

Broker Price Opinion

 Exterior Inspection
 Interior Inspection

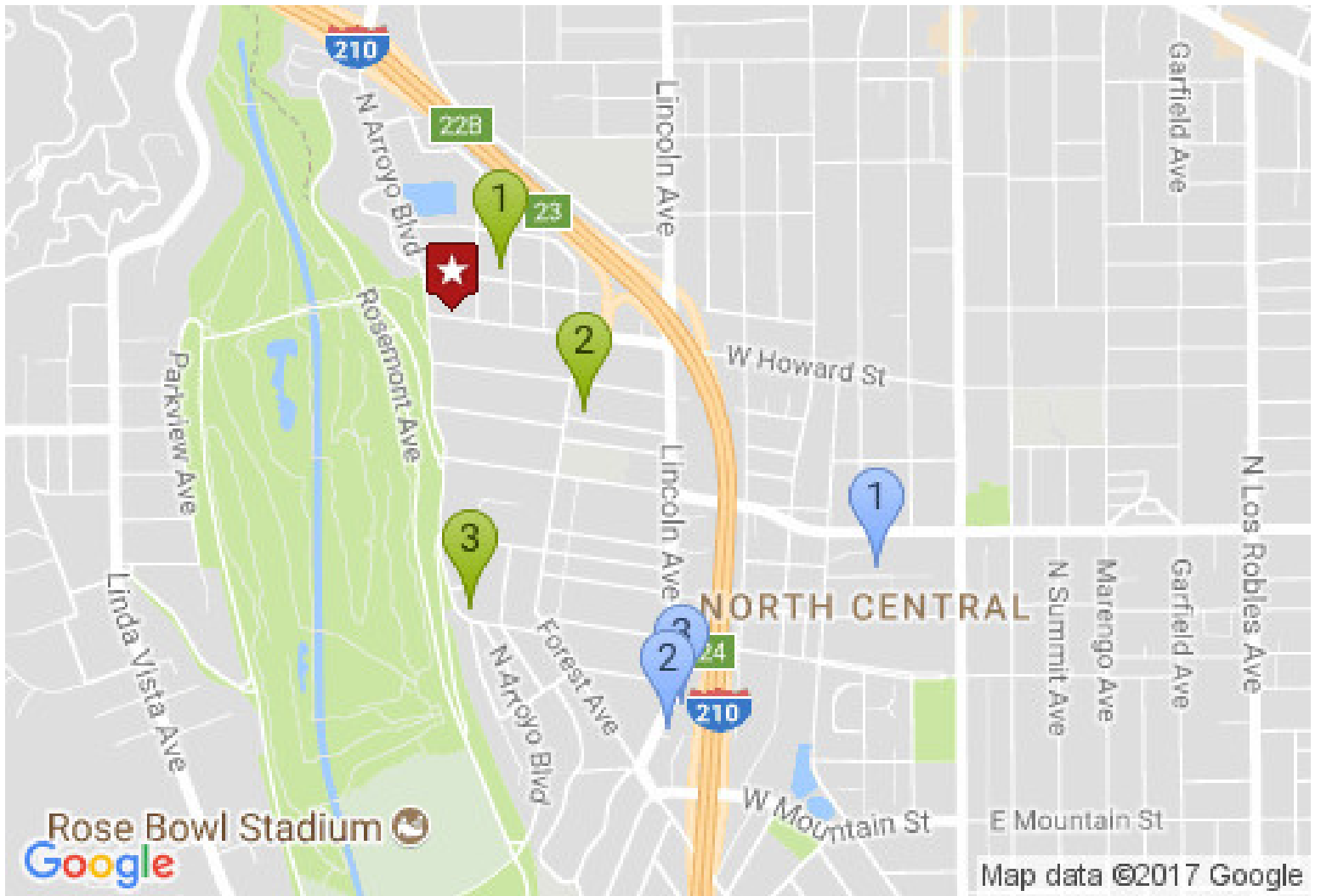
Property Address: 765 W Howard St	Vendor ID: 4382578
City, State, Zip: Pasadena, CA 91103	Deal Name:
Loan Number: 765WHowardSt	Inspection Date: 11/27/2017
2nd Loan / Client #:	Subject APN: 5702-011-008

Property Occupancy Status: Owner	Does the Property Appear Secure?: Yes	Est. Monthly Rent: \$2,800	Sold in the last 12 Months?: No
Currently Listed: Yes	Currently List Broker: JohnHart Real Estate	List Broker Contact #: 8182461099	Initial List Price: \$699,999
	List Broker Contact #: 8182461099	Initial List Date: 9/29/2017	Current List Price: \$699,999
		DOM / CDOM: 34 / 34	Sale Price:
Is the Subject Listing Currently Pending?: Yes	Date of Contract: 11/17/2017	CDOM to Contract: 34	Sale Date:

Subject Property Comments / External Influences
Subject appears well maintained from exterior and is in overall average condition.

