



Broker Price Opinion

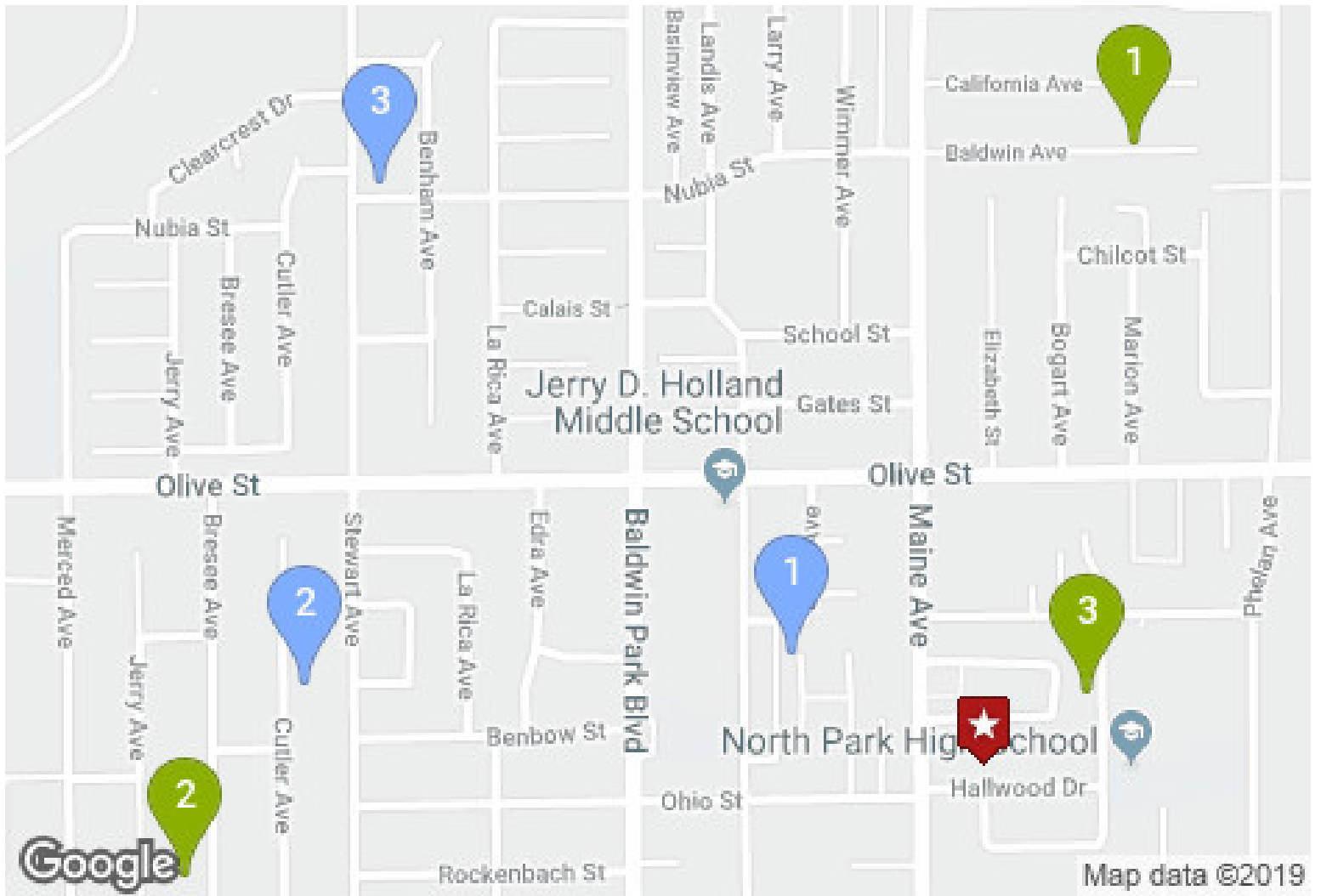
Exterior Inspection
 Interior Inspection

Property Address: 14425 Hallwood Dr	Vendor ID: 4805143						
City, State, Zip: Baldwin Park, CA 91706	Deal Name:						
Loan Number: 14425HallwoodDr	Inspection Date: 7/31/2019						
2nd Loan / Client #:	Subject APN: 8415-013-005						
Property Occupancy Status: Unknown	Does the Property Appear Secure? Yes	Est. Monthly Rent: \$2,000	Sold in the last 12 Months? No				
Currently Listed: No	Currently List Broker:	List Broker Contact #:	Initial List Price:	Initial List Date:	Current List Price:	DOM / CDOM:	Sale Price:
Is the Subject Listing Currently Pending? No	Date of Contract:	CDOM to Contract:	Sale Date:				

