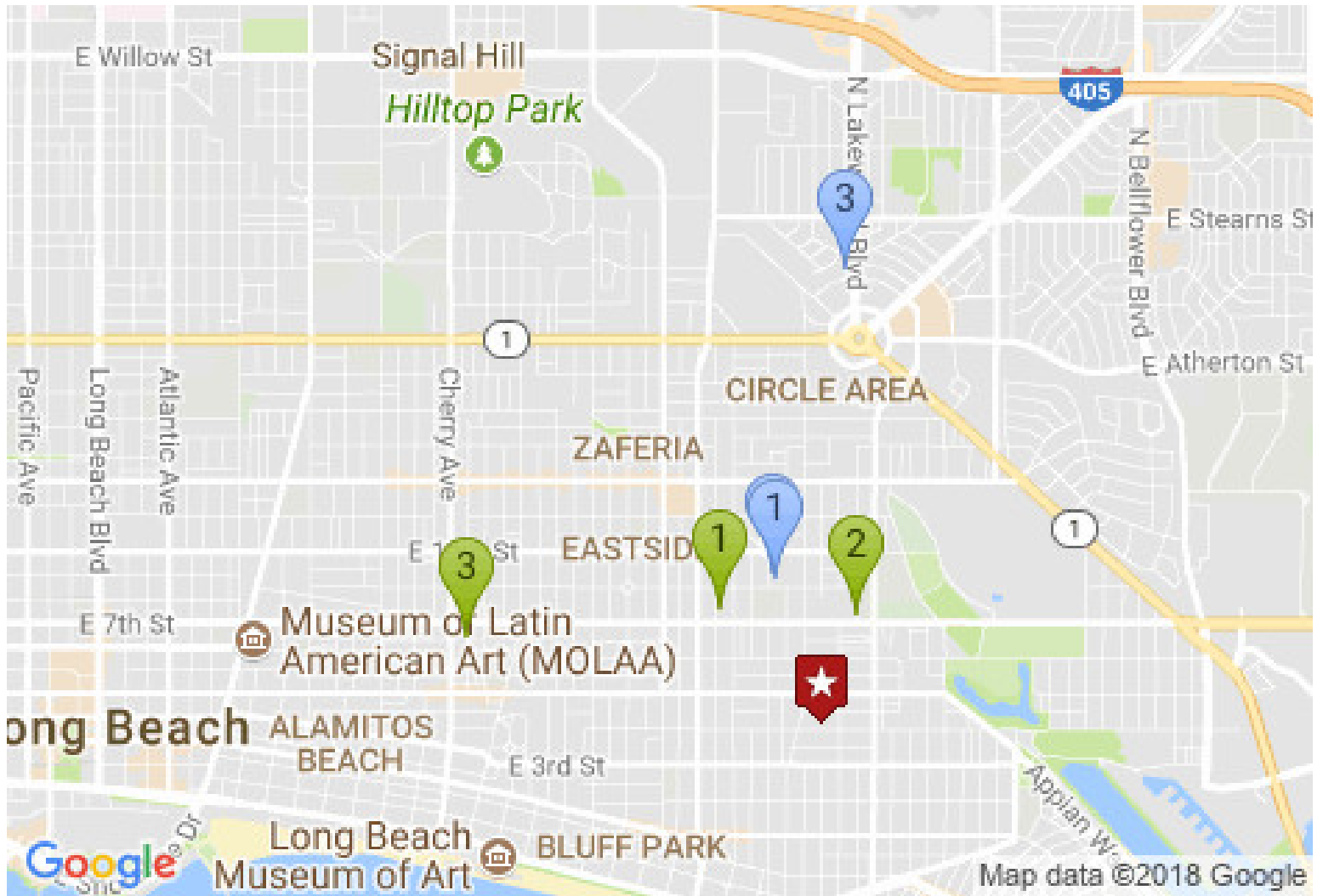
Property Occupancy Status: Unknown	Does the Property Appear Secure?: Yes	Est. Monthly Rent: \$3,800	Sold in the last 12 Months?: No
Currently Listed: Yes	Currently List Broker: Coldwell Banker Coast	List Broker Contact #: 5629611203	Initial List Price: \$830,000
	Initial List Date: 1/16/2018	Current List Price: \$830,000	DOM / CDOM: 14 / 14
Is the Subject Listing Currently Pending?: Yes	Date of Contract: 1/30/2018	CDOM to Contract: 14	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	4110 E Colorado St Long Beach, CA 90814	734 Newport Ave Long Beach, CA 90804	717 Bennett Ave Long Beach, CA 90804	601 Saint Louis Ave Long Beach, CA 90814	816 Grand Ave Long Beach, CA 90804	832 Grand Ave Long Beach, CA 90804	4279 E Jacinto Way Long Beach, CA 90815
Proximity		0.59 Miles	0.43 Miles	1.34 Miles	0.58 Miles	0.6 Miles	1.64 Miles
Sale/List Price		\$710,000	\$757,000	\$788,000	\$749,000	\$759,000	\$770,000
Sale Date		8/29/2017	9/26/2017	12/22/2017	active	pending	pending
Price Per Sq.ft.	\$557.03	\$495.46	\$493.48	\$457.08	\$446.90	\$564.73	\$506.58
Initial List Price	\$830,000	\$699,000	\$724,900	\$798,000	\$749,000	\$759,000	\$770,000
Initial List Date	1/16/2018	8/11/2017	8/17/2017	10/10/2017	1/3/2018	1/27/2018	1/29/2018
Current/Final List	\$830,000	\$699,000	\$724,900	\$788,000	\$749,000	\$759,000	\$770,000
DOM/CDOM	14 / 14	5 / 5	8 / 8	28 / 28	53 / 53	12 / 12	68 / 24
