

# Broker Price Opinion

 Exterior Inspection  
 Interior Inspection

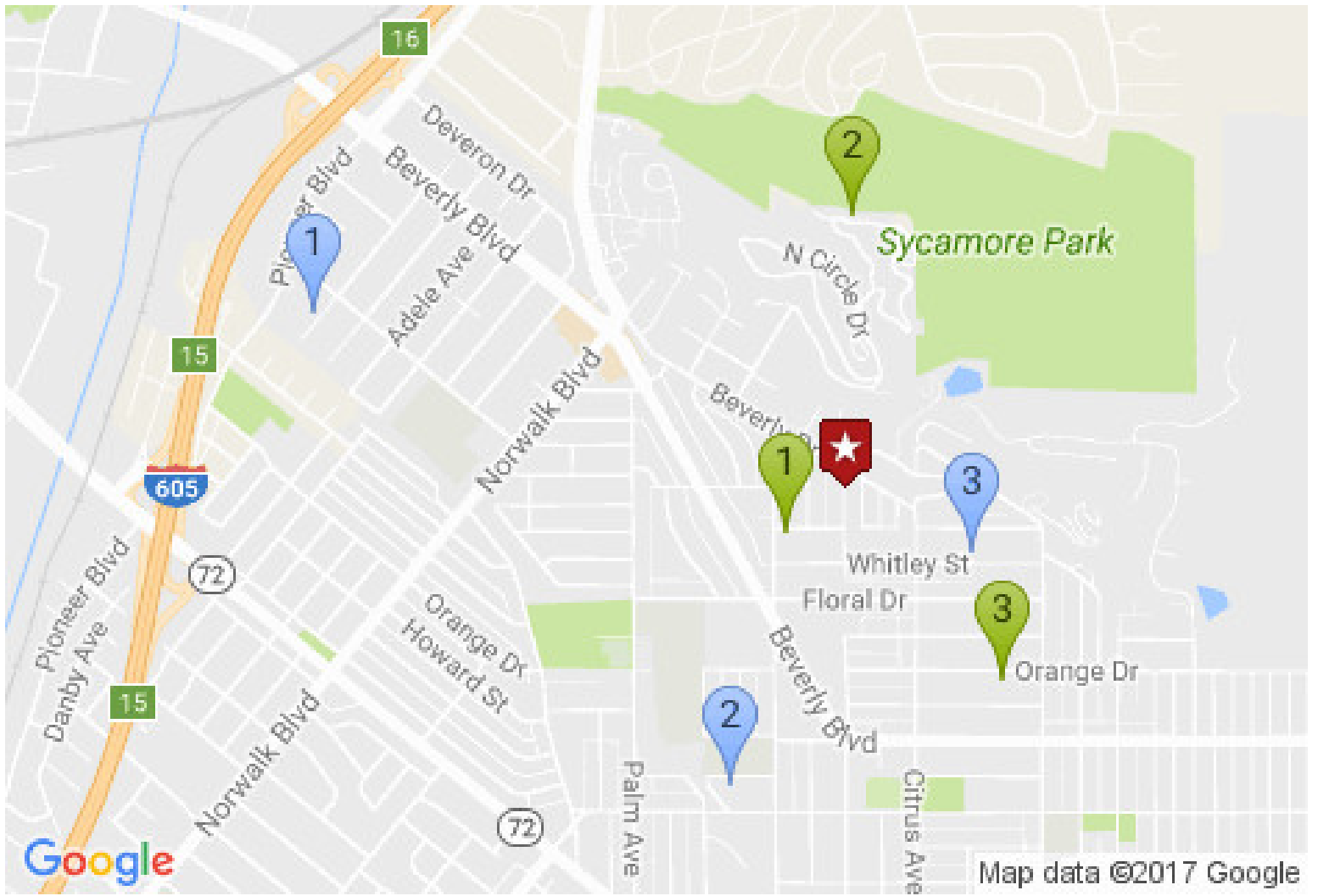
Property Address: 5541 Hoover Ave	Vendor ID: 4213660
City, State, Zip: Whittier, CA 90601	Deal Name:
Loan Number: 000582	Inspection Date: 4/08/2017
2nd Loan / Client #:	Subject APN: 8134-005-002

Property Occupancy Status: Unknown	Does the Property Appear Secure?: Yes	Est. Monthly Rent: \$2,500	Sold in the last 12 Months?: No
Currently Listed: No	List Broker Contact #:	Initial List Price:	Sale Price:
Is the Subject Listing Currently Pending?:	Date of Contract:	CDOM to Contract:	Sale Date:

Subject Property Comments / External Influences  
**No deferred maintenance shows**

