


Broker Price Opinion

 Exterior Inspection
 Interior Inspection

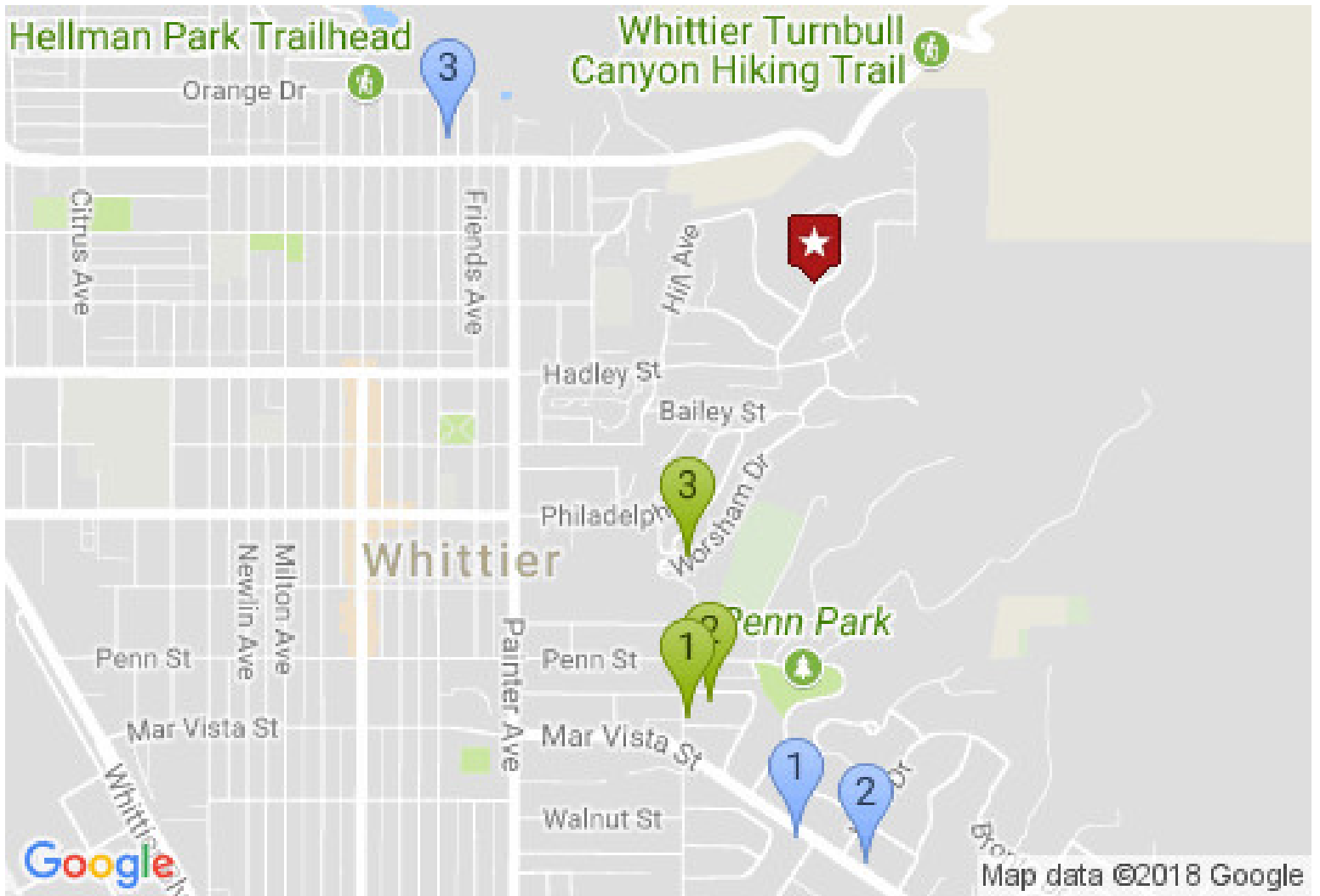
Property Address: 6267 Southwind Drive	Vendor ID: 4428302
City, State, Zip: Whittier, CA 90601	Deal Name:
Loan Number: 6267SouthwindDrive	Inspection Date: 1/19/2018
2nd Loan / Client #:	Subject APN: 8137-025-020

Property Occupancy Status: <input type="text" value="Owner"/>	Does the Property Appear Secure?: <input type="text" value="Yes"/>	Est. Monthly Rent: \$1,800	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
No special conditions for the subject property needed.

