








Broker Price Opinion

☒ Exterior Inspection
☐ Interior Inspection

Property Address: 1404 Grandee Ave				Vendor ID: 4510521			
City, State, Zip: Compton, CA 90221				Deal Name:			
Loan Number: 1404Grandeeave				Inspection Date: 4/10/2018			
2nd Loan / Client #:				Subject APN: 6141-024-026			

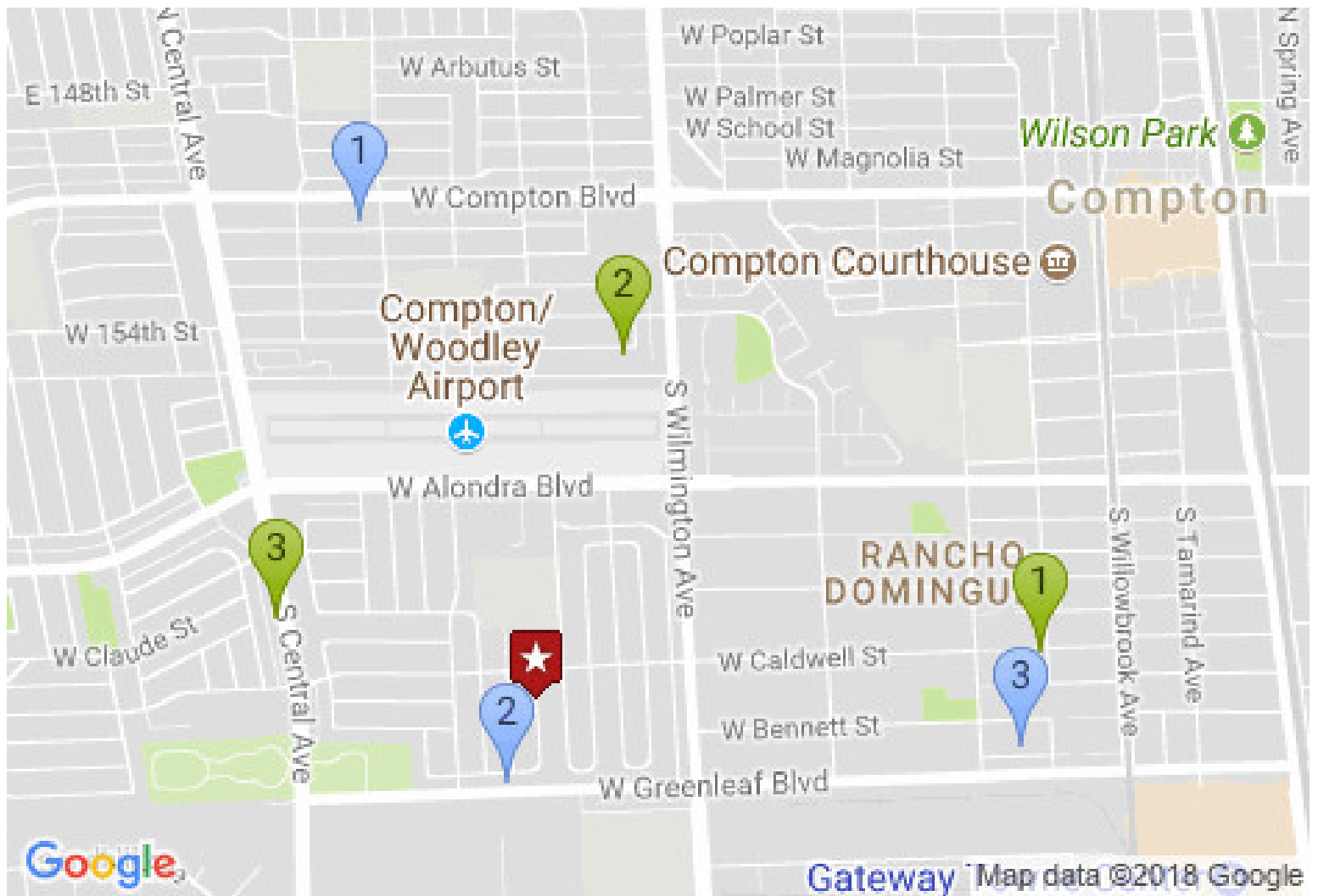
Property Occupancy Status: <input type="text" value="Tenant"/>		Does the Property Appear Secure? <input type="text" value="No"/>		Est. Monthly Rent: \$2,700		Sold in the last 12 Months? <input type="text" value="No"/>	
Currently Listed	Currently List Broker	List Broker Contact #	Initial List Price	Initial List Date	Current List Price	DOM / CDOM	Sale Price:
Yes	Century 21 Allstars	5628632121	\$199,000	1/31/2018	\$320,000	69 / 69	
Is the Subject Listing Currently Pending? <input type="text" value="No"/>		Date of Contract		CDOM to Contract		Sale Date:	

