



# Broker Price Opinion

Exterior Inspection  
 Interior Inspection

Property Address: 653 S 6th St	Vendor ID: 4805067
City, State, Zip: Montebello, CA 90640	Deal Name:
Loan Number: 653S6thSt	Inspection Date: 7/30/2019
2nd Loan / Client #:	Subject APN: 6349-028-013

Property Occupancy Status: Vacant	Does the Property Appear Secure?: Yes	Est. Monthly Rent: \$1,700	Sold in the last 12 Months?: No
Currently Listed: Yes	Currently List Broker: Sharpstone Realty	List Broker Contact #: 5623601605	Sale Price:
	Initial List Price: \$360,000	Initial List Date: 7/26/2019	Sale Date:
	Current List Price: \$360,000	DOM / CDOM: 1 / 1	
Is the Subject Listing Currently Pending?: Yes	Date of Contract: 7/26/2019	CDOM to Contract: 1	

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	653 S 6th St Montebello, CA 90640	601 Davis Ave Montebello, CA 90640	800 Frankel Ave Montebello, CA 90640	613 S Taylor Ave Montebello, CA 90640	829 S 4th St Montebello, CA 90640	800 Tola St Montebello, CA 90640	809 S 6th St Montebello, CA 90640
Proximity		0.38 Miles	0.64 Miles	0.45 Miles	0.28 Miles	0.6 Miles	0.21 Miles
Sale/List Price		\$515,000	\$523,000	\$520,000	\$570,000	\$489,900	\$520,000
Sale Date		4/2/2019	2/22/2019	10/29/2018	pending	active	pending
Price Per Sq.ft.	\$413.77	\$458.19	\$402.00	\$468.47	\$416.06	\$376.56	\$434.42
Initial List Price	\$360,000	\$510,000	\$529,900	\$559,000	\$549,000	\$494,900	\$520,000
Initial List Date	7/26/2019	2/27/2019	10/12/2018	8/9/2018	6/7/2019	6/8/2019	5/23/2019
Current/Final List	\$360,000	\$510,000	\$519,900	\$519,900	\$570,000	\$489,900	\$520,000
DOM/CDOM	1 /	3 / 3	58 / 58	45 / 26	3 / 3	52 / 52	26 / 26
Sales Type		Fair Market	Fair Market	Fair Market	Fair Market	Fair Market	Fair Market
Finance Incentives	None	None	None	1725	None	None	None
Living Area	1264	1124	1301	1110	1370	1301	1197
#Rooms/Bed/Bath 1	6 / 3 / 2	5 / 3 / 1	5 / 3 / 2	5 / 3 / 1	5 / 3 / 2	6 / 3 / 2	6 / 3 / 1
Year Built	1941	1950	1954	1950	1950	1954	1948
Bsmnt SF/% Finished	/	/	/	/	/	/	/
Lot Size	0.16ac	0.20ac	0.13ac	0.11ac	0.17ac	0.13ac	0.17ac
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	C4	C3
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 / No / No	No / No / No	No / No / No	No / Yes / No	No / No / No	No / No / No	No / No / No
Fireplace	No	No	No	No	No	No	No
Garage	2 Detached	2 Detached	2 Detached	2 Detached	2 Detached	2 Detached	2 Detached
Other Features	Fence	None	Fence	Fence/Fenced Yard	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
Subdivision	N/a	N/a	N/a	N/a	N/a	N/a	N/a
Likely Sale Price					\$570,000	\$489,900	\$520,000
School District	Montebello Unified	Montebello Unified	Montebello Unified	Montebello Unified	Montebello Unified	Montebello Unified	Montebello Unified
Common Amenities							
Data Source - ID	County Tax - PW19177849	MLS - PW19043958	MLS - SR18249527	MLS - CV18193221	MLS - WS19134215	MLS - IV19135508	MLS - IG19110462
Overall Comparison							