	Subject	Sold Comp 1	Sold Comp 2	Sold Comp 3	List Comp 1	List Comp 2	List Comp 3
Address	765 W Howard St Pasadena, CA 91103	1661 Casitas Ave Pasadena, CA 91103	559 Macdonald St Pasadena, CA 91103	1166 N Arroyo Blvd Pasadena, CA 91103	123 Pepper St Pasadena, CA 91103	1114 Lincoln Ave Pasadena, CA 91103	1126 Lincoln Av Pasadena, CA 91103
Proximity		0.11 Miles	0.3 Miles	0.53 Miles	0.88 Miles	0.84 Miles	0.81 Miles
Sale/List Price		\$685,000	\$687,500	\$732,000	\$649,900	\$650,000	\$729,900
Sale Date		9/22/2017	9/21/2017	6/28/2017	active	active	pending
Price Per Sq.ft.	\$532.63	\$463.78	\$612.75	\$547.49	\$542.49	\$432.76	\$583.92
Initial List Price	\$699,999	\$699,000	\$649,900	\$735,000	\$649,900	\$680,000	\$799,900
Initial List Date	9/29/2017	8/19/2017	8/16/2017	4/28/2017	11/14/2017	11/1/2017	9/28/2017
Current/Final List	\$699,999	\$699,000	\$649,900	\$735,000	\$649,900	\$650,000	\$729,900
DOM/CDOM	34 / 34	12 / 12	13 / 13	59 / 59	13 / 13	26 / 26	46 / 46
Sales Type		Fair Market	Fair Market	Fair Market	Fair Market	Fair Market	Fair Market
Finance Incentives	0	0	0	0	0	0	0
Living Area	1333	1477	1122	1337	1198	1502	1250
#Rooms/Bed/Bath 1	3 / 2 / 1	5 / 3 / 2	3 / 2 / 1	5 / 3 / 2	5 / 3 / 2	4 / 3 / 1	5 / 3 / 2
Year Built	1941	1932	1925	1946	1977	1950	1949
Bsmnt SF/% Finished							
Lot Size	0.25ac	0.15ac	0.14ac	0.15ac	0.28ac	0.16ac	0.14ac
Property Type	SF Detach	SF Detach	SF Detach	SF Detach	SF Detach	SF Detach	SF Detach
Style / Quality	Single Story / Q4	Single Story / Q4	Single Story / Q4	Single Story / Q4	Single Story / Q4	Single Story / Q4	Single Story / Q4
# of Units	1	1	1	1	1	1	1
Condition	C4	C4	C3	C4	C4	C4	C4
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 / No / No	No / No / No	No / No / No	Yes / No / No	No / No / No	No / No / No	No / No / No
Fireplace	Yes	Yes	Yes	Yes	No	Yes	Yes
Garage	2 Detached	2 Detached	2 Detached	2 Detached	2 Detached	2 Detached	2 Detached
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	Pasadena	Pasadena	Pasadena	Pasadena	Pasadena	Pasadena	Pasadena
School District	Pasadena Unified	Pasadena Unified	Pasadena Unified	Pasadena Unified	Pasadena Unified	Pasadena Unified	Pasadena Unified
Data Source - ID	County Tax - 317006637	MLS - SR17193254_CRISNET	MLS - 317006042_ITECH	MLS - 317003676_ITECH	MLS - 817002777_ITECH	MLS - 317007089_ITECH	MLS - OC17224219

