



Broker Price Opinion

Exterior Inspection
 Interior Inspection

Property Address:	13219 BONA VISTA LANE	Vendor ID:	7410750.1_355878
City, State, Zip:	LA MIRADA, CA90638	Deal Name:	
Loan Number:	13219BonaVistaLane	Inspection Date:	11/12/2019
2nd Loan / Client #:		Subject APN:	8044-016-014

Property Occupancy Status Owner Does the Property Appear Secure? Yes Est. Monthly Rent Sold in the last Months?

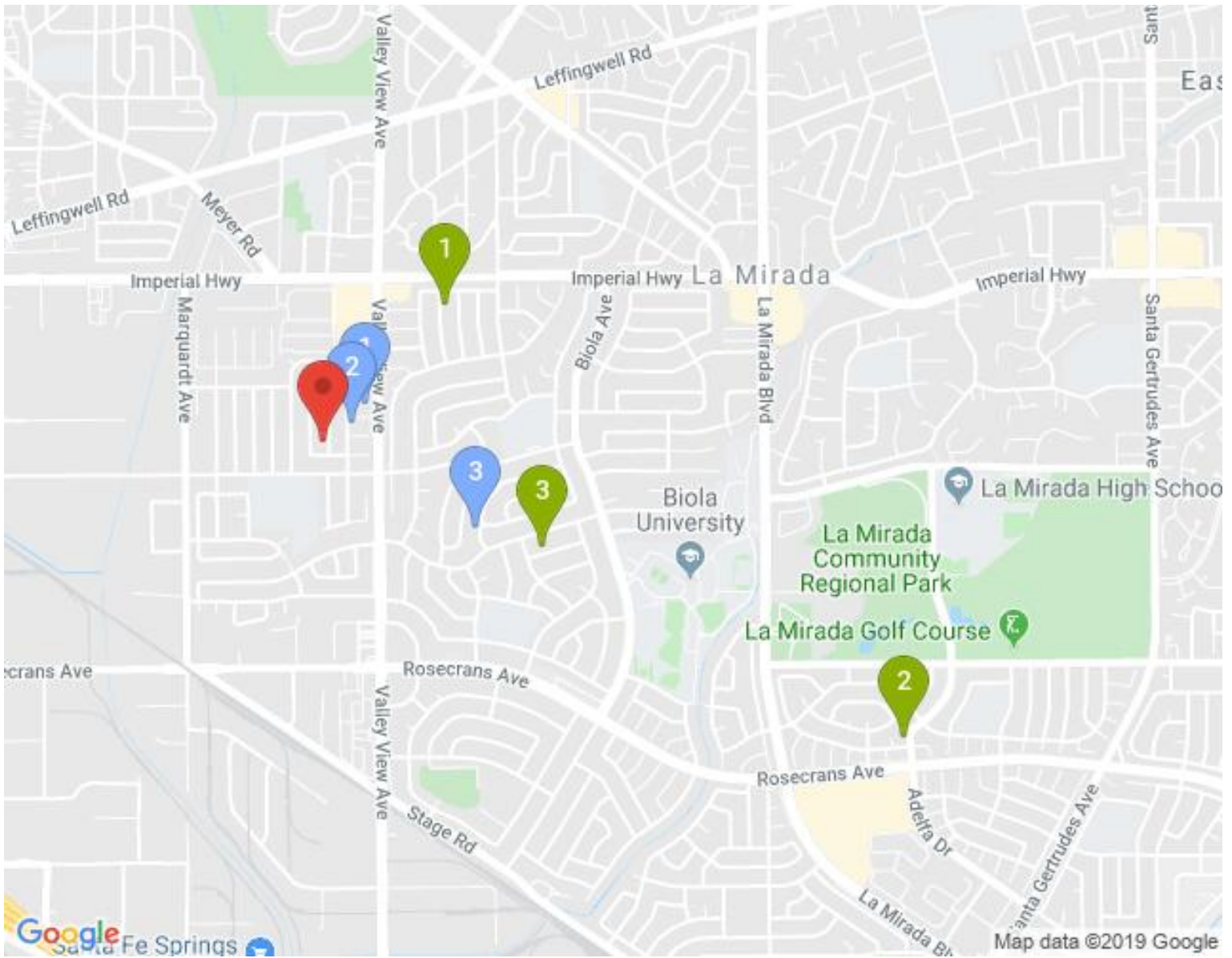
Currently Listed No Currently List Broker List Broker Contact # Initial List Price Initial List Date Current List Price DOM / CDOM /

Is the Subject Listing Currently Pending? Date of Contract CDOM to Contract Sale Price: Sale Date:

Subject Property Comments / External Influences
 All information was gathered from Tax Record.

