



Broker Price Opinion

Exterior Inspection
 Interior Inspection

Property Address: 20603 Berendo Ave	Vendor ID: 4813759
City, State, Zip: Torrance, CA 90502	Deal Name:
Loan Number: 20603BERENDOAVE	Inspection Date: 8/16/2019
2nd Loan / Client #:	Subject APN: 7350005038

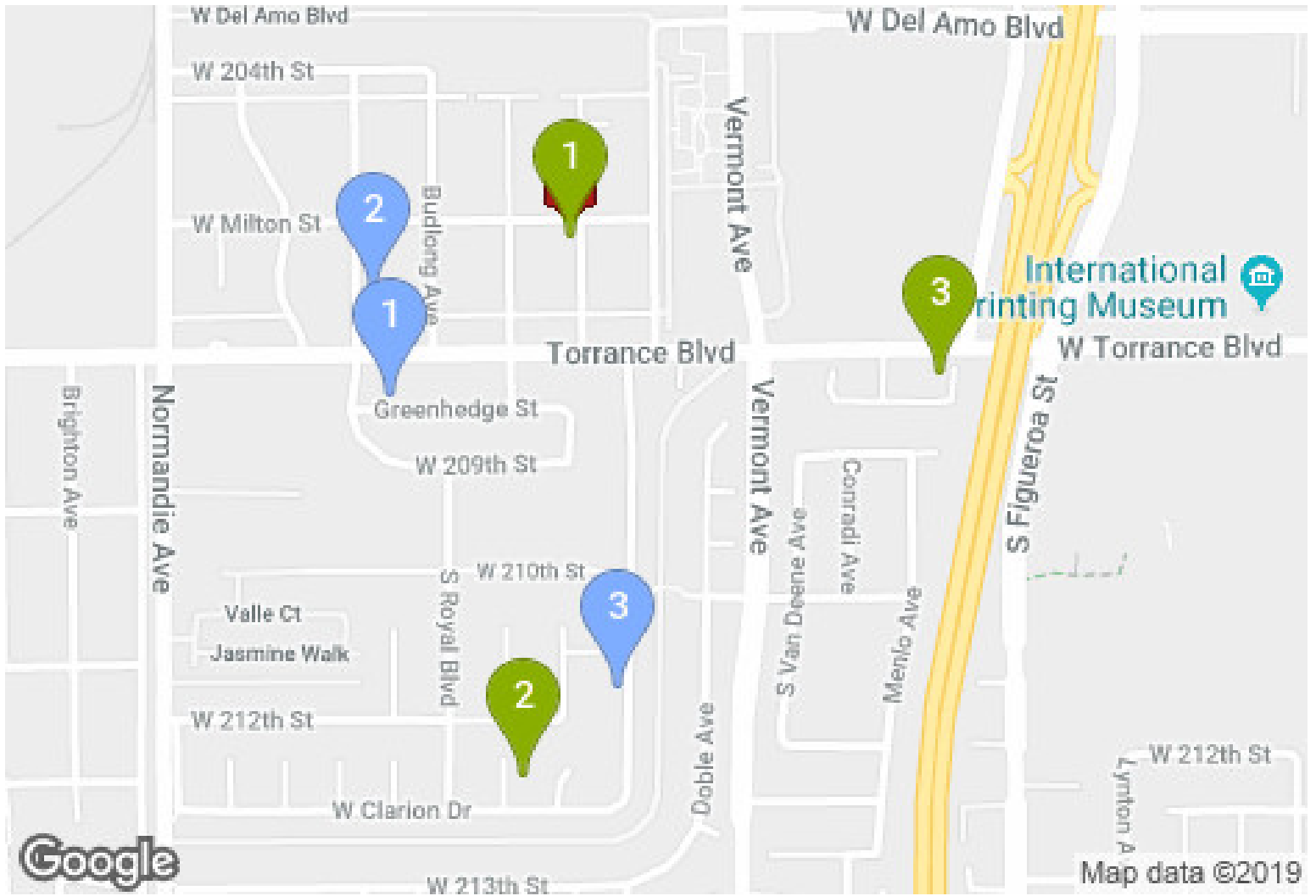
Property Occupancy Status: <input type="text" value="Vacant"/>	Does the Property Appear Secure?: <input type="text" value="Yes"/>	Est. Monthly Rent: <input type="text" value="\$2,300"/>	Sold in the last 12 Months?: <input type="text" value="No"/>
Currently Listed: <input type="text" value="No"/>	Currently List Broker: <input type="text"/>	List Broker Contact #: <input type="text"/>	Sale Price: <input type="text"/>
Initial List Price: <input type="text"/>	Initial List Date: <input type="text"/>	Current List Price: <input type="text"/>	DOM / CDOM: <input type="text" value="/"/>
Is the Subject Listing Currently Pending?: <input type="text"/>	Date of Contract: <input type="text"/>	CDOM to Contract: <input type="text"/>	Sale Date: <input type="text"/>

