

Broker Price Opinion

 Exterior Inspection
 Interior Inspection

Property Address: 7934 Grady Avenue	Vendor ID: 4223338
City, State, Zip: Whittier, CA 90606	Deal Name:
Loan Number: 000585	Inspection Date: 4/24/2017
2nd Loan / Client #:	Subject APN: 8170-022-005

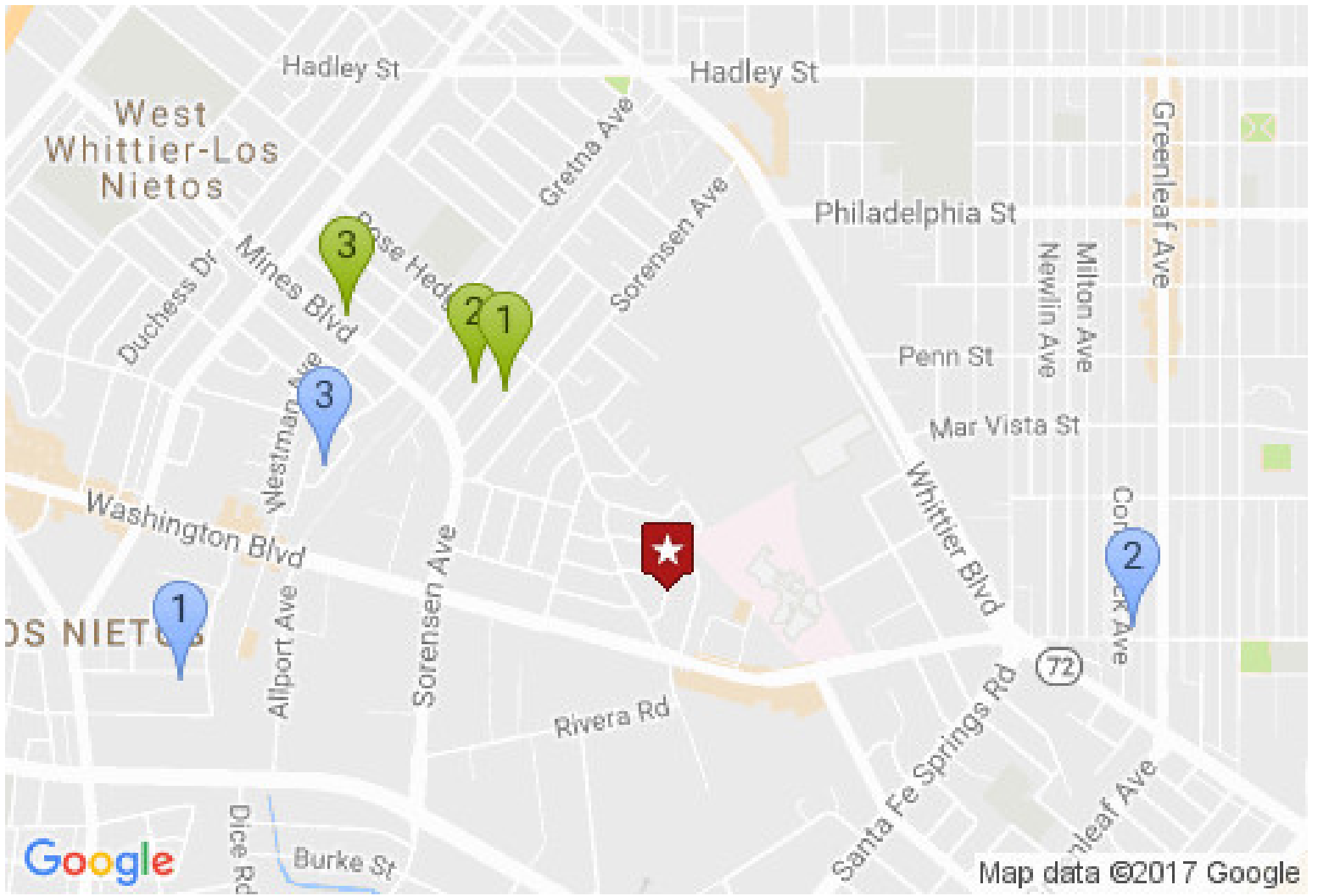
Property Occupancy Status: <input type="text" value="Owner"/>	Does the Property Appear Secure?: <input type="text" value="Yes"/>	Est. Monthly Rent: \$2,000	Sold in the last 12 Months?: <input type="text" value="No"/>
Currently Listed: <input type="text" value="No"/>	List Broker Contact #:	Initial List Price:	Sale Price:
Is the Subject Listing Currently Pending?: <input type="text"/>	Date of Contract:	CDOM to Contract:	Sale Date:

Subject Property Comments / External Influences

Subject is in average condition.