	Subject	Sold Comp 1	Sold Comp 2	Sold Comp 3	List Comp 1	List Comp 2	List Comp 3
							
Address	13219 BONA VISTA LANE LA MIRADA, CA90638	14120 ANGELL ST LA MIRADA, CA90638	14102 BRANSCOMB ST LA MIRADA, CA90638	13503 BRAZO RD LA MIRADA, CA90638	12716 CORLEY DR LA MIRADA, CA90638	14529 ADELFA DR LA MIRADA, CA90638	14521 CALPELLA ST LA MIRADA, CA90638
Proximity		0.15	0.09	0.45	0.47	1.69	0.63
Sale/List Price		\$565,000	\$565,000	\$627,500	\$625,000	\$580,000	\$639,999
Sale Date		10/17/2019	05/10/2019	08/08/2019	10/13/2019	10/10/2019	08/20/2019
Price Per Sq.ft.	\$536.35	\$502.22	\$493.87	\$483.43	\$514.83	\$378.33	\$474.06
Initial List Price		\$564,999	\$578,888	\$610,000	\$625,000	\$580,000	\$639,999
Initial List Date		8/28/2019	03/13/2019	07/03/2019	10/13/2019	10/10/2019	08/20/2019
Current/Final List		\$564,999	\$569,900	\$610,000	\$625,000	\$580,000	\$639,999
DOM/CDOM	/	50 / 50	58 / 58	36 / 36	30 / 30	33 / 33	84 / 84
Sales Type		Fair Market	Fair Market	Fair Market	Fair Market	Fair Market	Fair Market
Finance Incentives		Conventional	FHA	Conventional	Conventional	Conventional	Conventional
Living Area	1128	1125	1144	1298	1214	1533	1350
#Rooms/Bed/Bath 1	8 / 4 / 2	8 / 4 / 2	8 / 4 / 2	7 / 3 / 2	7 / 3 / 2	8 / 4 / 2	7 / 3 / 2
Year Built	1955	1955	1955	1956	1956	1955	1955
Bsmnt SqFt/Finished	/	/	/	/	/	/	/
Lot Size	0.13	0.13	0.14	0.14	0.15	0.14	0.16
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	No / No	Yes / 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	No
Garage	2 Attached	2 Attached	2 Attached	2 Attached	2 Attached	2 Detached	2 Attached
Other Features	None	None	None	None	None	None	None
HOA Fees	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Subdivision	Unavailable	Unavailable	Unavailable	Unavailable	Unavailable	Unavailable	Unavailable
Rent Potential	\$3,630						
Annual Gross Income	\$43,560						
Likely Sale Price					\$625,000	\$580,000	\$639,999
Gross Rent Multiplier	13.89						
School District	Norwalk La Mirada	Los Angeles Un...	Los Angeles Un...	Los Angeles Un...	Los Angeles Un...	Los Angeles Un...	Los Angeles Un...
Complex Name							
Floor Level							
Common Amenities							
Data Source - ID	County Tax-Tax...	MLS-DW19206242	MLS-IG19056850	MLS-PW19157085	MLS-DW19242224	MLS-PW19239646	MLS-PW19199882
Overall Comparison							