Subject Property Comments / External Influences

County Land Use: Single Family Resid

Subject	Sold Comp 1	Sold Comp 2	Sold Comp 3	List Comp 1	List Comp 2	List Comp 3	
							
Address	20603 Berendo Ave Torrance, CA 90502	1123 Greenhedge St Torrance, CA 90502	20700 Raymond Ave Torrance, CA 90502	21119 New Hampshire Ave Torrance, CA 90502	20607 Berendo Ave Torrance, CA 90502	21212 Berendo Ave Torrance, CA 90502	20809 Orchard Ave Torrance, CA 90502
Proximity		0.22 Miles	0.17 Miles	0.41 Miles	0.01 Miles	0.49 Miles	0.35 Miles
Sale/List Price		\$582,750	\$635,000	\$580,000	\$559,000	\$624,000	\$585,000
Sale Date		3/1/2019	8/9/2019	5/8/2019	active	active	pending
Price Per Sq.ft.	\$520.83	\$483.61	\$532.72	\$496.15	\$480.24	\$542.61	\$499.15
Initial List Price		\$589,900	\$599,000	\$579,000	\$559,000	\$624,000	\$599,000
Initial List Date		1/11/2019	6/14/2019	4/2/2019	8/5/2019	8/13/2019	6/3/2019
Current/Final List		\$589,900	\$599,000	\$579,000	\$559,000	\$624,000	\$585,000
DOM/CDOM	/	169 / 28	16 / 16	6 / 6	11 / 11	3 / 3	74 / 74
Sales Type		Fair Market	Fair Market	Fair Market	Fair Market	Fair Market	Fair Market
Finance Incentives		0	0	0	0	0	0
Living Area	1152	1205	1192	1169	1164	1150	1172
#Rooms/Bed/Bath 1	5 / 3 / 2	5 / 3 / 2	5 / 3 / 2	5 / 3 / 2	5 / 3 / 2	5 / 3 / 2	5 / 3 / 2
Year Built	1931	1953	1949	1960	1933	1959	1961
Bsmnt SF/% Finished	/	/	/	/	/	/	/
Lot Size	0.10ac	0.12ac	0.14ac	0.12ac	0.10ac	0.11ac	0.13ac
Property Type	SF Detach	SF Detach	SF Detach	SF Detach	SF Detach	SF Detach	SF Detach
Style / Quality	Contemp / Q4	Contemp / Q4	Contemp / Q4	Contemp / Q4	Contemp / Q4	Contemp / Q4	Contemp / Q4
# of Units	1	1	1	1	1	1	1
Condition	C4	C3	C3	C3	C3	C3	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	Yes / Yes / No	No / Yes / No	No / Yes / No	No / Yes / No	No / Yes / No	No / Yes / No	No / Yes / No
Fireplace	No	Yes	No	No	No	No	No
Garage	2 Detached	2 Detached	1 Attached	2 Detached	1 Detached	2 Attached	2 Attached
Other Features	No items noted	No items noted	No items noted	No items noted	No items noted	No items noted	No items noted
HOA Fees	0/mo0/mo	0/mo0/mo	0/mo0/mo	0/mo0/mo	0/mo0/mo	0/mo0/mo	0/mo0/mo
Subdivision	Not available	Not available	Not available	Not available	Not available	Not available	Not available
Likely Sale Price					\$559,000	\$624,000	\$585,000
School District	Los Angeles Unified	Los Angeles Unified	Los Angeles Unified	Los Angeles Unified	Los Angeles Unified	Los Angeles Unified	Los Angeles Unified
Common Amenities							
Data Source - ID	County Tax - S109082	MLS - Ws18296773	MLS - Pw19128874	MLS - Dw19075249	MLS - Dw19189012	MLS - Pw19192134	MLS - 19468792
Overall Comparison							