Subject Property Comments / External Influences
Subject is a single level SFR

	Subject	Sold Comp 1	Sold Comp 2	Sold Comp 3	List Comp 1	List Comp 2	List Comp 3
							
Address	1404 Grandee Ave Compton, CA 90221	1301 S Acacia Ave Compton, CA 90220	912 W Myrrh St Compton, CA 90220	1115 S Central Ave Compton, CA 90220	1423 W 151st St Compton, CA 90220	1206 W Bennett St Compton, CA 90221	321 W Glencoe St Compton, CA 90220
Proximity		0.89 Miles	0.66 Miles	0.51 Miles	0.94 Miles	0.13 Miles	0.84 Miles
Sale/List Price		\$390,000	\$415,000	\$410,000	\$429,900	\$379,000	\$419,000
Sale Date		10/20/2017	2/3/2018	10/24/2017	active	pending	active
Price Per Sq.ft.	\$371.38	\$371.43	\$345.55	\$393.85	\$379.10	\$343.30	\$320.34
Initial List Price	\$199,000	\$399,888	\$429,999	\$399,000	\$429,900	\$379,000	\$399,999
Initial List Date	1/31/2018	8/6/2017	10/24/2017	7/29/2017	3/26/2018	2/25/2018	8/10/2017
Current/Final List	\$320,000	\$394,888	\$419,999	\$399,000	\$429,900	\$379,000	\$419,000
DOM/CDOM	69 / 69	75 / 26	103 / 18	87 / 54	15 / 15	44 / 44	243 / 243
Sales Type		Fair Market	Fair Market	Fair Market	Fair Market	Fair Market	Fair Market
Finance Incentives	0	0	0	0	0	0	0
Living Area	1104	1050	1201	1041	1134	1104	1308
#Rooms/Bed/Bath 1	6 / 3 / 1	7 / 3 / 2	6 / 3 / 1	7 / 3 / 2	7 / 3 / 2	6 / 3 / 1	7 / 3 / 2
Year Built	1948	1948	1947	1950	1938	1948	1955
Bsmnt SF/% Finished							
Lot Size	0.14ac	0.09ac	0.14ac	0.13ac	0.11ac	0.17ac	0.16ac
Property Type	SF Detach	SF Detach	SF Detach	SF Detach	SF Detach	SF Detach	SF Detach
Style / Quality	Single Story / Q3	Single Story / Q3	Single Story / Q3	Single Story / Q3	Single Story / Q3	Single Story / Q3	Single Story / Q3
# of Units	1	1	1	1	1	1	1
Condition	C3	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	No / Yes / No	No / Yes / No	No / Yes / No	No / Yes / No	No / Yes / No	No / Yes / No	No / Yes / No
Fireplace	No	No	No	No	No	No	No
Garage	1 Attached	2 Detached	2 Detached	2 Detached	2 Detached	1 Detached	2 Attached
Other Features	None	None	None	None	None	None	None
HOA Fees	0/mo	0/yr	0/yr	0/yr	0/yr	0/yr	0/yr
Subdivision	Unavailable	Unavailable	Sunny Cove	None	None	None	None
School District	Compton	Compton Unified	Compton Unified	Other	Los Angeles Unified	Unavailable	Unavailable

Common Amenities							
Data Source - ID	County Tax -	MLS - MB17180963	MLS - DW17242737	MLS - SB17165319	MLS - SR18069047_CRISNET	MLS - DW18044939	MLS - DW17185250