	Subject	Sold Comp 1	Sold Comp 2	Sold Comp 3	List Comp 1	List Comp 2	List Comp 3
Address	5541 Hoover Ave Whittier, CA 90601	5602 Magnolia Ave Whittier, CA 90601	11615 Grande Vista Dr Whittier, CA 90601	12426 Orange Dr Whittier, CA 90601	5625 Mesagrove Ave Whittier, CA 90601	11720 Dorland St Whittier, CA 90601	12347 Whitley St Whittier, CA 90601
Proximity		0.09 Miles	0.53 Miles	0.42 Miles	0.99 Miles	0.52 Miles	Same Block
Sale/List Price		\$600,000	\$595,000	\$614,000	\$629,900	\$575,000	\$669,000
Sale Date		3/29/2017	2/16/2017	8/22/2016			
Price Per Sq.ft.	\$320.28	\$347.62	\$320.93	\$352.87	\$374.94	\$329.14	\$329.88
Initial List Price		\$629,888	\$599,000	\$619,000	\$664,900	\$575,000	\$669,000
Initial List Date		1/6/2017	1/5/2017	6/29/2016	2/28/2017	1/18/2017	2/15/2017
Current/Final List		\$629,888	\$599,000	\$619,000	\$629,900	\$575,000	\$669,000
DOM/CDOM		38 / 38	9 / 9	53 / 53	39 / 39	61 / 61	53 / 53
Sales Type		Fair Market	Fair Market	Fair Market	Fair Market	Fair Market	Fair Market
Finance Incentives		none	none	4603	none	none	none
Living Area	1889	1726	1854	1740	1680	1747	2028
#Rooms/Bed/Bath 1	6 / 2 / 2.0	7 / 3 / 2.0	7 / 2 / 3.0	7 / 3 / 2.0	7 / 3 / 2.0	7 / 3 / 2.0	8 / 3 / 3.0
Year Built	1948	1935	1998	1936	1953	1939	1959
Bsmnt SF/% Finished							
Lot Size	0.19ac	0.19ac	0.14ac	0.16ac	0.17ac	0.15ac	0.23ac
Property Type	SF Detach	SF Detach	SF Detach	SF Detach	SF Detach	SF Detach	SF Detach
Style / Quality	Single Story / Q4	Single Story / Q3	2-Story Conv / Q4	Single Story / Q4	Single Story / Q3	Single Story / Q4	Single Story / Q4
# of Units	1	1	1	1	1	1	1
Condition	C3	C3	C3	C3	C3	C3	C3
Pool/Spa	In Ground	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 / No / No	No / No / No	No / No / No	No / No / No	No / No / No	No / No / No
Fireplace	Yes	Yes	No	Yes	Yes	Yes	Yes
Garage	2 Attached	2 Detached	2 Attached	2 Detached	2 Attached	2 Attached	2 Attached
Other Features	none	none	none	none	none	none	none
HOA Fees	0/mo	0/mo	0/mo	0/mo	0/mo	0/mo	0/mo
Subdivision	n/a	n/a	n/a	n/a	n/a	n/a	n/a
School District	Whittier Union High	Whittier Union High	Whittier Union High	Whittier Union High	Whittier Union High	Whittier Union High	Whittier Union High
Data Source - ID	County Tax - n/a	MLS - DW17003915	MLS - OC17003100	MLS - DW16140895	MLS - CV17040906	MLS - DW17011480	MLS - PW17031910

<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	\$605,000	\$605,000	\$238,226
Recommended List Price	\$615,000	\$615,000	
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
•	5541 Hoover Ave	Whittier	2	2	0.19ac		1948		
1	5602 Magnolia Ave	Whittier	3	2	0.19ac	3/29/2017	1935	\$600,000	0.09 Miles
2	11615 Grande Vista Dr	Whittier	2	3	0.14ac	2/16/2017	1998	\$595,000	0.53 Miles
3	12426 Orange Dr	Whittier	3	2	0.16ac	8/22/2016	1936	\$614,000	0.42 Miles
1	5625 Mesagrove Ave	Whittier	3	2	0.17ac	2/28/2017	1953	\$629,900	0.99 Miles
2	11720 Dorland St	Whittier	3	2	0.15ac	1/18/2017	1939	\$575,000	0.52 Miles
3	12347 Whitley St	Whittier	3	3	0.23ac	2/15/2017	1959	\$669,000	Same Block

**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 simialr building size, room counts, and appeal. It has some upgrades in kitchen.
Sale 2 Comments	Sale comp 2 is similar to the subject in building size, room counts, and condition.
Sale 3 Comments	Sale comp 3 is similar to the subject in building size, room counts, condition, and appeal.
List 1 Comments	List comp 1 has similar building size, room counts, and appeal but has upgrades in kitchen and so forth.
List 2 Comments	List comp 2 is similar to the subject in building size, room counts, condition, and appeal.
List 3 Comments	List comp 3 has similar building size, room counts, and appeal but has upgrades.

**Comments:**

Service Provider Comments:

The subject is located in a beautiful area on a hilly side with the well organized neighbor homes with upgrades. The subject front yard is well cared with lawn and trees. The home is upgrades with windows and very neat appeal shows. There's no deferred maintenance shows with neighbor homes as well. The beauty of nature added more to the home value. The home would be sold quickly if it's put on the market due to good condition and excellent location as well.

Vendor Comments:

Service Provider  
Signature

/s/ In Sook Uhm

Service Provider  
Company

Century 21 Astro

BPO Effective Date

4/8/2017

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:			\$0
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:			\$0
Repair Total:			\$0



Subject Front

**5541 Hoover Ave  
Whittier, CA 90601**



Address



Side



Side



Side



Side



Street



Street



Street



Street



Street



Other



Other



Other



View across street



**Comparable Sale #1**

5602 Magnolia Ave  
Whittier, CA 90601  
Sale Date: 3/29/2017  
Sale Price: \$600,000



**Comparable Sale #2**

11615 Grande Vista Dr  
Whittier, CA 90601  
Sale Date: 2/16/2017  
Sale Price: \$595,000



**Comparable Sale #3**

12426 Orange Dr  
Whittier, CA 90601  
Sale Date: 8/22/2016  
Sale Price: \$614,000



**Comparable Listing #1**

5625 Mesagrove Ave  
Whittier, CA 90601  
Current List: \$629,900



**Comparable Listing #2**

11720 Dorland St  
Whittier, CA 90601  
Current List: \$575,000



**Comparable Listing #3**

12347 Whitley St  
Whittier, CA 90601  
Current List: \$669,000

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