Sales Type		Fair Market	Fair Market	Fair Market	Fair Market	Fair Market	Fair Market
Living Area	1359	1433	1534	1724	1676	1344	1520
#Rooms/Bed/Bath 1	4 / 1 / 1	5 / 2 / 1	5 / 2 / 1	4 / 1 / 1	6 / 2 / 2	5 / 2 / 1	4 / 1 / 1
#Rooms/Bed/Bath 2	4 / 1 / 1	4 / 1 / 1	6 / 2 / 2	5 / 2 / 1	5 / 2 / 1	4 / 1 / 1	6 / 2 / 2
#Rooms/Bed/Bath 3							
#Rooms/Bed/Bath 4							
Year Built	1923	1923	1950	1917	1958	1921	1943
Bsmnt SF/% Finished							
Lot Size	0.12ac	0.14ac	0.1ac	0.11ac	0.13ac	0.13ac	0.16ac
Property Type	2 unit	2 unit	2 unit	2 unit	2 unit	2 unit	2 unit
Style / Quality	Contemp / Q4	Contemp / Q4	Contemp / Q4	Contemp / Q4	Contemp / Q4	Contemp / Q4	Contemp / Q4
# of Units	2	2	2	2	2	2	2
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	No	No	No	No	No	No	No
Garage	3 Detached	2 Detached	2 Detached	1 Detached	2 Detached	2 Detached	3 Detached
Other Features	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Subdivision	Belmont Heights	Eastside	Belmont Heights	Eastside	Eastside	n/a	Artcraft Manor
Rent Potential	\$3,800	\$3,800	\$3,700	\$3,800	\$3,700	\$3,700	\$3,800
Annual Gross Income	\$45,600	\$45,600	\$44,400	\$45,600	\$44,400	\$44,400	\$45,600
Likely Sale Price					\$749,000	\$759,000	\$770,000
Gross Rent Multiplier	16.60	15.57	17.05	17.28	16.87	17.09	16.89
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		none	none	none	none	none	none
Data Source - ID	County Tax - n/a	MLS - SB17185356	MLS - PW17190675	MLS - PW17232534	MLS - PW18001103	MLS - PW18019712	MLS - DW18021679