Market Time 90-120 days Anticipated Sale Price Recommended List Price Recommended Sales Strategy:	As-Is Price Estimate <div style="border: 1px solid black; padding: 5px; width: 100px; margin: 0 auto;">\$410,000</div>	As-Repaired Price Estimate <div style="border: 1px solid black; padding: 5px; width: 100px; margin: 0 auto;">\$410,000</div>	Land Only Price <div style="border: 1px solid black; padding: 5px; width: 100px; margin: 0 auto;">\$220,000</div>	
	<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
•	1404 Grandee Ave	Compton	3	1	0.14ac		1948		
1	1301 S Acacia Ave	Compton	3	2	0.09ac	10/20/2017	1948	\$390,000	0.89 Miles
2	912 W Myrrh St	Compton	3	1	0.14ac	2/3/2018	1947	\$415,000	0.66 Miles
3	1115 S Central Ave	Compton	3	2	0.13ac	10/24/2017	1950	\$410,000	0.51 Miles
1	1423 W 151st St	Compton	3	2	0.11ac	3/26/2018	1938	\$429,900	0.94 Miles
2	1206 W Bennett St	Compton	3	1	0.17ac	2/25/2018	1948	\$379,000	0.13 Miles
3	321 W Glencoe St	Compton	3	2	0.16ac	8/10/2017	1955	\$419,000	0.84 Miles

Neighborhood Data:

Location Type: <input type="text" value="Suburban"/>	Market Trend: <input type="text" value="Appreciating"/>	Economic Trend: <input type="text" value="Stable"/>	Neighborhood Trend: <input type="text" value="Stable"/>
Housing Supply: <input type="text" value="Stable"/>	Crime/Vandalism: <input type="text" value="Low Risk"/>	REO Driven? <input type="text" value="No"/>	Avg Age of Home: <input type="text" value="68"/>
Neighborhood Pride of Ownership: <input type="text" value="Average"/>		Avg Marketing Time of Comparable Listings: <input type="text" value="3 to 6 Mos."/>	
Price Range: <input type="text" value="\$330,000"/> to <input type="text" value="\$430,000"/>	Median Price: <input type="text" value="\$390,000"/>	Predominate Value: <input type="text" value="\$400,000"/>	Average DOM: <input type="text" value="95"/>
Number of units for rent: <input type="text"/>		Number of units in complex for sale: <input type="text"/>	

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	Property is inferior in lot size to the subject.
Sale 2 Comments	Property is similar in all features to the subject.
Sale 3 Comments	Property is superior in bathroom count.
List 1 Comments	Property is inferior in year built to the subject.
List 2 Comments	Property is superior in lot size to the subject.
List 3 Comments	Property is superior in gross living area to the subject.

Comments:

Service Provider Comments:

According to MLS subject is in need of repairs, unable to confirm current condition. All comparables provided has been remodeled as client request. Subject is listed as a short sale and it's listed too low compared to the type of properties found that are like the subject in the immediate area. Value given is the value found in the neighborhood with properties just like ours. Best effort was made to bracket subject's key features and characteristics. Comparable chosen represent the best available at the time that this report was completed.

Vendor Comments:

Service Provider
Signature

/s/ Victor Pereda

Service Provider
Company

Vianso Corporation

BPO Effective Date

4/10/2018

Service Provider Lic.
Num.

01453059

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			\$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

**1404 Grandee Ave
Compton, CA 90221**



Address



Side



Side



Street



Street



View across street



Comparable Sale #1

1301 S Acacia Ave
Compton, CA 90220
Sale Date: 10/20/2017
Sale Price: \$390,000



Comparable Sale #2

912 W Myrrh St
Compton, CA 90220
Sale Date: 2/3/2018
Sale Price: \$415,000



Comparable Sale #3

1115 S Central Ave
Compton, CA 90220
Sale Date: 10/24/2017
Sale Price: \$410,000



Comparable Listing #1

1423 W 151st St
Compton, CA 90220
Current List: \$429,900



Comparable Listing #2

1206 W Bennett St
Compton, CA 90221
Current List: \$379,000



Comparable Listing #3

321 W Glencoe St
Compton, CA 90220
Current List: \$419,000

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