

Broker Price Opinion

 Exterior Inspection
 Interior Inspection

Property Address: 8121 Pageant Street	Vendor ID: 4452573
City, State, Zip: Downey, CA 90240	Deal Name:
Loan Number: 8121PageantStreet	Inspection Date: 2/07/2018
2nd Loan / Client #:	Subject APN: 6364-006-004

Property Occupancy Status: Unknown	Does the Property Appear Secure?: Yes	Est. Monthly Rent: \$3,200	Sold in the last 12 Months?: No
Currently Listed: No	List Broker Contact #:	Current List Price:	Sale Price:
Is the Subject Listing Currently Pending?:	Date of Contract:	CDOM to Contract:	Sale Date:

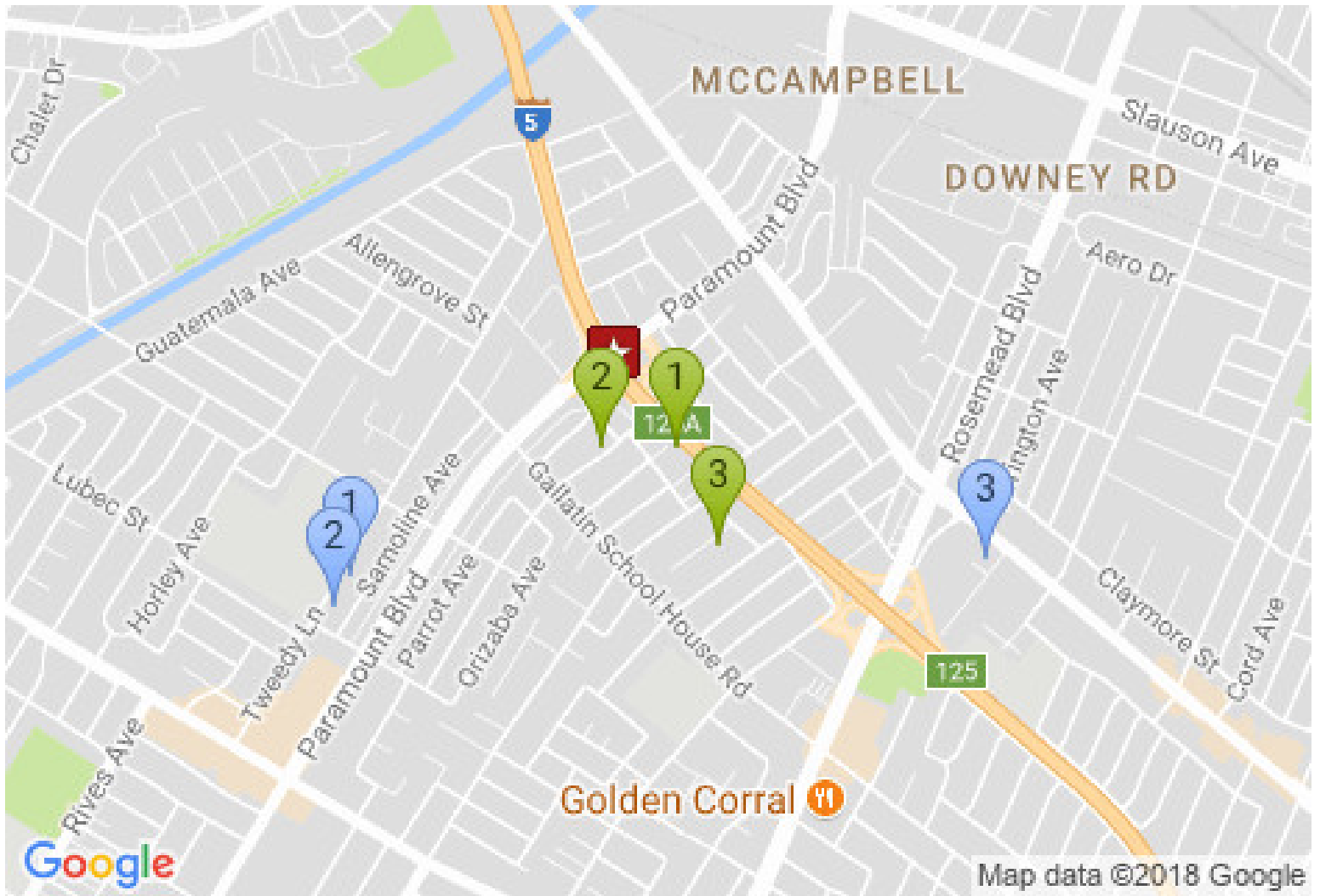
Subject Property Comments / External Influences