	Subject	Sold Comp 1	Sold Comp 2	Sold Comp 3	List Comp 1	List Comp 2	List Comp 3
							
Address	6267 Southwind Drive Whittier, CA 90601	13801 Eastridge Dr Whittier, CA 90602	13822 Franklin St Whittier, CA 90602	7065 Worsham Dr Whittier, CA 90602	13958 Mar Vista St Whittier, CA 90602	14049 Mar Vista St Whittier, CA 90602	5842 Washington Ave Whittier, CA 90601
Proximity		0.78 Miles	0.75 Miles	0.51 Miles	0.97 Miles	1.02 Miles	0.68 Miles
Sale/List Price		\$539,000	\$615,000	\$565,000	\$799,000	\$730,700	\$729,000
Sale Date		10/6/2017	12/18/2017	12/19/2017	active	active	active
Price Per Sq.ft.	\$310.44	\$312.83	\$359.02	\$291.09	\$416.36	\$459.27	\$338.44
Initial List Price		\$569,900	\$639,900	\$699,000	\$799,000	\$748,888	\$739,999
Initial List Date		7/21/2017	10/13/2017	7/5/2017	10/18/2017	11/10/2017	10/25/2017
Current/Final List		\$539,000	\$639,900	\$699,000	\$799,000	\$730,700	\$729,000
DOM/CDOM		50 / 50	21 / 21	65 / 65	92 / 92	101 / 70	174 / 80
Sales Type		Fair Market	Fair Market	Fair Market	Fair Market	Fair Market	Fair Market
Finance Incentives		None	None	None	None	None	None
Living Area	1820	1723	1713	1941	1919	1591	2154
#Rooms/Bed/Bath 1	6 / 3 / 2	7 / 3 / 2	6 / 4 / 2	6 / 3 / 3	7 / 4 / 3	6 / 3 / 2	5 / 3 / 2
Year Built	1962	1951	1951	1951	1959	1937	1922
Bsmnt SF/% Finished							
Lot Size	0.23ac	0.15ac	0.18ac	0.18ac	0.26ac	0.32ac	0.12ac
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	2-Story Conv / Q4	Single Story / Q4	2-Story Conv / Q4	2-Story Conv / Q4
# of Units	1	1	1	1	1	1	1
Condition	C4	C4	C4	C4	C4	C4	C4
Pool/Spa	None	No / No	No / No	No / No	No / No	No / No	No / No
View	Residential	Residential	Skyline/City Lights	Skyline/City Lights	Residential	Skyline/City Lights	Skyline/City Lights
Porch/Patio/Deck	No / No / No	No / Yes / No	No / No / No	No / No / No	No / Yes / No	No / No / No	No / No / No
Fireplace	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Garage	2 Attached	2 Attached	2 Attached	2 Attached	3 Detached	2 Detached	2 Detached
Other Features	Fence	Fence	Fence	Fence	None	Fence	Fence
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 Un	Whittier Un	Whittier Un	Whittier Un	Whittier Un	Whittier Un	Whittier Un
Common Amenities							
Data Source - ID	County Tax - N/A	MLS - PW17166703	MLS - PW17235860	MLS - PW17151591	MLS - TR17239366	MLS - PW17255296	MLS - PW17243668

Market Time 90-120 days	As-Is Price Estimate	As-Repaired Price Estimate	Land Only Price
Anticipated Sale Price	\$565,000	\$565,000	\$120,000
Recommended List Price	\$565,000	\$565,000	
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
•	6267 Southwind Drive	Whittier	3	2	0.23ac		1962		
1	13801 Eastridge Dr	Whittier	3	2	0.15ac	10/6/2017	1951	\$539,000	0.78 Miles
2	13822 Franklin St	Whittier	4	2	0.18ac	12/18/2017	1951	\$615,000	0.75 Miles
3	7065 Worsham Dr	Whittier	3	3	0.18ac	12/19/2017	1951	\$565,000	0.51 Miles
1	13958 Mar Vista St	Whittier	4	3	0.26ac	10/18/2017	1959	\$799,000	0.97 Miles
2	14049 Mar Vista St	Whittier	3	2	0.32ac	11/10/2017	1937	\$730,700	1.02 Miles
3	5842 Washington Ave	Whittier	3	2	0.12ac	10/25/2017	1922	\$729,000	0.68 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	3 bedrooms, 2 baths, white kitchen cabinets, white kitchen appliances, sparkling original hard wood floors, bedrooms are very spacious, bathrooms remodeled.
Sale 2 Comments	4 spacious bedrooms, 2 bathrooms, living room with a fireplace that is adjacent to the dining area. The kitchen offers built-ins, plenty of counter space, cabinet space and eating area.
Sale 3 Comments	The living room is oversized with wood flooring, fireplace and an expanse of windows. The dining room has the same wood flooring with room for a large dinner party. This property was built in 1951.
List 1 Comments	4 bedroom, 3 bath home near Michigan Park. Home has been tastefully remodeled from top to bottom which includes a fully remodeled kitchen with arabesque tile backsplash which compliments the quartz countertops. Remodeled bathrooms, new copper plumbin.
List 2 Comments	Historic Whittier home in prestigious Mar Vista Heights. Additional 700 sq. ft. second floor was not officially included on original title in 1936.
List 3 Comments	This craftsman style home is located in one of the most desirable neighborhoods in Uptown Whittier. This home has recently been remodeled with beautiful porcelain flooring all throughout the home and has brand new kitchen cabinetry.