<b>Market Time 90-120 days</b>	<b>As-Is Price Estimate</b>	<b>As-Repaired Price Estimate</b>	<b>Land Only Price</b>
Anticipated Sale Price	\$757,000	\$757,000	\$39,052
Recommended List Price	\$767,000	\$767,000	
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
•	4110 E Colorado St	Long Beach	2	2	0.12ac		1923		
1	734 Newport Ave	Long Beach	3	2	0.14ac	8/29/2017	1923	\$710,000	0.59 Miles
2	717 Bennett Ave	Long Beach	4	3	0.1ac	9/26/2017	1950	\$757,000	0.43 Miles
3	601 Saint Louis Ave	Long Beach	3	2	0.11ac	12/22/2017	1917	\$788,000	1.34 Miles
1	816 Grand Ave	Long Beach	4	3	0.13ac	1/3/2018	1958	\$749,000	0.58 Miles
2	832 Grand Ave	Long Beach	3	2	0.13ac	1/27/2018	1921	\$759,000	0.6 Miles
3	4279 E Jacinto Way	Long Beach	3	3	0.16ac	1/29/2018	1943	\$770,000	1.64 Miles

**Neighborhood Data:**

Location Type:  Market Trend:  Economic Trend:  Neighborhood Trend:

Housing Supply:  Crime/Vandalism:  REO Driven?:  Avg Age of Home:

Sale to List Ratio:  Neighborhood Pride of Ownership:  Avg Marketing Time of Comparable Listings:

Price Range:  to  Median Price:  Predominate Value:  Average DOM:

% Owners:  % Tenants:  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, condition, and appeal.
Sale 3 Comments	Sale comp 3 is similar to the subject in building size, room counts, and appeal but has upgrades.
List 1 Comments	List comp 1 has similar 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 appeal but has upgrades.

**Comments:**

## Service Provider Comments:

The subject looks like it is maintained in average condition without outstanding upgrades and showing neat and tidy just like other neighborhood homes nearby. There's no fence in front of the subject and there's no negative factor showing. Overall it is maintained well. One positive factor is the school is in walking distance.

## 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

**Repairs**Recommended Repairs would bring the subject to: 

<b>Internal Repairs</b>		<b>Comment</b>	<b>Total</b>
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:			
<b>External Repairs</b>		<b>Comment</b>	<b>Total</b>
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

**4110 E Colorado St  
Long Beach, CA 90814**



Address



Side



Side



Side



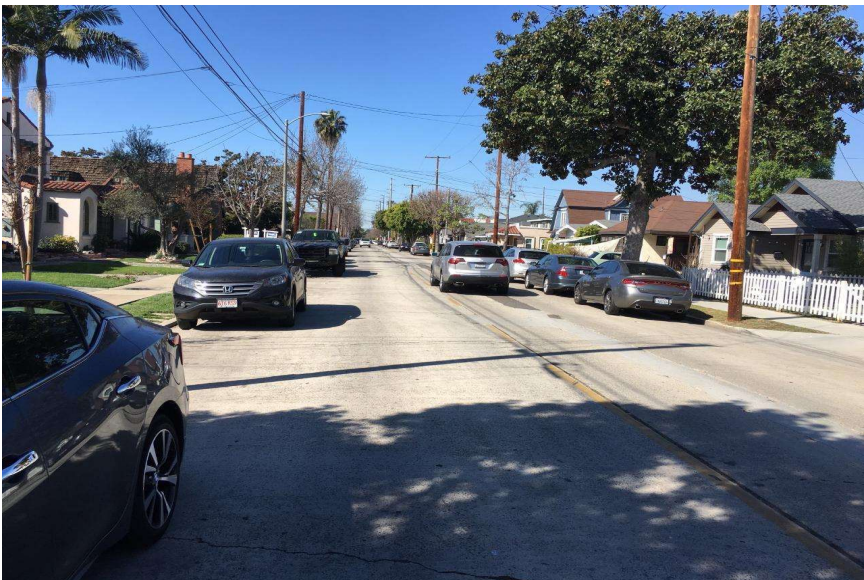
Side



Side



Street



Street



Street



View across street



**Comparable Sale #1**

734 Newport Ave  
Long Beach, CA 90804  
Sale Date: 8/29/2017  
Sale Price: \$710,000



**Comparable Sale #2**

717 Bennett Ave  
Long Beach, CA 90804  
Sale Date: 9/26/2017  
Sale Price: \$757,000



**Comparable Sale #3**

601 Saint Louis Ave  
Long Beach, CA 90814  
Sale Date: 12/22/2017  
Sale Price: \$788,000



**Comparable Listing #1**

816 Grand Ave  
Long Beach, CA 90804  
Current List: \$749,000



**Comparable Listing #2**

832 Grand Ave  
Long Beach, CA 90804  
Current List: \$759,000



**Comparable Listing #3**

4279 E Jacinto Way  
Long Beach, CA 90815  
Current List: \$770,000

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