

Broker Price Opinion

 Exterior Inspection
 Interior Inspection

Property Address:	250 E Mountain View St	Vendor ID:	4150661
City, State, Zip:	Long Beach, CA 90805	Deal Name:	
Loan Number:	250EMOUNTAINVIEW	Inspection Date:	1/22/2017
2nd Loan / Client #:		Subject APN:	7131-015-007

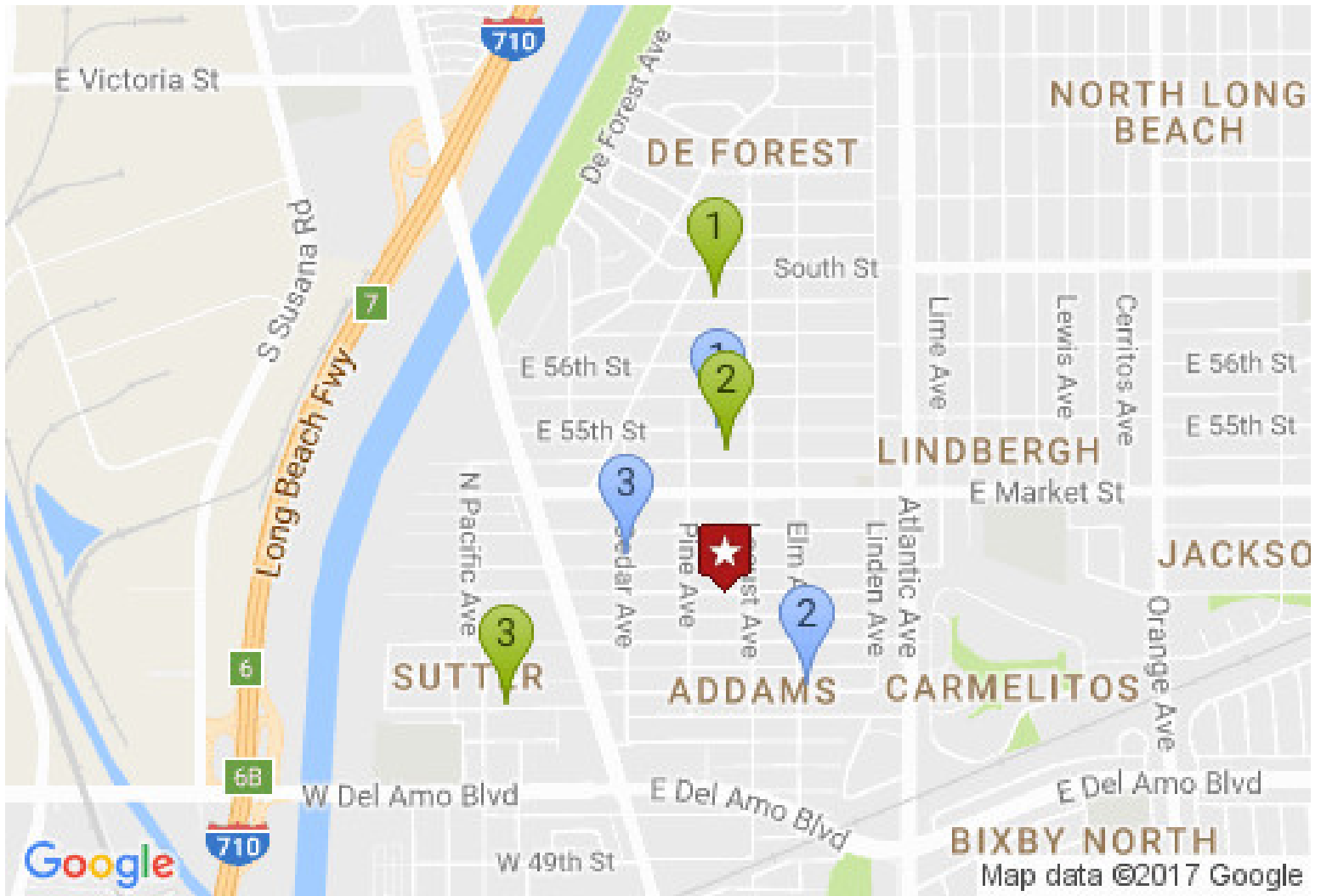
Property Occupancy Status	Owner	Does the Property Appear Secure?	Yes	Est. Monthly Rent	\$1,400	Sold in the last 12 Months?	No
Currently Listed	Yes	Currently List Broker	CENTURY 21 Action !	List Broker Contact #	(310) 528-3210	Initial List Price	\$290,000
		Initial List Date	12/01/2016	Current List Price	\$280,000	DOM / CDOM	53 / 53
Is the Subject Listing Currently Pending?	Yes	Date of Contract	1/18/2017	CDOM to Contract	48	Sale Price:	
		Sale Date:					

