



Broker Price Opinion

Exterior Inspection
 Interior Inspection

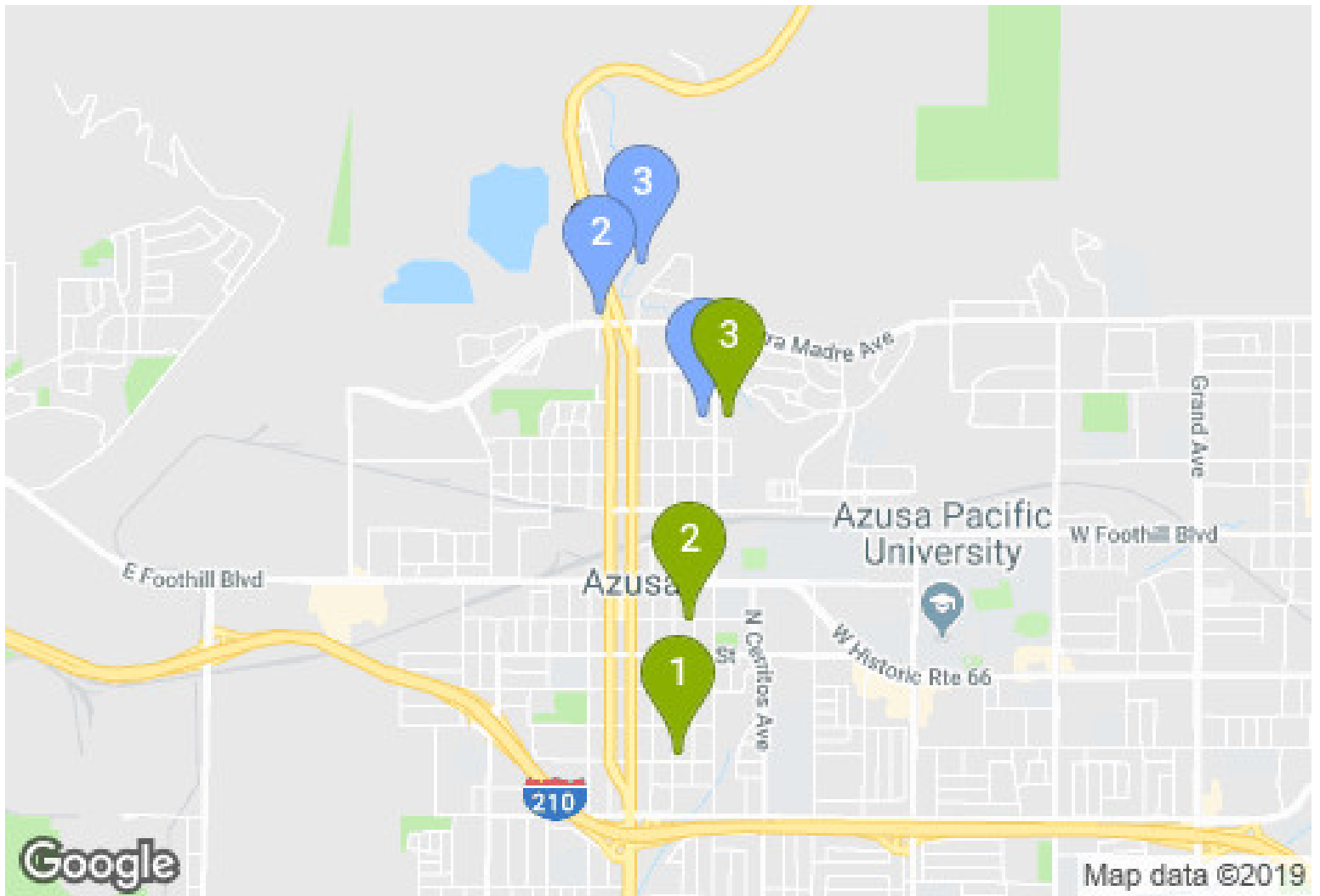
Property Address: 301 Channing St W	Vendor ID: 4788279
City, State, Zip: Azusa, CA 91702	Deal Name:
Loan Number: 301CHANNINGSTW	Inspection Date: 6/13/2019
2nd Loan / Client #:	Subject APN: 8684-017-020