Market Time 30-90 days	As-Is Price Estimate	As-Repaired Price Estimate	Land Only Price
90-Day Marketing Time	<input type="text" value="\$600,000"/>	<input type="text" value="\$624,000"/>	<input type="text" value="\$380,000"/>
Recommended List Price	<input type="text" value="\$600,999"/>	<input type="text" value="\$624,999"/>	
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
•	20603 Berendo Ave	Torrance	3	2	0.10ac		1931		
1	1123 Greenhedge St	Torrance	3	2	0.12ac	3/1/2019	1953	\$582,750	0.22 Miles
2	20700 Raymond Ave	Torrance	3	2	0.14ac	8/9/2019	1949	\$635,000	0.17 Miles
3	21119 New Hampshire Ave	Torrance	3	2	0.12ac	5/8/2019	1960	\$580,000	0.41 Miles
1	20607 Berendo Ave	Torrance	3	2	0.10ac	8/5/2019	1933	\$559,000	0.01 Miles
2	21212 Berendo Ave	Torrance	3	2	0.11ac	8/13/2019	1959	\$624,000	0.49 Miles
3	20809 Orchard Ave	Torrance	3	2	0.13ac	6/3/2019	1961	\$585,000	0.35 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	Similar GLA and equal bath count; Similar lot size
Sale 2 Comments	Similar GLA and equal bath count; Superior lot size
Sale 3 Comments	Equal GLA and equal bath count; Similar lot size
List 1 Comments	Equal GLA and equal bath count; Similar lot size
List 2 Comments	Equal GLA and equal bath count; Similar lot size
List 3 Comments	Equal GLA and equal bath count; Similar lot size

Comments:

Service Provider Comments:

Subject is a single family home situated in the central section of the city of Gardena - Exterior appears to be adequately maintained. I did observe areas of landscaping that could use work - Recommend repairing/improving landscaping. I observed areas of fascia that had peeling paint and or damaged; Recommend repairing these areas. There were no other signs of damage or repair required. Subject is centrally located to all places of convenience, schools, shopping, highways and parks as well as other conveniences and amenities. Subject is a corner lot. Per client requirements: Our client is an investor looking to renovate and re-sell at a profit and is focused on the AS-REPAIRED VALUE for this valuation. Please provide only comps that are in fully renovated condition from the subject market area. The as-is value, if the subject needs repairs, does not need comparable support shown in the report but should be accurate based on your market. There are no negative features observed. Price conclusion is based on the adjusted sold comps and current market conditions. Recommend continuing to monitor market conditions and agent inspection feedback.

Vendor Comments:

Service Provider
Signature

/s/ Michael Midland

Service Provider
Company

Midland Real Estates Services

BPO Effective Date

8/19/2019

Service Provider Lic.
Num.

01408897

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		Prep and repair/paint damaged fascia	\$400
Structural			\$0
Windows/Doors			\$0
Paint			\$0
Foundation			\$0
Garage			\$0
Landscaping		cut back, trim, install sod	\$2,500
Fence			\$0
Other			\$0
External Repair Total:			\$2,900
Repair Total:			\$2,900



Subject Front

**20603 Berendo Ave
Torrance, CA90502**



Address



Side



Side



Rear



Street



Street



Damage Photo



View across street



Comparable Sale #1

1123 Greenhedge St
Torrance, CA90502
Sale Date: 3/1/2019
Sale Price: \$582,750



Comparable Sale #2

20700 Raymond Ave
Torrance, CA90502
Sale Date: 8/9/2019
Sale Price: \$635,000



Comparable Sale #3

21119 New Hampshire Ave
Torrance, CA90502
Sale Date: 5/8/2019
Sale Price: \$580,000



Comparable Listing #1

20607 Berendo Ave
Torrance, CA90502
Current List: \$559,000



Comparable Listing #2

21212 Berendo Ave
Torrance, CA90502
Current List: \$624,000



Comparable Listing #3

20809 Orchard Ave
Torrance, CA90502
Current List: \$585,000

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