	Subject	Sold Comp 1	Sold Comp 2	Sold Comp 3	List Comp 1	List Comp 2	List Comp 3
Address	7934 Grady Avenue Whittier, CA 90606	7435 Kengard Ave Whittier, CA 90606	7503 Halray Ave Whittier, CA 90606	11473 Mines Blvd Whittier, CA 90606	11642 Wakeman St Whittier, CA 90606	7952 Comstock Ave Whittier, CA 90620	7809 Clive Ave Whittier, CA 90606
Proximity		0.5 Miles	0.54 Miles	0.78 Miles	0.87 Miles	0.83 Miles	0.66 Miles
Sale/List Price		\$464,000	\$425,000	\$478,888	\$429,000	\$455,000	\$459,000
Sale Date		2/24/2017	12/20/2016	12/31/2016			
Price Per Sq.ft.	\$371.02	\$422.97	\$387.42	\$380.37	\$332.30	\$446.52	\$392.64
Initial List Price		\$474,900	\$409,000	\$478,888	\$429,000	\$455,000	\$459,000
Initial List Date		1/25/2017	10/24/2016	11/4/2016	4/3/2017	4/23/2017	4/7/2017
Current/Final List		\$464,000	\$409,000	\$478,888	\$429,000	\$455,000	\$459,000
DOM/CDOM		84 / 14	7 / 7	12 / 12	25 / 25	1 / 1	17 / 17
Sales Type		Fair Market	Fair Market	Fair Market	Fair Market	Fair Market	Fair Market
Finance Incentives		none	none	none	none	none	none
Living Area	1132	1097	1097	1259	1291	1019	1169
#Rooms/Bed/Bath 1	5 / 2 / 1.0	6 / 3 / 1.0	6 / 3 / 1.0	6 / 3 / 1.0	6 / 3 / 1.0	6 / 3 / 1.0	6 / 3 / 1.0
Year Built	1949	1951	1951	1946	1950	1923	1947
Bsmnt SF/% Finished							
Lot Size	0.21ac	0.12ac	0.13ac	0.16ac	0.12ac	0.12ac	0.13ac
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	C3	C3	C3	C3	C3	C3	C3
Pool/Spa	None	No / No	No / No	No / No	Yes / 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	No / No / No	No / No / No	No / No / No	No / No / No
Fireplace	No	No	No	No	No	No	No
Garage	None	1 Attached	1 Attached	2 Attached	None	2 Detached	1 Attached
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	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 - DW17016720	MLS - OC16732821	MLS - DW16740447	MLS - NP17067936	MLS - IV17087398	MLS - PW17074246

Market Time 90-120 days	As-Is Price Estimate	As-Repaired Price Estimate	Land Only Price
Anticipated Sale Price	\$420,000	\$420,000	\$23,579
Recommended List Price	\$430,000	\$430,000	
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
•	7934 Grady Avenue	Whittier	2	1	0.21ac		1949		
1	7435 Kengard Ave	Whittier	3	1	0.12ac	2/24/2017	1951	\$464,000	0.5 Miles
2	7503 Halray Ave	Whittier	3	1	0.13ac	12/20/2016	1951	\$425,000	0.54 Miles
3	11473 Mines Blvd	Whittier	3	1	0.16ac	12/31/2016	1946	\$478,888	0.78 Miles
1	11642 Wakeman St	Whittier	3	1	0.12ac	4/3/2017	1950	\$429,000	0.87 Miles
2	7952 Comstock Ave	Whittier	3	1	0.12ac	4/23/2017	1923	\$455,000	0.83 Miles
3	7809 Clive Ave	Whittier	3	1	0.13ac	4/7/2017	1947	\$459,000	0.66 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, age, and appeal. It has some upgrades done.
Sale 2 Comments	Sale comp 2 is most similar to the subject in building size, room counts, age, condition, and appeal.
Sale 3 Comments	Sale comp 3 has similar building size, room counts, age, and appeal. Also it has upgrades done to the property.
List 1 Comments	List comp 1 has similar building size, room counts, condition, and appeal. The only difference is that list comp 1 has swimming pool.
List 2 Comments	List comp 2 has similar building size, room counts, age, and appeal. However it has some upgrades done such as new paint.
List 3 Comments	List comp 3 has similar building size, room counts, age, condition, and appeal.

Comments:

Service Provider Comments:

The subject is in average condition with no deferred maintenance showing. However the lawn care was not done. Other than the lawn care, there's no negative factor on the subject property. Since the market is slow with limited amount of listings, there would be no problem to sell in a reasonable time with a reasonable price.

Vendor Comments:

Service Provider
Signature

/s/ In Sook Uhm

Service Provider
Company

Century 21 Astro

BPO Effective Date

4/24/2017

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:			
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

**7934 Grady Avenue
Whittier, CA 90606**



Address



Side



Side



Side



Side



Side



Side



Street



Street



Street



Street



Street



Street



Street



Other



Other



Other



View across street



View across street



Comparable Sale #1

7435 Kengard Ave
Whittier, CA 90606
Sale Date: 2/24/2017
Sale Price: \$464,000



Comparable Sale #2

7503 Halray Ave
Whittier, CA 90606
Sale Date: 12/20/2016
Sale Price: \$425,000



Comparable Sale #3

11473 Mines Blvd
Whittier, CA 90606
Sale Date: 12/31/2016
Sale Price: \$478,888



Comparable Listing #1

11642 Wakeman St
Whittier, CA 90606
Current List: \$429,000



Comparable Listing #2

7952 Comstock Ave
Whittier, CA 90620
Current List: \$455,000



Comparable Listing #3

7809 Clive Ave
Whittier, CA 90606
Current List: \$459,000

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