






Broker Price Opinion

Exterior Inspection
 Interior Inspection

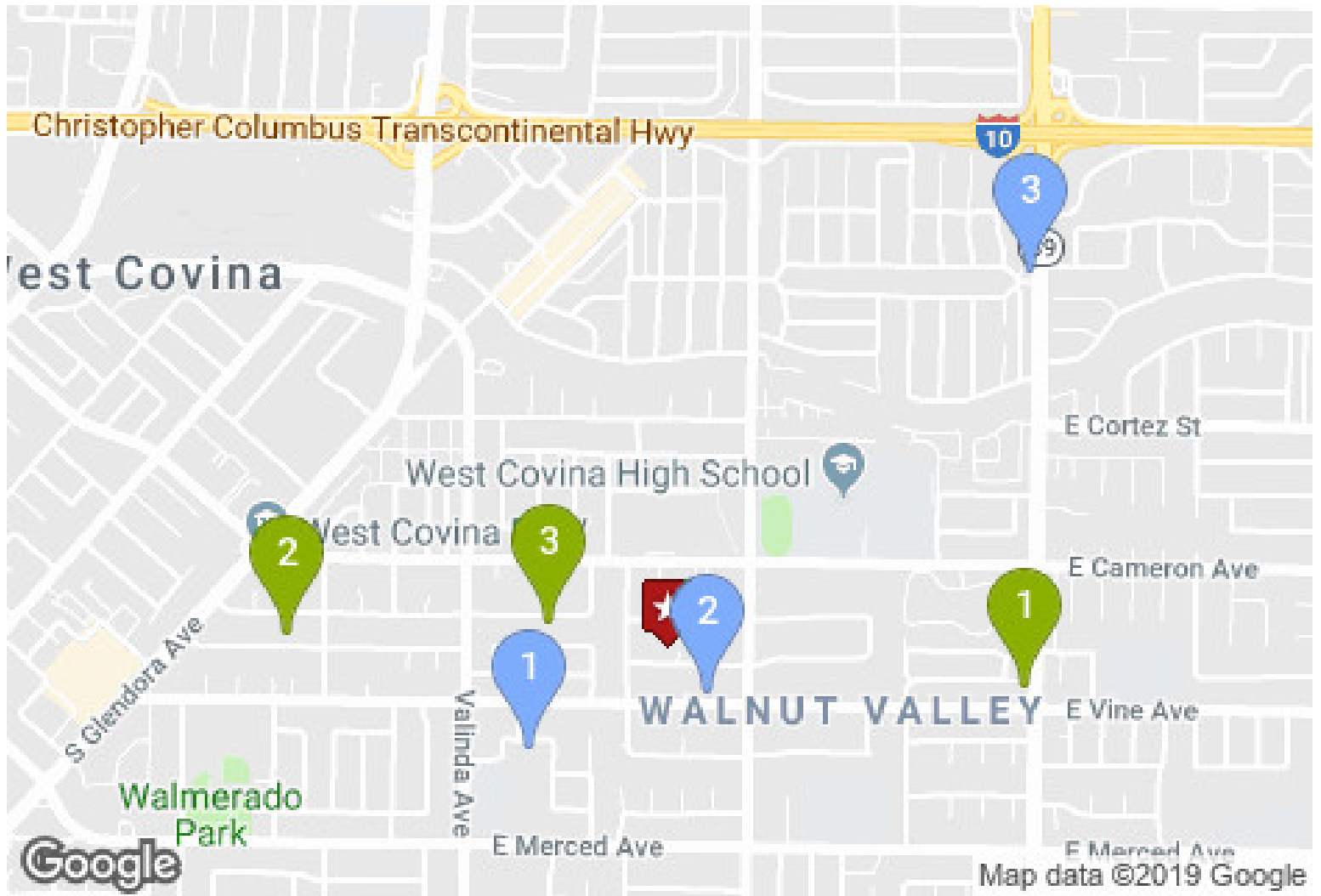
Property Address: 1227 E Thackery Ave	Vendor ID: 4779379
City, State, Zip: West Covina, CA 91790	Deal Name:
Loan Number: 1227 E Thackery Ave	Inspection Date: 5/30/2019
2nd Loan / Client #:	Subject APN: 8486-013-006