Average Condition

	Subject	Sold Comp 1	Sold Comp 2	Sold Comp 3	List Comp 1	List Comp 2	List Comp 3
Address	8121 Pageant Street Downey, CA 90240	9100 Orizaba Ave Downey, CA 90240	9029 Brock Ave Downey, CA 90240	9200 Stamps Ave Downey, CA 90240	9618 Tweedy Ln Downey, CA 90240	9714 Tweedy Ln Downey, CA 90240	8817 Arrington Ave Downey, CA 90240
Proximity		0.13 Miles	0.1 Miles	0.31 Miles	0.58 Miles	0.63 Miles	0.7 Miles
Sale/List Price		\$690,000	\$665,000	\$699,900	\$723,000	\$744,888	\$689,000
Sale Date		1/10/2018	1/8/2018	5/26/2017	active	active	active
Price Per Sq.ft.	\$321.10	\$313.64	\$424.65	\$335.68	\$394.22	\$346.62	\$298.66
Initial List Price		\$719,999	\$675,000	\$699,900	\$725,899	\$775,900	\$689,000
Initial List Date		11/29/2017	8/3/2017	4/3/2017	7/8/2017	11/1/2017	1/14/2018
Current/Final List		\$719,950	\$665,000	\$699,900	\$723,000	\$744,888	\$689,000
DOM/CDOM		10 / 10	97 / 97	7 / 7	216 / 216	99 / 99	21 / 21
Sales Type		Fair Market	Fair Market	Fair Market	Fair Market	Fair Market	Fair Market
Finance Incentives		none	none	none	none	none	none
Living Area	1962	2200	1566	2085	1834	2149	2307
#Rooms/Bed/Bath 1	7 / 3 / 2	10 / 4 / 4	7 / 3 / 2	9 / 4 / 3	8 / 4 / 2	8 / 3 / 3	8 / 3 / 3
Year Built	1950	1952	1950	1963	1948	1948	1948
Bsmnt SF/% Finished							
Lot Size	0.17ac	0.25ac	0.2ac	0.22ac	0.14ac	0.14ac	0.27ac
Property Type	SF Detach	SF Detach	SF Detach	SF Detach	SF Detach	SF Detach	SF Detach
Style / Quality	2-Story Conv / Q4	Single Story / Q4	Single Story / Q4	Single Story / Q4	Single Story / Q4	Single Story / Q4	2-Story Conv / Q4
# of Units	1	1	1	1	1	1	1
Condition	C4	C3	C4	C4	C3	C3	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	Yes / Yes / Yes	Yes / Yes / Yes	Yes / Yes / Yes	Yes / Yes / Yes	Yes / Yes / Yes	Yes / Yes / Yes	Yes / Yes / Yes
Fireplace	No	No	No	No	Yes	Yes	Yes
Garage	2 Attached	2 Attached	2 Attached	2 Attached	2 Attached	2 Attached	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	n/a	n/a	n/a	n/a	n/a	n/a	Los Angeles
School District	Downey Unified	Downey Unified	Downey Unified	Downey Unified	Downey Unified	Downey Unified	Downey Unified

Data Source - ID	County Tax - n/a	MLS - DW17266038	MLS - IV17162841	MLS - DW17069537	MLS - DW17155512	MLS - PW17244795	MLS - OC18009856
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Market Time 90-120 days	As-Is Price Estimate	As-Repaired Price Estimate	Land Only Price
Anticipated Sale Price	\$630,000	\$660,000	\$282,005
Recommended List Price	\$640,000	\$670,000	
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
•	8121 Pageant Street	Downey	3	2	0.17ac		1950		
1	9100 Orizaba Ave	Downey	4	4	0.25ac	1/10/2018	1952	\$690,000	0.13 Miles
2	9029 Brock Ave	Downey	3	2	0.2ac	1/8/2018	1950	\$665,000	0.1 Miles
3	9200 Stamps Ave	Downey	4	3	0.22ac	5/26/2017	1963	\$699,900	0.31 Miles
1	9618 Tweedy Ln	Downey	4	2	0.14ac	7/8/2017	1948	\$723,000	0.58 Miles
2	9714 Tweedy Ln	Downey	3	3	0.14ac	11/1/2017	1948	\$744,888	0.63 Miles
3	8817 Arrington Ave	Downey	3	3	0.27ac	1/14/2018	1948	\$689,000	0.7 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 has similar building size, room counts, and appeal.
Sale 2 Comments	Sale comp 2 is similar to the subject in building size, room counts, and appeal.
Sale 3 Comments	Sale comp 3 has similar building size, room counts, and appeal.
List 1 Comments	List comp 1 has similar building size, room counts, and appeal.
List 2 Comments	List comp 2 is similar to the subject in building size, room counts, and appeal.
List 3 Comments	List comp 3 has similar building size, room counts, and appeal.