Subject Property Comments / External Influences

The Subject is a 1929 built 1 story SFR with 1 bedroom 1 bathroom and 644sf of GLA on a small 25x90 ft lot & a 1 car garage.

	Subject	Sold Comp 1	Sold Comp 2	Sold Comp 3	List Comp 1	List Comp 2	List Comp 3
Address	250 E Mountain View St Long Beach, CA 90805	246 E 57TH St Long Beach, CA 90805	251 E Louise St Long Beach, CA 90805	77 W 51st St Long Beach, CA 90805	248 E 55th St Long Beach, CA 90805	407 E Sunset St Long Beach, CA 90805	5316 Cedar Av Long Beach, CA 90805
Proximity		0.53 Miles	0.26 Miles	0.43 Miles	0.3 Miles	4 Blocks	1 1/2 Blocks
Sale/List Price		\$290,000	\$299,988	\$349,000	\$314,800	\$329,990	\$334,900
Sale Date		10/28/2016	9/28/2016	11/14/2016			
Price Per Sq.ft.	\$411.49	\$528.23	\$379.73	\$562.90	\$337.41	\$403.90	\$458.77
Initial List Price	\$290,000	\$275,000	\$325,000	\$349,000	\$329,900	\$329,990	\$334,900
Initial List Date	12/01/2016	9/6/2016	7/9/2016	8/13/2016	10/14/2015	10/28/2016	9/13/2016
Current/Final List	\$280,000	\$290,000	\$299,988	\$349,000	\$314,800	\$329,990	\$334,900
DOM/CDOM	53 / 53	27 / 27	44 / 44	17 / 17	312 / 197	86 / 86	131 / 131
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	644	549	790	620	933	817	730
#Rooms/Bed/Bath 1	3 / 1 / 1.0	3 / 1 / 1.0	5 / 2 / 2.0	3 / 1 / 1.0	5 / 2 / 2.0	5 / 2 / 2.0	4 / 2 / 1.0
Year Built	1929	1947	1924	1929	1923	1960	1948
Bsmnt SF/% Finished							
Lot Size	0.05ac	0.06ac	0.07ac	0.06ac	0.07ac	0.05ac	0.08ac
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	C3	C4	C3	C4	C4	C3	C4
Pool/Spa	None	No / No	No / No	No / No	No / No	No / No	No / No
View	School Yard	Residential	Residential	Residential	Residential	Residential	Residential
Porch/Patio/Deck	Yes / No / No	Yes / No / No	Yes / No / No	Yes / No / No	Yes / No / No	Yes / No / No	Yes / No / No
Fireplace	No	No	No	No	No	No	No
Garage	1 Attached	None	None	1 Detached	2 Detached	1 Attached	2 Detached
Other Features	None	Remodeled Interior	Remodeled Interior	Remodeled Interior	Remodeled Interior	Remodeled Interior	None
HOA Fees	0/mo	0/mo	0/mo	0/mo	0/mo	0/mo	0/mo
Subdivision	Tract 5134	Tract 5134	Unknown	Tract 6420	Tract 5134	Tract 5134	Tract 5134
School District	Long Beach Unified Schools	Long Beach Unified Schools	Long Beach Unified Schools	Long Beach Unified Schools	Long Beach Unified Schools	Long Beach Unified Schools	Long Beach Unified Schools
Data Source - ID	County Tax - MLS	MLS - 16158602	MLS - RS16149172	MLS - PW16178929	MLS - PW15225588	MLS - OC16738927	MLS - PW16700830