Market Time 90-120 days	As-Is Price Estimate	As-Repaired Price Estimate	Land Only Price
Anticipated Sale Price	\$710,000	\$710,000	\$350,000
Recommended List Price	\$720,000	\$720,000	
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
•	765 W Howard St	Pasadena	2	1	0.25ac		1941		
1	1661 Casitas Ave	Pasadena	3	2	0.15ac	9/22/2017	1932	\$685,000	0.11 Miles
2	559 Macdonald St	Pasadena	2	1	0.14ac	9/21/2017	1925	\$687,500	0.3 Miles
3	1166 N Arroyo Blvd	Pasadena	3	2	0.15ac	6/28/2017	1946	\$732,000	0.53 Miles
1	123 Pepper St	Pasadena	3	2	0.28ac	11/14/2017	1977	\$649,900	0.88 Miles
2	1114 Lincoln Ave	Pasadena	3	1	0.16ac	11/1/2017	1950	\$650,000	0.84 Miles
3	1126 Lincoln Av	Pasadena	3	2	0.14ac	9/28/2017	1949	\$729,900	0.81 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	Comp is superior in bedroom/bathroom counts, close in age, inferior in lot size and superior in GLA. Average in condition; no deferred maintenance noted.
Sale 2 Comments	Similar in bedroom/bathroom counts, close in age, inferior in GLA and lot size. No deferred maintenance noted.
Sale 3 Comments	Average in condition. Superior in bedroom/bathroom counts, close in age and GLA. No repairs noted.
List 1 Comments	Superior in bedroom/bathroom counts, close in lot size, superior in age and inferior in GLA. Average in condition; no deferred maintenance noted.
List 2 Comments	No deferred maintenance noted. Superior in bedroom/similar in bathroom counts, close in age, inferior in lot size and superior in GLA. No repairs noted; average in condition.
List 3 Comments	Superior in bedroom/bathroom counts, close in age, GLA and inferior in lot size. Average in condition with no repairs noted.

Comments:

Service Provider Comments:

Subject is a 1 story SFR with 2 bedrooms 1 bathroom. It is located near Rose Bowl and brookside Country Club within a mile radius. There were no sold comps within 2 miles that is close to subject's lot size. Age and lot size guidelines were exceeded to provide the most proximate comps for the subject. Weight of this BPO was based on S3. This comp is similar in style, close in age and GLA. Subject would be best marketed in as-is condition with a fair market value of \$710,000. Value is slightly higher than the current list price. The value for this BPO was derived from FMV sales and FMV listings only. Based on recent FMV closings, this value is considered current and accurate.

Vendor Comments:

Service Provider
Signature

/s/ Alvin Papa

Service Provider
Company

The RWM Group, Inc.

BPO Effective Date

11/28/2017

Service Provider Lic.
Num.

01473111

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

**765 W Howard St
Pasadena, CA 91103**



Address



Side



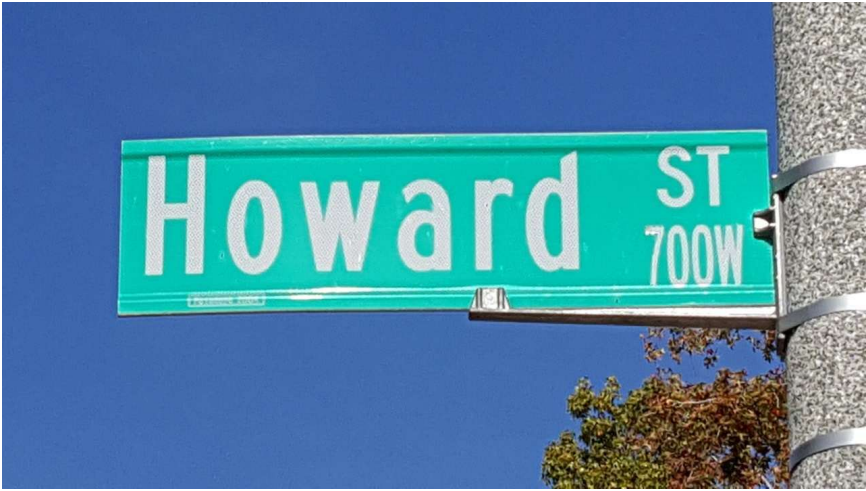
Side



Street



Street



Other



View across street



Comparable Sale #1

1661 Casitas Ave
Pasadena, CA 91103
Sale Date: 9/22/2017
Sale Price: \$685,000



Comparable Sale #2

559 Macdonald St
Pasadena, CA 91103
Sale Date: 9/21/2017
Sale Price: \$687,500



Comparable Sale #3

1166 N Arroyo Blvd
Pasadena, CA 91103
Sale Date: 6/28/2017
Sale Price: \$732,000



Comparable Listing #1

123 Pepper St
Pasadena, CA 91103
Current List: \$649,900



Comparable Listing #2

1114 Lincoln Ave
Pasadena, CA 91103
Current List: \$650,000



Comparable Listing #3

1126 Lincoln Av
Pasadena, CA 91103
Current List: \$729,900

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