Comments:

Service Provider Comments:

The subject is just ignored and everything looks like broken with original condition without any upgrades. The wall is old and roof looks like damaged. Window frame is also dusty and dirt is all over the house. Moreover, freeway sound is constantly annoying with huge sound. The subject is right next to freeway in the back of the house. Also there's a big tree that should be moved in front yard that is too close to the subject. Repair cost might be at least 20K-30K depending on the condition of the property inside.

Vendor Comments:

Service Provider
Signature

/s/ In Sook Uhm

Service Provider
Company

Century 21 Astro

BPO Effective Date

2/9/2018

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	Damaged roof		\$5,000
Siding/Trim	Big tree in front yard removal		\$2,000
Structural			\$0
Windows/Doors	Paint and cleaning		\$2,000
Paint	Exterior Paint		\$5,000
Foundation			\$0
Garage			\$0
Landscaping			\$0
Fence			\$0
Other			\$0
External Repair Total:			\$14,000
Repair Total:			\$14,000



Subject Front

**8121 Pageant Street
Downey, CA 90240**



Address



Side



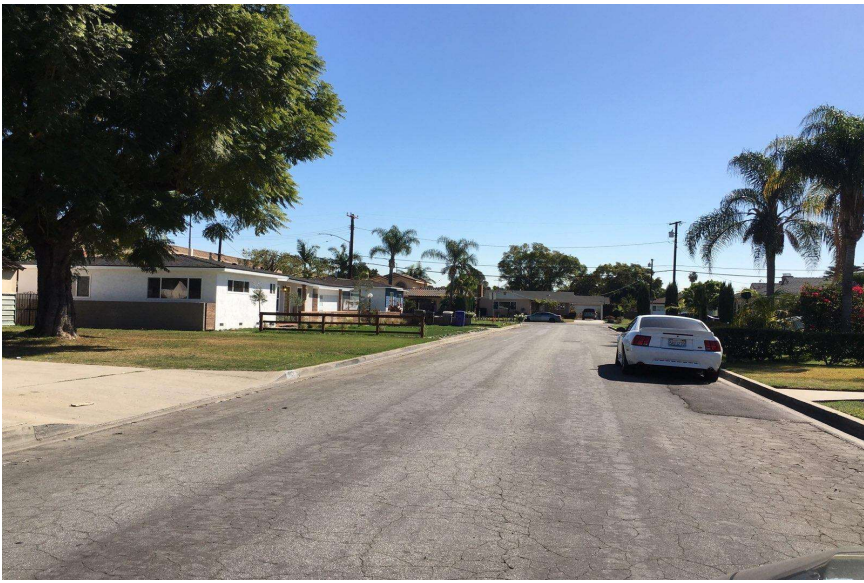
Side



Side



Street



Street



Street



Other



Other



Other



View across street



Comparable Sale #1

9100 Orizaba Ave
Downey, CA 90240
Sale Date: 1/10/2018
Sale Price: \$690,000



Comparable Sale #2

9029 Brock Ave
Downey, CA 90240
Sale Date: 1/8/2018
Sale Price: \$665,000



Comparable Sale #3

9200 Stamps Ave
Downey, CA 90240
Sale Date: 5/26/2017
Sale Price: \$699,900



Comparable Listing #1

9618 Tweedy Ln
Downey, CA 90240
Current List: \$723,000



Comparable Listing #2

9714 Tweedy Ln
Downey, CA 90240
Current List: \$744,888



Comparable Listing #3

8817 Arrington Ave
Downey, CA 90240
Current List: \$689,000

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