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

Subject	Sold Comp 1	Sold Comp 2	Sold Comp 3	List Comp 1	List Comp 2	List Comp 3	
							
Address	14425 Hallwood Dr Baldwin Park, CA 91706	4645 Larry Ave Baldwin Park, CA 91706	4654 Cutler Ave Baldwin Park, CA 91706	14001 Nubia St Baldwin Park, CA 91706	14611 Baldwin Ave Baldwin Park, CA 91706	4521 Bresee Ave Baldwin Park, CA 91706	4639 Bogart Ave Baldwin Park, CA 91706
Proximity		0.2 Miles	0.61 Miles	0.74 Miles	0.57 Miles	0.71 Miles	0.11 Miles
Sale/List Price		\$515,000	\$540,000	\$485,000	\$539,000	\$495,000	\$530,000
Sale Date		5/21/2019	6/14/2019	7/19/2019	active	pending	pending
Price Per Sq.ft.	\$359.94	\$337.70	\$360.72	\$364.39	\$351.14	\$359.22	\$376.96
Initial List Price		\$499,000	\$545,000	\$469,900	\$539,000	\$495,000	\$530,000
Initial List Date		4/3/2019	4/16/2019	5/31/2019	6/2/2019	7/23/2019	4/10/2019
Current/Final List		\$499,000	\$545,000	\$469,900	\$539,000	\$495,000	\$530,000
DOM/CDOM	/	11 / 11	10 / 10	2 / 2	59 / 59	61 / 8	196 / 22
Sales Type		Fair Market	Fair Market	Fair Market	Fair Market	Fair Market	Fair Market
Finance Incentives		1680	0	0	0	0	0
Living Area	1403	1525	1497	1331	1535	1378	1406
#Rooms/Bed/Bath 1	8 / 4 / 2	7 / 3 / 2	8 / 4 / 2	6 / 2 / 2	8 / 3 / 3	8 / 4 / 2	8 / 4 / 1.5
Year Built	1950	1985	1968	1955	2014	1962	1955
Bsmnt SF/% Finished	/	/	/	/	/	/	/
Lot Size	0.14ac	0.08ac	0.21ac	0.14ac	0.08ac	0.15ac	0.20ac
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	None	No / No	Yes / No	No / No	No / No	Yes / No	No / No
View	Residential	Residential	Residential	Residential	Residential	Residential	Residential
Porch/Patio/Deck	No / No / No	No / No / No	No / No / No	No / No / No	No / No / No	No / No / No	No / No / No
Fireplace	No	Yes	Yes	Yes	No	No	Yes
Garage	1 Attached	2 Attached	2 Attached	2 Detached	1 Attached	1 Attached	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	Baldwin Park	Baldwin Park	Baldwin Park	Baldwin Park	Baldwin Park	Baldwin Park	Baldwin Park
Likely Sale Price					\$539,000	\$495,000	\$530,000
School District	Baldwin Park Unified	Baldwin Park Unified	Baldwin Park Unified	Baldwin Park Unified	Baldwin Park Unified	Baldwin Park Unified	Baldwin Park Unified
Common Amenities							
Data Source - ID	County Tax -	MLS - dw19074422	MLS - CV19085400	MLS - TR19127323	MLS - PW19128868	MLS - TR19175463	MLS - PW19081161
Overall Comparison							

Market Time 90-120 days	As-Is Price Estimate	As-Repaired Price Estimate	Land Only Price
90-Day Marketing Time	\$505,000	\$505,000	\$310,311
Recommended List Price	\$525,000	\$525,000	
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
•	14425 Hallwood Dr	Baldwin Park	4	2	0.14ac		1950		
1	4645 Larry Ave	Baldwin Park	3	2	0.08ac	5/21/2019	1985	\$515,000	0.2 Miles
2	4654 Cutler Ave	Baldwin Park	4	2	0.21ac	6/14/2019	1968	\$540,000	0.61 Miles
3	14001 Nubia St	Baldwin Park	2	2	0.14ac	7/19/2019	1955	\$485,000	0.74 Miles
1	14611 Baldwin Ave	Baldwin Park	3	3	0.08ac	6/2/2019	2014	\$539,000	0.57 Miles
2	4521 Bresee Ave	Baldwin Park	4	2	0.15ac	7/23/2019	1962	\$495,000	0.71 Miles
3	4639 Bogart Ave	Baldwin Park	4	1.5	0.20ac	4/10/2019	1955	\$530,000	0.11 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 in size with one less bedroom ... due to condition home sold for more than the last list price
Sale 2 Comments	larger in size with same number of bedrooms and bathrooms and has a pool ... the last list price was higher than the original list price ...
Sale 3 Comments	smaller in size with one less bedroom ... due to condition home sold for more than the last list price
List 1 Comments	larger in size with one less bedroom and one more bathroom
List 2 Comments	a little smaller in size with same number of bedrooms and bathrooms and has a pool
List 3 Comments	closest in size with a half bath less

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 completed as requested assuming that the home has been rehabbed and is in top condition ... price opinion is based mostly on the closed sales ... adjustments were considered for size variance and other feature variances ... all comps used have been updated and fixed up or rehabbed ... most weight given to the closed sales with closed sale 2 and 3 having the greatest weight as they are the closest in size ... also considered that current listings are being listed at or close to most recent sold comp prices ...

Vendor Comments:

Service Provider
Signature
Service Provider
Company

/s/ Lehel Szucs
All Seasons Real Estate, Inc.

BPO Effective Date

7/31/2019

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

**14425 Hallwood Dr
Baldwin Park, CA91706**



Address



Side



Side



Street



Street



View across street



Comparable Sale #1

4645 Larry Ave
Baldwin Park, CA91706
Sale Date: 5/21/2019
Sale Price: \$515,000



Comparable Sale #2

4654 Cutler Ave
Baldwin Park, CA91706
Sale Date: 6/14/2019
Sale Price: \$540,000



Comparable Sale #3

14001 Nubia St
Baldwin Park, CA91706
Sale Date: 7/19/2019
Sale Price: \$485,000



Comparable Listing #1

14611 Baldwin Ave
Baldwin Park, CA91706
Current List: \$539,000



Comparable Listing #2

4521 Bresee Ave
Baldwin Park, CA91706
Current List: \$495,000



Comparable Listing #3

4639 Bogart Ave
Baldwin Park, CA91706
Current List: \$530,000

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