Property Occupancy Status: Vacant	Does the Property Appear Secure?: Yes	Est. Monthly Rent: \$2,000	Sold in the last 12 Months?: No
Currently Listed: Yes	Currently List Broker: LYONS & ASSOCIATES	List Broker Contact #: 6263310141	Sale Price:
	Initial List Price: \$520,000	Initial List Date: 4/27/2019	Sale Date:
	Current List Price: \$520,000	DOM / CDOM: 18 / 18	
Is the Subject Listing Currently Pending?: Yes	Date of Contract: 5/15/2019	CDOM to Contract: 18	

Subject Property Comments / External Influences
 single family home in a residential neighborhood

Subject	Sold Comp 1	Sold Comp 2	Sold Comp 3	List Comp 1	List Comp 2	List Comp 3	
							
Address	1227 E Thackery Ave West Covina, CA 91790	1042 E Portner St West Covina, CA 91790	1311 E Vine Ave West Covina, CA 91790	247 S Azusa Ave West Covina, CA 91791	1744 E Thackery St West Covina, CA 91791	725 E Barbara Ave West Covina, CA 91790	1110 E Herring Ave West Covina, CA 91790
Proximity	0.3 Miles	0.1 Miles	0.93 Miles	0.64 Miles	0.67 Miles	0.22 Miles	
Sale/List Price	\$666,000	\$607,500	\$560,000	\$688,800	\$609,000	\$599,000	
Sale Date	1/25/2019	4/16/2019	5/17/2019	active	pending	pending	
Price Per Sq.ft.	\$392.65	\$394.78	\$497.14	\$443.53	\$395.97	\$420.06	
Initial List Price	\$520,000	\$678,000	\$619,000	\$688,800	\$609,000	\$599,000	
Initial List Date	4/27/2019	11/1/2018	1/23/2019	4/17/2019	1/14/2019	4/22/2019	4/17/2019
Current/Final List	\$520,000	\$678,000	\$619,000	\$548,000	\$688,800	\$609,000	\$599,000
DOM/CDOM	18 /	40 / 40	51 / 51	22 / 22	136 / 136	39 / 39	33 / 33
Sales Type	Fair Market	Fair Market	Fair Market	Fair Market	Fair Market	Fair Market	Fair Market
Finance Incentives	none	0	0	0	0	0	
Living Area	1579	1687	1222	1535	1553	1426	
#Rooms/Bed/Bath 1	7 / 3 / 1.5	7 / 3 / 2	7 / 3 / 2	7 / 3 / 2	7 / 3 / 2	8 / 3 / 2.5	
Year Built	1951	1956	1951	1953	1952	1947	
Bsmnt SF/% Finished	/	/	/	/	/	/	
Lot Size	0.25ac	0.20ac	0.22ac	0.19ac	0.23ac	0.18ac	0.21ac
Property Type	SF Detach	SF Detach	SF Detach	SF Detach	SF Detach	SF Detach	SF Detach
Style / Quality	Ranch / Q4	Ranch / Q4	Ranch / Q4	Ranch / Q4	Ranch / Q4	Ranch / Q4	Ranch / Q4
# of Units	1	1	1	1	1	1	
Condition	C4	C4	C4	C4	C4	C4	
Pool/Spa	None	Yes / No	No / No	Yes / No	Yes / No	No / No	No / No
View	Residential	Residential	Residential	Residential	Residential	Residential	Residential
Porch/Patio/Deck	No / Yes / No	No / Yes / No	No / Yes / No	No / Yes / No	No / Yes / No	No / Yes / No	No / Yes / No
Fireplace	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Garage	2 Attached	2 Detached	2 Attached	2 Attached	2 Detached	2 Detached	2 Attached
Other Features	none	none	none	none	none	none	none
HOA Fees	0/mo0/mo	0/mo0/mo	0/mo0/mo	0/mo0/mo	0/mo0/mo	0/mo0/mo	0/mo0/mo
Subdivision	West Covina	West Covina	West Covina	West Covina	West Covina	West Covina	West Covina
Likely Sale Price				\$688,800	\$609,000	\$599,000	
School District	West Covina	West Covina	West Covina	West Covina	West Covina	West Covina	West Covina
Common Amenities							
Data Source - ID	County Tax -	MLS - AR18264696	MLS - WS19019509	MLS - 819001719	MLS - DW19009756	MLS - TR19091270	MLS - WS19086203
Overall Comparison							

