

# Broker Price Opinion

☒ Exterior Inspection  
☐ Interior Inspection

Property Address: 11020 S Freeman Ave	Vendor ID: 4197230
City, State, Zip: Inglewood, CA 90304	Deal Name:
Loan Number: 11020SFreemanAve	Inspection Date: 3/16/2017
2nd Loan / Client #:	Subject APN: 4035-010-016

Property Occupancy Status: Owner	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 #:	Sale Price:
Initial List Price:	Initial List Date:	Current List Price:	Sale Date:
DOM / CDOM:	Is the Subject Listing Currently Pending?:	Date of Contract:	CDOM to Contract:

## Subject Property Comments / External Influences

Subject is a single family detached home and the subject exterior appears to be maintained ok and is consistent with the area

	Subject	Sold Comp 1	Sold Comp 2	Sold Comp 3	List Comp 1	List Comp 2	List Comp 3
							
Address	11020 S Freeman Ave Inglewood, CA 90304	11049 S Grevillea Ave Inglewood, CA 90304	10918 S Truro Ave Inglewood, CA 90304	11016 S Freeman Ave Inglewood, CA 90304	4223 W 102nd St Inglewood, CA 90304	4329 W 105th St Inglewood, CA 90304	3529 W 113th St Inglewood, CA 90303
Proximity		0.38 Miles	0.56 Miles	Same Block	0.55 Miles	0.41 Miles	0.86 Miles
Sale/List Price		\$315,000	\$355,000	\$395,000	\$405,000	\$275,000	\$280,000
Sale Date		12/31/2016	12/16/2016	1/13/2017			
Price Per Sq.ft.	\$241.05	\$262.50	\$265.52	\$324.84	\$290.74	\$199.28	\$200.29
Initial List Price		\$390,000	\$350,000	\$395,000	\$405,000	\$275,000	\$280,000
Initial List Date		5/11/2016	8/31/2016	9/16/2016	2/17/2017	12/1/2016	3/8/2017
Current/Final List		\$315,000	\$350,000	\$395,000	\$405,000	\$275,000	\$280,000
DOM/CDOM		259 / 121	107 / 107	10 / 10	27 / 27	3 / 3	129 / 9
Sales Type		Short Sale	Fair Market	Short Sale	Short Sale	Short Sale	Short Sale
Finance Incentives		0	0	0	0	0	0
Living Area	1452	1200	1337	1216	1393	1380	1398
#Rooms/Bed/Bath 1	6 / 2 / 2.0	5 / 3 / 1.0	6 / 2 / 2.0	5 / 3 / 1.0	5 / 2 / 2.0	6 / 3 / 1.0	6 / 3 / 2.0
Year Built	1917	1940	1952	1920	1952	1927	1947
Bsmnt SF/% Finished							
Lot Size	0.21ac	0.11ac	0.14ac	0.16ac	0.14ac	0.12ac	0.14ac
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	C4	C4	C4	C4	C4	C4
Pool/Spa	In Ground	Yes / No	No / No	No / No	No / No	No / No	No / No
View	School/ Neighborhood	neighborhood	neighborhood	neighborhood	Neighborhood	Neighborhood	Neighborhood
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	No	Yes	Yes	No	No	No
Garage	2 Detached	2 Detached	2 Detached	2 Detached	1 Attached	None	2 Detached
Other Features	None observed	None observed	None observed	None observed	None observed	None observed	None observed
HOA Fees	0/mo	0/mo	0/mo	0/mo	0/mo	0/mo	0/mo
Subdivision	Not available	Not available	Not available	Not available	Not available	Not available	Not available
School District	Centinella Vly Un	Centinella Vly Un	Centinella Vly Un	Centinella Vly Un	Centinella Vly Un	Centinella Vly Un	Centinella Vly Un
Data Source - ID	County Tax - Realist Tax	MLS - DW16102451	MLS - PW16191535	MLS - SB16715502	MLS - MB17034002	MLS - 15962535	MLS - DW17046651