Property Occupancy Status: Owner	Does the Property Appear Secure?: Yes	Est. Monthly Rent: \$2,000	Sold in the last 12 Months?: No
Currently Listed: Yes	Currently List Broker: Shear Realty- AV	List Broker Contact #: 7602427221	Sale Price:
Initial List Price: \$499,900	Initial List Date: 5/10/2019	Current List Price: \$499,900	Sale Date:
DOM / CDOM: 17 / 17	Is the Subject Listing Currently Pending?: Yes	Date of Contract: 6/05/2019	CDOM to Contract: 17

Subject Property Comments / External Influences
Single family home at the end of a cul de sac street in a single family residential neighborhood

Subject	Sold Comp 1	Sold Comp 2	Sold Comp 3	List Comp 1	List Comp 2	List Comp 3	
							
Address	301 Channing St W Azusa, CA 91702	1120 N Soldano Dr Azusa, CA 91702	300 W Ashby St Azusa, CA 91702	1545 N Viewcrest Dr Azusa, CA 91702	206 N Dalton Ave Azusa, CA 91702	545 N Soldano Ave Azusa, CA 91702	1119 N Old Mill Rd Azusa, CA 91702
Proximity		0.62 Miles	0.13 Miles	0.17 Miles	1.71 Miles	1.26 Miles	0.68 Miles
Sale/List Price		\$606,500	\$603,500	\$704,500	\$629,000	\$550,000	\$615,000
Sale Date		4/2/2019	4/26/2019	5/7/2019	active	pending	pending
Price Per Sq.ft.	\$395.50	\$414.56	\$388.10	\$424.14	\$436.50	\$392.86	\$405.41
Initial List Price	\$499,900	\$609,000	\$669,000	\$689,888	\$629,000	\$550,000	\$615,000
Initial List Date	5/10/2019	9/20/2018	11/2/2018	3/14/2019	5/29/2019	3/27/2019	5/1/2019
Current/Final List	\$499,900	\$609,000	\$669,000	\$689,888	\$629,000	\$550,000	\$615,000
DOM/CDOM	17 /	10 / 10	125 / 125	4 / 4	15 / 15	35 / 35	7 / 7
Sales Type		Fair Market	Fair Market	Fair Market	Fair Market	Fair Market	Fair Market
Finance Incentives	NONE	0	0	0	0	0	0
Living Area	1555	1463	1555	1661	1441	1400	1517
#Rooms/Bed/Bath 1	7 / 3 / 2	8 / 4 / 2	8 / 4 / 2	7 / 3 / 2	8 / 4 / 2	7 / 3 / 2	8 / 4 / 2
Year Built	1956	1959	1956	1968	1958	1895	1959
Bsmnt SF/% Finished	/	/	/	/	/	/	/
Lot Size	0.22ac	0.20ac	0.27ac	0.24ac	0.17ac	0.17ac	0.19ac
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	C3	C3	C3	C3	C3	C3
Pool/Spa	In Ground	Yes / 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 / No / No	No / No / No	No / No / No	No / No / No	No / No / No
Fireplace	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Garage	2 Detached	2 Attached	2 Detached	2 Attached	3 Attached	2 Detached	2 Detached
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	Azusa	Azusa	Azusa	Azusa	Azusa	Azusa	Azusa
Likely Sale Price					\$629,000	\$550,000	\$615,000
School District	Azusa Unified	Azusa Unified	Azusa Unified	Azusa Unified	Azusa Unified	Azusa Unified	Azusa Unified
Common Amenities							
Data Source - ID	County Tax -	MLS - CV18225187	MLS - CV18265542	MLS - BB19058018	MLS - dw19125251	MLS - pf19099807	MLS - CV19098570
Overall Comparison							