Market Time 90-120 days	As-Is Price Estimate	As-Repaired Price Estimate	Land Only Price
90-Day Marketing Time	\$620,000	\$620,000	\$420,009
Recommended List Price	\$645,000	\$645,000	
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
•	1227 E Thackery Ave	West Covina	3	1.5	0.25ac		1951		
1	1042 E Portner St	West Covina	3	2	0.20ac	1/25/2019	1956	\$666,000	0.3 Miles
2	1311 E Vine Ave	West Covina	3	2	0.22ac	4/16/2019	1951	\$607,500	0.1 Miles
3	247 S Azusa Ave	West Covina	3	2	0.19ac	5/17/2019	1953	\$560,000	0.93 Miles
1	1744 E Thackery St	West Covina	3	2	0.23ac	1/14/2019	1952	\$688,800	0.64 Miles
2	725 E Barbara Ave	West Covina	3	2	0.18ac	4/22/2019	1947	\$609,000	0.67 Miles
3	1110 E Herring Ave	West Covina	3	2.5	0.21ac	4/17/2019	1956	\$599,000	0.22 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	larger ins size with a half bath more
Sale 2 Comments	smaller in size with a half bath more
Sale 3 Comments	closest in size with a half bath more and a pool
List 1 Comments	closest in size with a half bath more and a pool
List 2 Comments	close in size with a half bath more
List 3 Comments	smaller in size with one bathroom more

Comments:

Service Provider Comments:

Searched +-20% in size, 1 mile radius, and 12 months in time ... Used the best available comps and bracketed as many parameters as possible but not able to bracket all and especially not all at the same time ... home appears to be lived in and maintained and all equipment appear to be in working order as intended and no need for repairs noted ... home is located in a single family neighborhood close to shopping, entertainment and multiple freeways ... price opinion is based mostly on the closed sales ... listing photos show home in average condition well kept with no interior updates ... current listings are still being listed at or higher than most recent sold comps ... price opinion is being completed as requested assuming a as repaired

Vendor Comments:

Service Provider
Signature

/s/ Lehel Szucs

Service Provider
Company

All Seasons Real Estate, Inc.

BPO Effective Date

5/31/2019

Service Provider Lic.
Num.

01336187

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

**1227 E Thackery Ave
West Covina, CA91790**



Address



Side



Side



Street



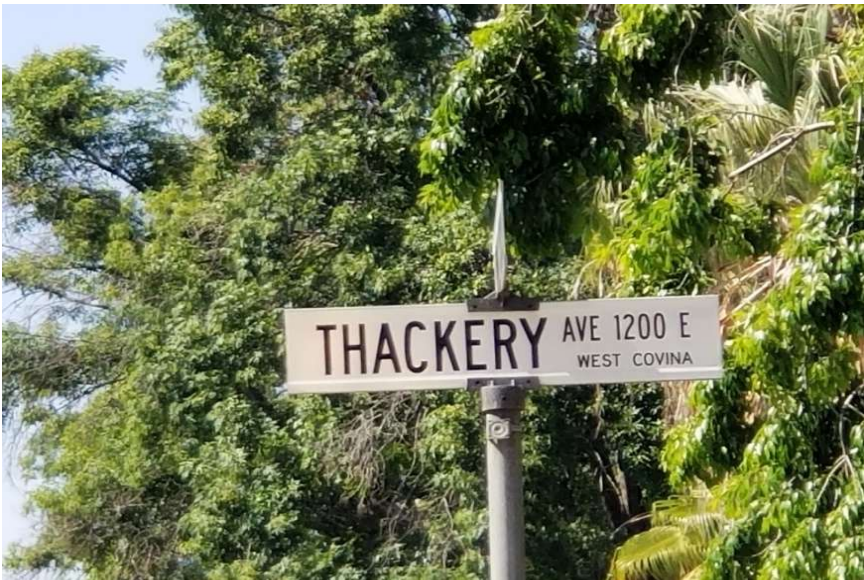
Street



Other



View across street



Street Sign



Comparable Sale #1

1042 E Portner St
West Covina, CA91790
Sale Date: 1/25/2019
Sale Price: \$666,000



Comparable Sale #2

1311 E Vine Ave
West Covina, CA91790
Sale Date: 4/16/2019
Sale Price: \$607,500



Comparable Sale #3

247 S Azusa Ave
West Covina, CA91791
Sale Date: 5/17/2019
Sale Price: \$560,000



Comparable Listing #1

1744 E Thackery St
West Covina, CA91791
Current List: \$688,800



Comparable Listing #2

725 E Barbara Ave
West Covina, CA91790
Current List: \$609,000



Comparable Listing #3

1110 E Herring Ave
West Covina, CA91790
Current List: \$599,000

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