










Broker Price Opinion

Exterior Inspection
 Interior Inspection

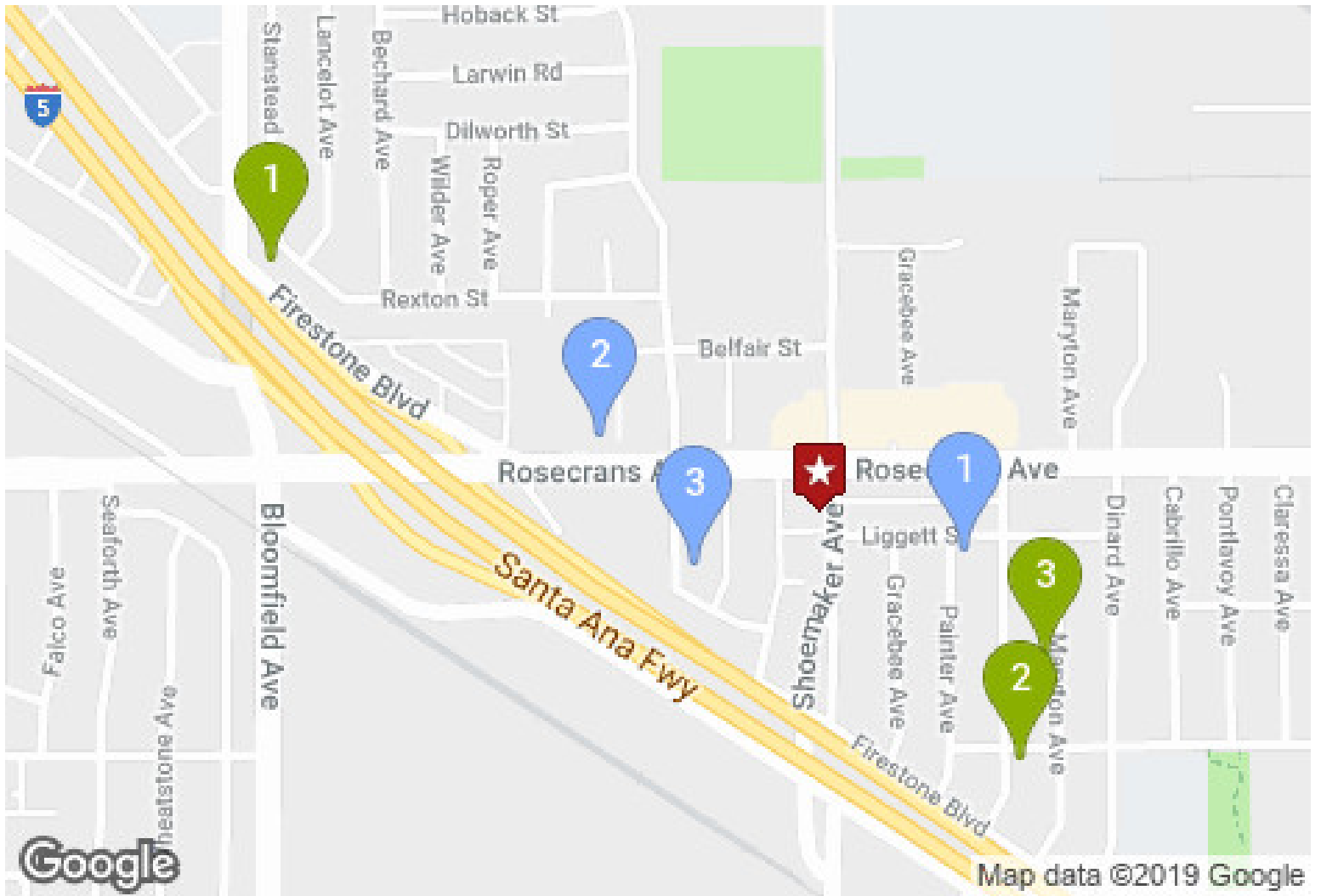
Property Address: 12963 Liggett Street	Vendor ID: 4773516
City, State, Zip: Norwalk, CA 90650	Deal Name:
Loan Number: 000962	Inspection Date: 5/10/2019
2nd Loan / Client #:	Subject APN: 8046-003-059
Property Occupancy Status: Owner	Does the Property Appear Secure? Yes
Est. Monthly Rent: \$1,600	Sold in the last 12 Months? No
Currently Listed: No	Current List Price: /
Is the Subject Listing Currently Pending? /	Date of Contract: /
CDOM to Contract: /	Sale Date: /

Subject Property Comments / External Influences

The subject and surrounding area/neighborhood has not sustained any fire damage or been impacted by fire/hurricane.