Comments:

Service Provider Comments:

Subject is occupied, there is no accumulated mail or newspapers and there are two motor vehicles parked in the driveway. When gathering the sold comps that were within the permitted parameters, I had to extend the search to 0.8 mile radius in other to stay within the 20% +/- GLA and that the selected comps would all be in the same side of the FWY of the subject property. For the active comps, I saw the need to go even farther, because the lack of comps within the 0.5 mile radius from the subject. In order to select comps that were active within the last 4 months and 20% +/- GLA, I had to extend the search to 1 miles from the subject property. The adjustments needed were -\$2000 because of the room difference -\$6000 because of the GLA difference and +\$8000 because of the lot size difference. Adjusted comp value = \$565000

Vendor Comments:

Service Provider
Signature

/s/ John Jones

Service Provider
Company

Elite REO Services

BPO Effective Date

1/20/2018

Service Provider Lic.
Num.

01318149

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			\$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

**6267 Southwind Drive
Whittier, CA 90601**



Address



Side



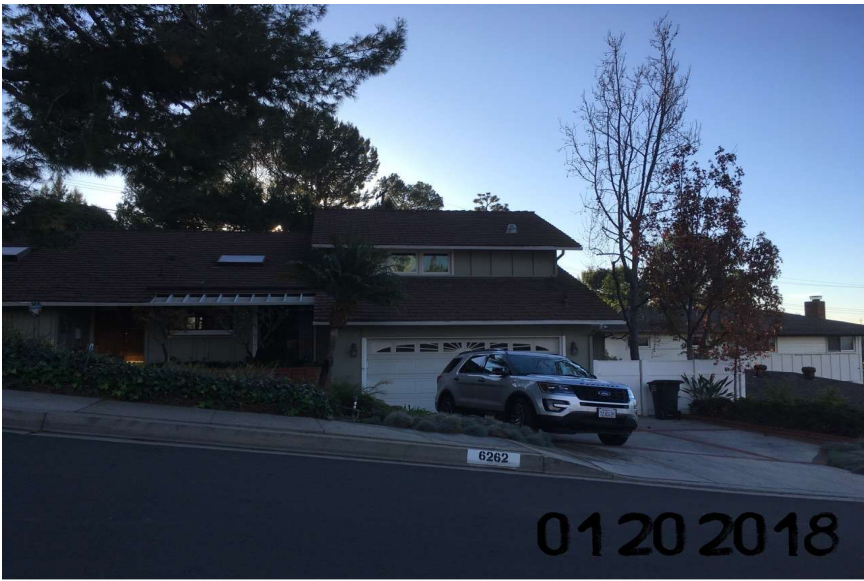
Side



Street



Street



View across street



Comparable Sale #1

13801 Eastridge Dr
Whittier, CA 90602
Sale Date: 10/6/2017
Sale Price: \$539,000



Comparable Sale #2

13822 Franklin St
Whittier, CA 90602
Sale Date: 12/18/2017
Sale Price: \$615,000



Comparable Sale #3

7065 Worsham Dr
Whittier, CA 90602
Sale Date: 12/19/2017
Sale Price: \$565,000



Comparable Listing #1

13958 Mar Vista St
Whittier, CA 90602
Current List: \$799,000



Comparable Listing #2

14049 Mar Vista St
Whittier, CA 90602
Current List: \$730,700



Comparable Listing #3

5842 Washington Ave
Whittier, CA 90601
Current List: \$729,000

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