Market Time 90-120 days	As-Is Price Estimate	As-Repaired Price Estimate	Land Only Price
90-Day Marketing Time	\$615,000	\$615,000	\$221,158
Recommended List Price	\$625,000	\$625,000	
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
•	301 Channing St W	Azusa	3	2	0.22ac		1956		
1	1120 N Soldano Dr	Azusa	4	2	0.20ac	4/2/2019	1959	\$606,500	0.62 Miles
2	300 W Ashby St	Azusa	4	2	0.27ac	4/26/2019	1956	\$603,500	0.13 Miles
3	1545 N Viewcrest Dr	Azusa	3	2	0.24ac	5/7/2019	1968	\$704,500	0.17 Miles
1	206 N Dalton Ave	Azusa	4	2	0.17ac	5/29/2019	1958	\$629,000	1.71 Miles
2	545 N Soldano Ave	Azusa	3	2	0.17ac	3/27/2019	1895	\$550,000	1.26 Miles
3	1119 N Old Mill Rd	Azusa	4	2	0.19ac	5/1/2019	1959	\$615,000	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	close in size with one more bedroom
Sale 2 Comments	same size with one more bedroom and no pool ..
Sale 3 Comments	a little larger in size with same bedroom and bathrooms and no pool ...
List 1 Comments	smaller in size with one more bedroom and no pool
List 2 Comments	smaller in size with same number of bedrooms and bathrooms and no pool
List 3 Comments	closest in size with one more bedroom and no pool

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 ... most homes in the area do not have a pool ... price opinion is based on the request for as repaired value ... limited homes that have been updated in the 1 mile search radius so had to expand search to 2 mile radius price opinion is based mostly on the closed sales ... variances in features were considered ...

Vendor Comments:

Service Provider
Signature

/s/ Lehel Szucs

Service Provider
Company

All Seasons Real Estate, Inc.

BPO Effective Date

6/14/2019

Service Provider Lic.
Num.

01336187

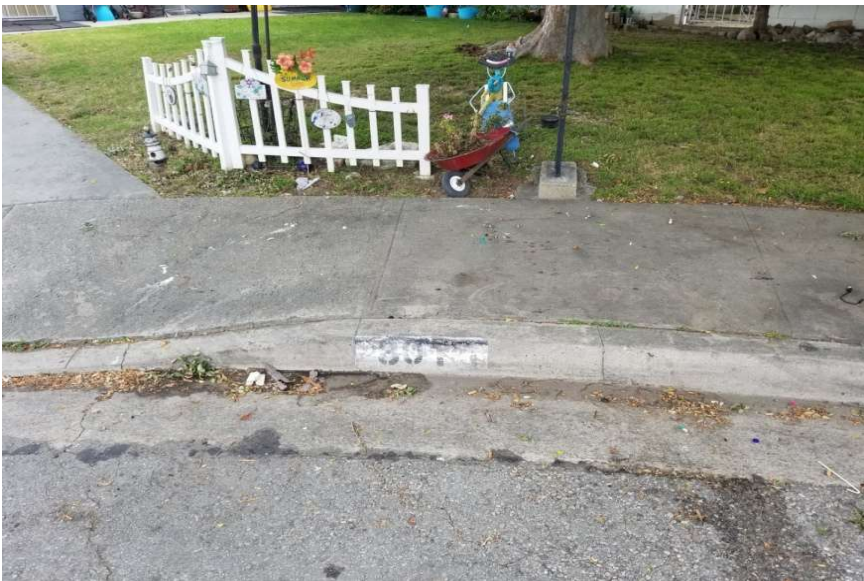
RepairsRecommended Repairs would bring the subject to:

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

**301 Channing St W
Azusa, CA91702**



Address



Side



Side



Street



Street



Other



View across street



Street Sign



Comparable Sale #1

1120 N Soldano Dr
Azusa, CA91702
Sale Date: 4/2/2019
Sale Price: \$606,500



Comparable Sale #2

300 W Ashby St
Azusa, CA91702
Sale Date: 4/26/2019
Sale Price: \$603,500



Comparable Sale #3

1545 N Viewcrest Dr
Azusa, CA91702
Sale Date: 5/7/2019
Sale Price: \$704,500



Comparable Listing #1

206 N Dalton Ave
Azusa, CA91702
Current List: \$629,000



Comparable Listing #2

545 N Soldano Ave
Azusa, CA91702
Current List: \$550,000



Comparable Listing #3

1119 N Old Mill Rd
Azusa, CA91702
Current List: \$615,000

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