<b>Market Time 90-120 days</b>	<b>As-Is Price Estimate</b>	<b>As-Repaired Price Estimate</b>	<b>Land Only Price</b>
90-Day Marketing Time	\$523,000	\$523,000	\$150,000
Recommended List Price	\$529,000	\$529,000	
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
•	653 S 6th St	Montebello	3	2	0.16ac		1941		
1	601 Davis Ave	Montebello	3	1	0.20ac	4/2/2019	1950	\$515,000	0.38 Miles
2	800 Frankel Ave	Montebello	3	2	0.13ac	2/22/2019	1954	\$523,000	0.64 Miles
3	613 S Taylor Ave	Montebello	3	1	0.11ac	10/29/2018	1950	\$520,000	0.45 Miles
1	829 S 4th St	Montebello	3	2	0.17ac	6/7/2019	1950	\$570,000	0.28 Miles
2	800 Tola St	Montebello	3	2	0.13ac	6/8/2019	1954	\$489,900	0.6 Miles
3	809 S 6th St	Montebello	3	1	0.17ac	5/23/2019	1948	\$520,000	0.21 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	This 1950 corner-lot bungalow is bursting with original charm and sits on a tree-lined street surrounded by local favorites. Close to schools, shopping, grocery .
Sale 2 Comments	This beautiful home features three bedrooms and one and three quarter bathrooms with just over thirteen hundred square feet of living space. Situated on a large and private corner lot with detached garage.
Sale 3 Comments	Standard sale! Ready to move-in home, features a 3 bed and 2 full bath. (title shows 3 bed and 1 bath) 2nd bathroom added with permits, updated laminated flooring through- all, fresh new paint interior and exterior, new double pane windows.
List 1 Comments	This home boasts a large 7,217 sqft lot, with 1,370 sqft of living area that's been utilized to the fullest! The house features a large living room with great natural lighting, fully equipped.
List 2 Comments	property features 3 bedrooms and 2 bath rooms. Spacious living room area with sliding door that opens to the backyard area. A formal dining room and a breakfast nook for eating area. Kitchen counter top is formica. Wood floors in living room.
List 3 Comments	This beautiful home is move in ready and features 3 Bedrooms, 1 full bathroom and a multitude of upgrades. The property is situated in a highly desirable, quiet neighborhood in Montebello on a large lot of 7,215 sf ft. The home features a large family room.

**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 0.7 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 adjustments needed were -\$3000 because of the age difference -\$3000 because of the GLA difference and +\$6000 because of the GLA difference. Adjusted comp value = \$523000

## Vendor Comments:

Service Provider  
Signature

/s/ John Jones

Service Provider  
Company

Elite REO Services

BPO Effective Date

7/31/2019

Service Provider Lic.  
Num.

01318149

**Repairs**

Recommended Repairs would bring the subject to:

<b>Internal Repairs</b>	<b>Comment</b>	<b>Total</b>
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:

<b>External Repairs</b>	<b>Comment</b>	<b>Total</b>
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:

30 07 2019



Subject Front

653 S 6th St  
Montebello, CA90640

30 07 2019



Address

30 07 2019



Side



Side



Street



Street

30 07 2019



View across street

30 07 2019



Street Sign



**Comparable Sale #1**

601 Davis Ave  
Montebello, CA90640  
Sale Date: 4/2/2019  
Sale Price: \$515,000



**Comparable Sale #2**

800 Frankel Ave  
Montebello, CA90640  
Sale Date: 2/22/2019  
Sale Price: \$523,000



**Comparable Sale #3**

613 S Taylor Ave  
Montebello, CA90640  
Sale Date: 10/29/2018  
Sale Price: \$520,000



**Comparable Listing #1**

829 S 4th St  
Montebello, CA90640  
Current List: \$570,000



**Comparable Listing #2**

800 Tola St  
Montebello, CA90640  
Current List: \$489,900



**Comparable Listing #3**

809 S 6th St  
Montebello, CA90640  
Current List: \$520,000

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