Subject	Sold Comp 1	Sold Comp 2	Sold Comp 3	List Comp 1	List Comp 2	List Comp 3	
							
Address	12963 Liggett Street Norwalk, CA 90650	13054 Liggett St Norwalk, CA 90650	14043 Mayport Ave Norwalk, CA 90650	14412 Greenstone Ave Norwalk, CA 90650	12648 Rexton St Norwalk, CA 90650	14602 Fidel Ave Norwalk, CA 90650	14509 Maryton Ave Norwalk, CA 90650
Proximity		0.13 Miles	0.21 Miles	0.12 Miles	0.54 Miles	0.28 Miles	0.23 Miles
Sale/List Price		\$455,000	\$475,000	\$475,000	\$506,999	\$515,000	\$470,000
Sale Date		4/15/2019	1/23/2019	12/27/2018	pending	active	pending
Price Per Sq.ft.	\$429.62	\$452.29	\$413.40	\$444.76	\$408.54	\$423.87	\$427.66
Initial List Price		\$439,000	\$497,000	\$480,000	\$506,999	\$515,000	\$470,000
Initial List Date		12/3/2018	11/30/2018	10/15/2018	1/30/2019	5/8/2019	4/22/2019
Current/Final List		\$439,900	\$467,000	\$480,000	\$506,999	\$515,000	\$470,000
DOM/CDOM	/	92 / 92	19 / 19	34 / 34	54 / 54	2 / 2	8 / 8
Sales Type		Fair Market	Fair Market	Fair Market	Fair Market	Fair Market	Fair Market
Finance Incentives		4000	7000	5000	None	None	None
Living Area	1094	1006	1149	1068	1241	1215	1099
#Rooms/Bed/Bath 1	5 / 3 / 1	5 / 3 / 1	5 / 3 / 1	5 / 3 / 1	5 / 3 / 2	5 / 3 / 2	5 / 3 / 2
Year Built	1953	1949	1956	1953	1956	1949	1950
Bsmnt SF/% Finished	/	/	/	/	/	/	/
Lot Size	0.14ac	0.12ac	0.12ac	0.12ac	0.13ac	0.12ac	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	Single Story / Q4	Single Story / Q4	Single Story / Q4	Single Story / 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	Residential	Residential	Residential	Residential	Residential
Porch/Patio/Deck	No / Yes / No	No / No / No	No / Yes / No	No / No / No	No / No / No	No / No / No	No / No / No
Fireplace	No	No	No	No	No	No	No
Garage	2 Detached	1 Detached	1 Attached	2 Attached	2 Attached	1 Detached	1 Attached
Other Features	Fence/Fenced Yard	Fence	Fence/Fenced Yard	Fence	Fence	Fence	Fence
HOA Fees	0/mo0/mo	0/mo0/mo	0/mo0/mo	0/mo0/mo	0/mo0/mo	0/mo0/mo	0/mo0/mo
Rent Potential	\$1,600						
Annual Gross Income	\$19,200						
Likely Sale Price					\$506,999	\$515,000	\$470,000
Gross Rent Multiplier	24.48						
School District	Norwalk - La Mirada	Norwalk - La Mirada	Norwalk - La Mirada	Norwalk - La Mirada	Norwalk - La Mirada	Norwalk - La Mirada	Norwalk - La Mirada
Complex Name							
Floor Level							
Common Amenities							
Data Source - ID	County Tax - N/A	MLS - CV18284254	MLS - DW18283130	MLS - IG18252837	MLS - PW19024853	MLS - PW19105171	MLS - DW19091221
Overall Comparison							