### Market Time 30-90 days

### As-Is Price Estimate

### As-Repaired Price Estimate

### Land Only Price

Anticipated Sale Price

**\$350,000**

**\$355,000**

**\$175,000**

Recommended List Price

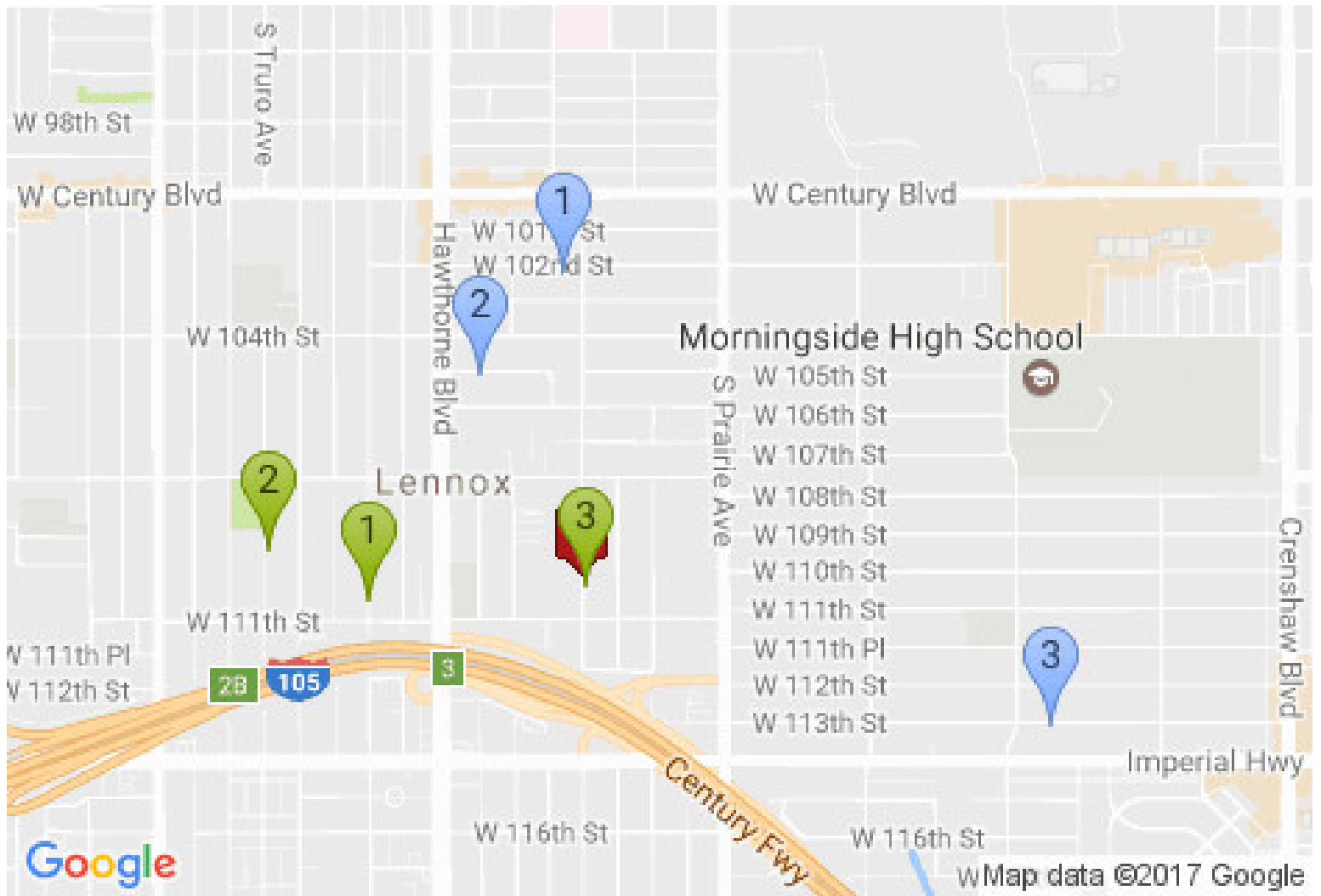
**\$350,999**

**\$355,999**

Recommended Sales Strategy:

☐ As - Is

☒ Repaired



	Address	City	BR	BA	Lot Size	Sale/List Date	Year Built	Sale/List Price	Distance
•	11020 S Freeman Ave	Inglewood	2	2	0.21ac		1917		
1	11049 S Grevillea Ave	Inglewood	3	1	0.11ac	12/31/2016	1940	\$315,000	0.38 Miles
2	10918 S Truro Ave	Inglewood	2	2	0.14ac	12/16/2016	1952	\$355,000	0.56 Miles
3	11016 S Freeman Ave	Inglewood	3	1	0.16ac	1/13/2017	1920	\$395,000	Same Block
1	4223 W 102nd St	Inglewood	2	2	0.14ac	2/17/2017	1952	\$405,000	0.55 Miles
2	4329 W 105th St	Inglewood	3	1	0.12ac	12/1/2016	1927	\$275,000	0.41 Miles
3	3529 W 113th St	Inglewood	3	2	0.14ac	3/8/2017	1947	\$280,000	0.86 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	Inferior GLA and bath count; Inferior lot; In ground pool; MLS states fixer upper; Corner lot
Sale 2 Comments	Similar GLA and equal bath count; Inferior lot; Wall to wall carpeting and hardwood flooring; Family room
Sale 3 Comments	Inferior GLA and bath count; Inferior lot. Wall to wall carpeting; No other pertinent MLS info
List 1 Comments	Similar GLA and equal bath count; Inferior garage; Inferior lot. Wall to wall carpeting
List 2 Comments	Similar GLA and inferior bath count; Inferior garage; Inferior lot; Some additions without permits
List 3 Comments	Similar GLA and equal bath count; Inferior lot. Tenant occupied

**Comments:**

## Service Provider Comments:

Subject is a single story home in the southern portion of Inglewood bordering near the city of Hawthorne; Exterior appears to be maintained ok and is consistent with the neighborhood; Area Centrally located to all major places of conveniences; Subject is situated across the street from an Elementary School which could have a negative influence. I did observe areas of fascia that appeared damaged. I also observed areas of stucco at sides painting another color than the front; Recommend repairing fascia and painting and painting all exterior. There were no other signs of damage or repairs required. LAX Los International Airport is situated 1 mile to the west; Air traffic was noticeable at the time of inspection but all comps have similar influence. Short sales were used given the lack of fair market sold or active comps with similar GLA and influences.

## Vendor Comments:

Service Provider  
Signature

/s/ Michael Midland

Service Provider  
Company

Elite REO Services

BPO Effective Date

3/16/2017

Service Provider Lic.  
Num.

01408897

<b>Repairs</b>		
Recommended Repairs would bring the subject to: <input type="text" value="\$355,000"/>		
<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:		\$0
<b>External Repairs</b>	<b>Comment</b>	<b>Total</b>
Roof	Repair, paint fascia	\$750
Siding/Trim		\$0
Structural		\$0
Windows/Doors		\$0
Paint	Prep and paint all exterior	\$2,500
Foundation		\$0
Garage		\$0
Landscaping		\$0
Fence		\$0
Other		\$0
External Repair Total:		\$3,250
Repair Total:		\$3,250



Subject Front

**11020 S Freeman Ave  
Inglewood, CA 90304**



Address



Side



Side



Street



Street



Damage Photo



Damage Photo



Damage Photo



View across street



### **Comparable Sale #1**

11049 S Grevillea Ave  
Inglewood, CA 90304  
Sale Date: 12/31/2016  
Sale Price: \$315,000



### **Comparable Sale #2**

10918 S Truro Ave  
Inglewood, CA 90304  
Sale Date: 12/16/2016  
Sale Price: \$355,000



### **Comparable Sale #3**

11016 S Freeman Ave  
Inglewood, CA 90304  
Sale Date: 1/13/2017  
Sale Price: \$395,000



### Comparable Listing #1

4223 W 102nd St  
Inglewood, CA 90304  
Current List: \$405,000



### Comparable Listing #2

4329 W 105th St  
Inglewood, CA 90304  
Current List: \$275,000



### Comparable Listing #3

3529 W 113th St  
Inglewood, CA 90303  
Current List: \$280,000

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