Market Time 30-90 days	As-Is Price Estimate	As-Repaired Price Estimate	Land Only Price	30-Day Quick Sale Price
90-Day Marketing Time	<input type="text" value="\$605,000"/>	<input type="text" value="\$605,000"/>	<input type="text" value="\$180,000"/>	<input type="text" value="\$593,000"/>
Recommended List Price	<input type="text" value="\$614,000"/>	<input type="text" value="\$614,000"/>		
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
•	13219 BONA VISTA LANE	LA MIRADA	4	2	0.13		1955		
1	14120 ANGELL ST	LA MIRADA	4	2	0.13	10/17/2019	1955	\$565,000	0.15
2	14102 BRANSCOMB ST	LA MIRADA	4	2	0.14	05/10/2019	1955	\$565,000	0.09
3	13503 BRAZO RD	LA MIRADA	3	2	0.14	08/08/2019	1956	\$627,500	0.45
1	12716 CORLEY DR	LA MIRADA	3	2	0.15	10/13/2019	1956	\$625,000	0.47
2	14529 ADELFA DR	LA MIRADA	4	2	0.14	10/10/2019	1955	\$580,000	1.69
3	14521 CALPELLA ST	LA MIRADA	3	2	0.16	08/20/2019	1955	\$639,999	0.63

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: Owner Types of Financing the Subject will NOT qualify for:

Will this be a problem for resale? If yes, please explain:

Comparables:

Sale 1 Comments	It is equal in age and bedroom / bathroom count, it is similar in lot size / style and it is almost equal in GLA.
Sale 2 Comments	In order to provide comparable that has been remodeled per client instructions I was forced to expand the search out to 6 months. It is slightly bigger in GLA, is equal in room count / age and it is similar in lot size.
Sale 3 Comments	It is superior in GLA, is inferior in room count but it is similar in style / age and lot size.
List 1 Comments	It is similar in age / lot size / GLA / style but it is inferior in bedroom count.
List 2 Comments	In order to provide comp that has been remodeled per client instructions and bracket range price I was forced to expand the search out to 1.60 miles, 35% variance in GLA. It is equal in room count / age, is similar in lot size but it is superior in GLA.
List 3 Comments	In order to provide comp that has been remodeled per client instructions I was forced to expand the search out to 15% variance in GLA. It is equal in age, is similar in style but it is superior in GLA / lot size and is inferior in room count.

Comments:

Service Provider Comments:

The client is an investor looking to renovate and re-sell at a profit and is focused on the AS-REPAIRED VALUE for this reason I provide only comps that are in fully renovated condition from the subject market area per client instructions. In order to bracket range price had to expand the search out to 1.60 miles in listing#2. To meet client requirements I was forced to expand the search out to 6 months in sale#1, 15% variance in GLA in listing#3 and 35% variance in GLA in listing#2. Could not bracket subject's square footage in GLA in listings comps but I provide listing#1 similar in GLA. Best effort was made to bracket subjects key features and characteristics. Comparable chosen represent the best available at the time that this report was completed. The best three comparable sales and listings were taken from the subject's general market area.

Vendor Comments:

Service Provider
Signature

BPO Effective Date

Service Provider
CompanyService Provider Lic.
Num.

Repairs

Recommended Repairs would bring the subject to:

Internal Repairs		Comment	Total
Painting			\$ 0
Walls/Ceiling			\$ 0
Carpet/Floors			\$ 0
Cabinet/Counter			\$ 0
Plumbing			\$ 0
Electrical			\$ 0
Heating/AC			\$ 0
Appliances			\$ 0
Doors/Trim			\$ 0
Cleaning/Trash Removal			\$ 0
Other			\$ 0
Internal Repair Total:			\$ 0
External Repairs		Comment	Total
Roof			\$ 0
Siding/Trim			\$ 0
Structural			\$ 0
Windows/Doors			\$ 0
Painting			\$ 0
Foundation			\$ 0
Garage			\$ 0
Landscaping			\$ 0
Fence			\$ 0
Other			\$ 0
External Repair Total:			\$ 0
Repair Total:			\$ 0