Market Time 90-120 days	As-Is Price Estimate	As-Repaired Price Estimate	Land Only Price
90-Day Marketing Time	\$470,000	\$474,000	\$120,000
Recommended List Price	\$479,000	\$483,000	
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
•	12963 Liggett Street	Norwalk	3	1	0.14ac		1953		
1	13054 Liggett St	Norwalk	3	1	0.12ac	4/15/2019	1949	\$455,000	0.13 Miles
2	14043 Mayport Ave	Norwalk	3	1	0.12ac	1/23/2019	1956	\$475,000	0.21 Miles
3	14412 Greenstone Ave	Norwalk	3	1	0.12ac	12/27/2018	1953	\$475,000	0.12 Miles
1	12648 Rexton St	Norwalk	3	2	0.13ac	1/30/2019	1956	\$506,999	0.54 Miles
2	14602 Fidel Ave	Norwalk	3	2	0.12ac	5/8/2019	1949	\$515,000	0.28 Miles
3	14509 Maryton Ave	Norwalk	3	2	0.12ac	4/22/2019	1950	\$470,000	0.23 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	Corner home with 2 bed and 1 bath located in the beautiful city of Norwalk ca. This home features an additional room that can be use as a dining room, den or as a third bedroom, also a detached one- car garage.
Sale 2 Comments	Located in a cul-de-sac. Home has new wall to wall carpeting (original wood floors underneath), new interior and exterior paint, new linoleum in kitchen, bathroom, and service area. Bright and airy living room.
Sale 3 Comments	Single story home located in a nice neighborhood. You will be impressed with all the upgrades this home has, a must see. Home has three bedrooms, 1 bath, with a very spacious backyard that includes a avocado tree, and a patio for outdoor entertaining.
List 1 Comments	Beautiful home in Norwalk more pictures and details to come. Don't miss this home, besides the great curb appeal and wonderful neighborhood this home exterior is Tex-Cote which will give you years of beauty on the outside. Large driveway with room for RV and your cars.
List 2 Comments	This is a corner property. This 3 bedroom 2 bath home is what you have been waiting for. The home has a gorgeous remodeled kitchen with granite counter tops, beautiful backsplash, and cabinetry adjacent to a cozy dining area.
List 3 Comments	Single Story Home in Norwalk, bright & open floor plan, 3 bedroom 2 bath home, remodeled kitchen w/ custom cabinets, granite countertops, remodeled baths w/ custom tile, hardwood in living room, master bedroom w/ bath, new light fixtures.

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 0.5 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 0.6 miles from the subject property. The adjustment needed was -\$5000 because of the financial assistance. Adjusted comp value = \$470000

Vendor Comments:

Service Provider
Signature
Service Provider
Company

/s/ John Jones
Elite REO Services

BPO Effective Date

5/13/2019
01318149

Service Provider Lic.
Num.

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	Needs side windows		\$1,500
Paint	Needs to be painted.		\$2,000
Foundation			\$0
Garage			\$0
Landscaping			\$0
Fence			\$0
Other			\$0
External Repair Total:			\$3,500
Repair Total:			\$3,500



Subject Front

**12963 Liggett Street
Norwalk, CA90650**



Address



Address

05 10 2019



Side

05 10 2019



Side

05 10 2019



Side

05 10 2019



Side

05 10 2019



Street

05 10 2019



Street



Street



Damage Photo



Damage Photo

05 10 2019



View across street

05 10 2019



Street Sign



Comparable Sale #1

13054 Liggett St
Norwalk, CA90650
Sale Date: 4/15/2019
Sale Price: \$455,000



Comparable Sale #2

14043 Mayport Ave
Norwalk, CA90650
Sale Date: 1/23/2019
Sale Price: \$475,000



Comparable Sale #3

14412 Greenstone Ave
Norwalk, CA90650
Sale Date: 12/27/2018
Sale Price: \$475,000



Comparable Listing #1

12648 Rexton St
Norwalk, CA90650
Current List: \$506,999



Comparable Listing #2

14602 Fidel Ave
Norwalk, CA90650
Current List: \$515,000



Comparable Listing #3

14509 Maryton Ave
Norwalk, CA90650
Current List: \$470,000

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