Market Time 30-90 days	As-Is Price Estimate	As-Repaired Price Estimate	Land Only Price
Anticipated Sale Price	\$265,000	\$265,000	\$88,000
Recommended List Price	\$285,000	\$285,000	
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
•	250 E Mountain View St	Long Beach	1	1	0.05ac		1929		
1	246 E 57TH St	Long Beach	1	1	0.06ac	10/28/2016	1947	\$290,000	0.53 Miles
2	251 E Louise St	Long Beach	2	2	0.07ac	9/28/2016	1924	\$299,988	0.26 Miles
3	77 W 51st St	Long Beach	1	1	0.06ac	11/14/2016	1929	\$349,000	0.43 Miles
1	248 E 55th St	Long Beach	2	2	0.07ac	10/14/2015	1923	\$314,800	0.3 Miles
2	407 E Sunset St	Long Beach	2	2	0.05ac	10/28/2016	1960	\$329,990	4 Blocks
3	5316 Cedar Av	Long Beach	2	1	0.08ac	9/13/2016	1948	\$334,900	1 1/2 Blocks

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	-\$36k adjusted per -\$6k age, +\$10k garage, -\$30k remodeled, -\$10k non-school street location.
Sale 2 Comments	-\$45k adjusted per -\$12k age, -\$10k bedrooms, -\$5k bathrooms, +\$15k condition, -\$13k lot size, +\$10k garage, -\$30k remodeled.
Sale 3 Comments	-\$25k adjusted per -\$30k remodeled, +\$15k condition, -\$10k non-school street location.
List 1 Comments	-\$77k adjusted per -\$14k GLA, -\$10k bedrooms, -\$5k bathrooms, -\$13k lot size, +\$15k condition, -\$10k garage, -\$30k remodeled, -\$10k non-school street location. Active comp.
List 2 Comments	-\$80k adjusted per -\$9k GLA, -\$10k bedroom, -\$5k bathrooms, -\$16k age, -\$30k remodeled, \$10k non-busy street location. Active comp.
List 3 Comments	-\$60k adjusted per -\$10k bedrooms, +\$15k condition, -\$10k age, -\$20k lot size, -\$10k garage, -\$10k non-busy street location. Active comp.

Comments:

Service Provider Comments:

The Subject is a good condition single story SFR with 1 bedroom & 1 bathroom and 644sf of GLA built in 1929. A 1 car attached garage was seen at the time of the drive by inspection. Located on a quiet residential street in the City of Long Beach and faces a school yard with increased traffic activity during school start & end hours and noise during recess and PE time periods. Subject is on a small 2250sf (0.05ac) lot with dimensions of 25 x 90 feet. For reference purposes, the adjustment factors used were: \$10k per bedroom, \$5k per bathroom, \$10k per garage space, \$15 per condition level, \$10k per 200 sf of GLA variance (\$50/sf), \$5k per 10 years of age difference, \$10k per 30% lot size variance, -\$30k per comp with remodeled interior, and -\$10k for all comps that were not located near a school yard which were all comps except fro Sale 2. None of the sold comps had Seller concessions made. As a result, the adjusted values for the comps are: Sale 1 = \$254k, Sale 2 = \$255k, Sale 3 = \$324k, List 1 = \$237.8k, List 2 = \$250k, & List 3 = \$274.8k.

Vendor Comments:

Service Provider
Signature

/s/ Gregory Whilden

Service Provider
Company

Future Vision Properties

BPO Effective Date

1/24/2017

Service Provider Lic.
Num.

00769588

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:			\$0
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:			\$0
Repair Total:			\$0



Subject Front

**250 E Mountain View St
Long Beach, CA 90805**



Address



Address



Address



Side



Side



Street



Street



Street



Other



View across street



View across street



Comparable Sale #1

246 E 57TH St
Long Beach, CA 90805
Sale Date: 10/28/2016
Sale Price: \$290,000



Comparable Sale #2

251 E Louise St
Long Beach, CA 90805
Sale Date: 9/28/2016
Sale Price: \$299,988



Comparable Sale #3

77 W 51st St
Long Beach, CA 90805
Sale Date: 11/14/2016
Sale Price: \$349,000



Comparable Listing #1

248 E 55th St
Long Beach, CA 90805
Current List: \$314,800



Comparable Listing #2

407 E Sunset St
Long Beach, CA 90805
Current List: \$329,990



Comparable Listing #3

5316 Cedar Av
Long Beach, CA 90805
Current List: \$334,900

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