Subject Front

13219 BONA VISTA LANE
LA MIRADA, CA90638



Subject Side

13219 BONA VISTA LANE
LA MIRADA, CA90638



Subject Side

13219 BONA VISTA LANE
LA MIRADA, CA90638



Subject Address Verification

13219 BONA VISTA LANE
LA MIRADA, CA90638



Subject Street Sign

13219 BONA VISTA LANE
LA MIRADA, CA90638



Subject Street

13219 BONA VISTA LANE
LA MIRADA, CA90638



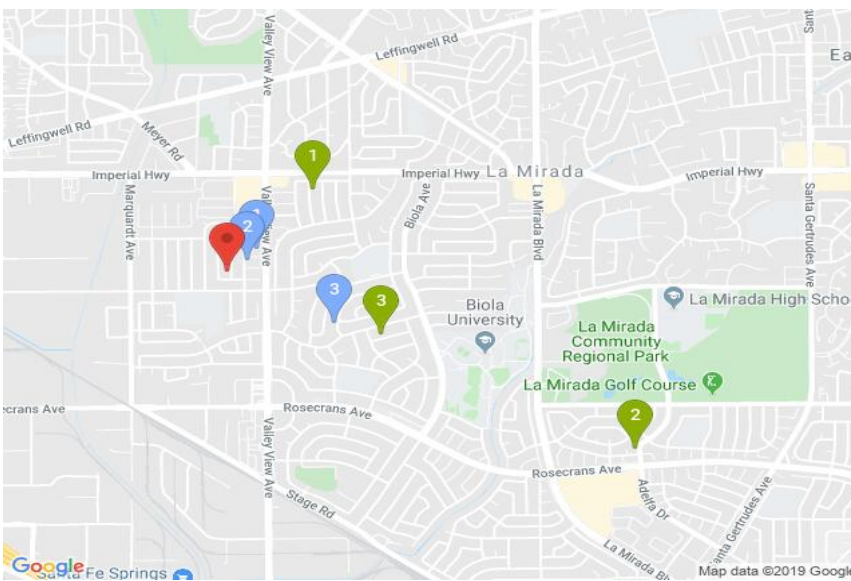
Subject Street

13219 BONA VISTA LANE
LA MIRADA, CA90638



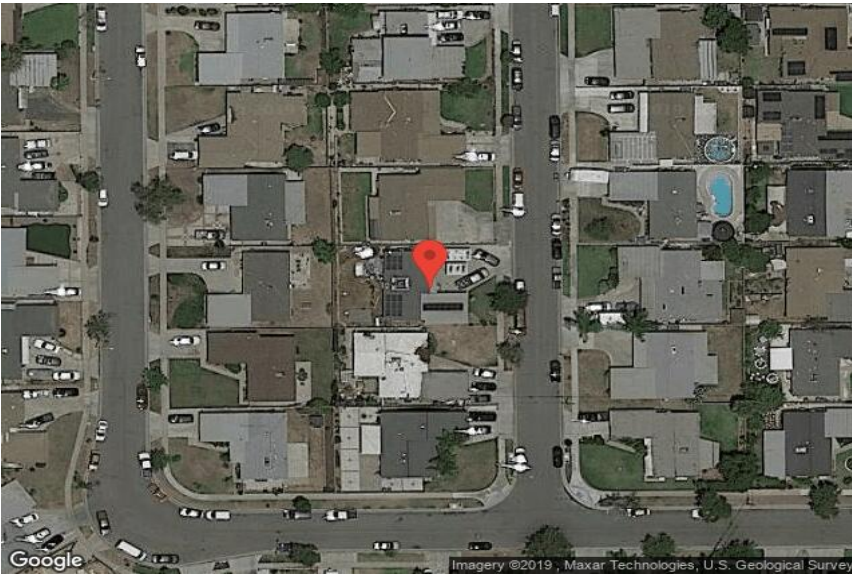
Subject View From Across the Street

13219 BONA VISTA LANE
LA MIRADA, CA90638



Subject Static Map

13219 BONA VISTA LANE
LA MIRADA, CA90638



Subject Satellite View

13219 BONA VISTA LANE
LA MIRADA, CA90638



Comparable Sale #1

14120 ANGELL ST
LA MIRADA, CA90638
Sale Date: 10/17/2019
Sale Price: \$565,000



Comparable Sale #2

14102 BRANSCOMB ST
LA MIRADA, CA90638
Sale Date: 05/10/2019
Sale Price: \$565,000



Comparable Sale #3

13503 BRAZO RD
LA MIRADA, CA90638
Sale Date: 08/08/2019
Sale Price: \$627,500



Comparable Listing #1

12716 CORLEY DR
LA MIRADA, CA90638
Current List: \$625,000



Comparable Listing #2

14529 ADELFA DR
LA MIRADA, CA90638
Current List: \$580,000



Comparable Listing #3

14521 CALPELLA ST
LA MIRADA, CA90638
Current List: \$639,999

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