




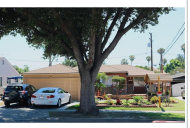
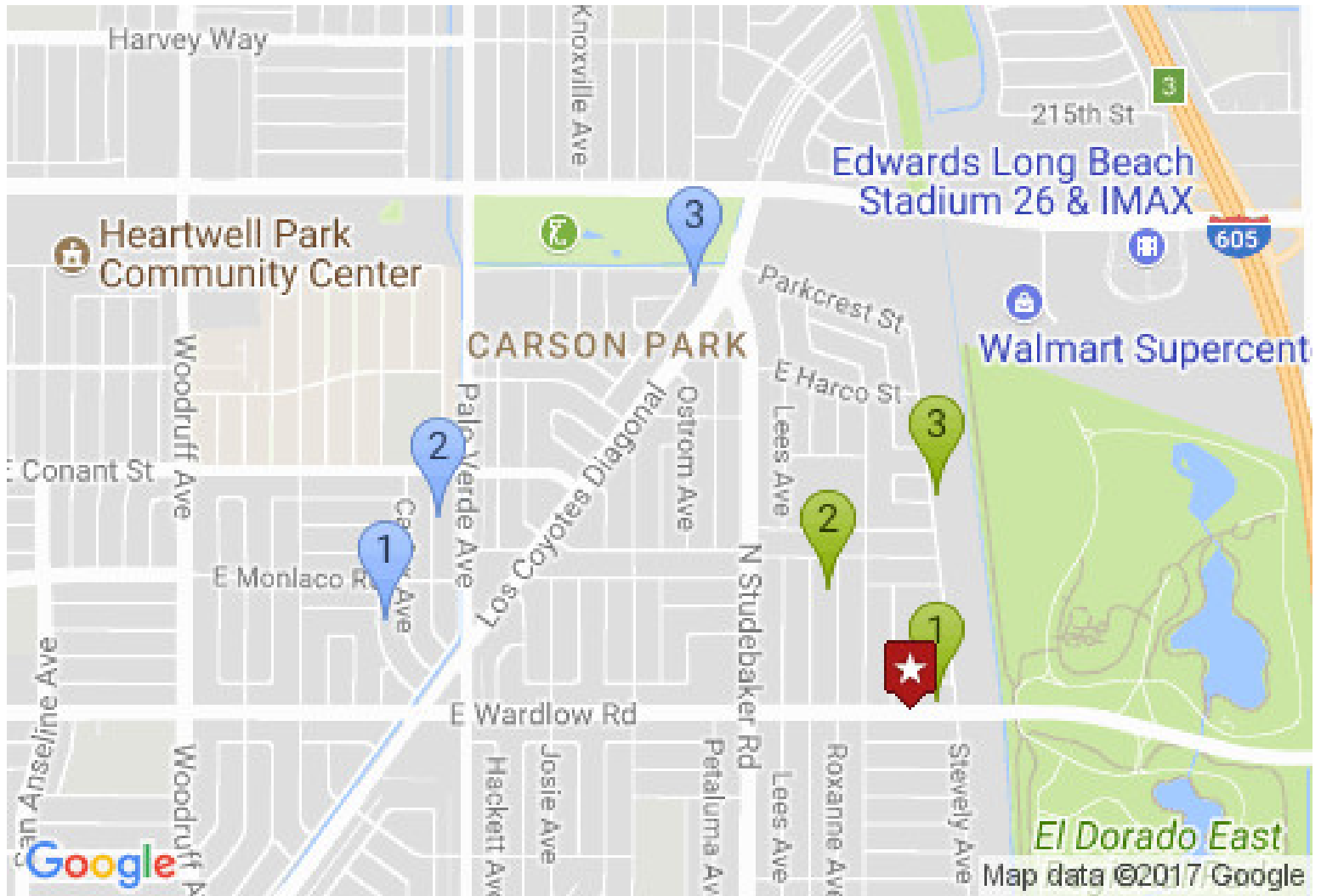




Broker Price Opinion

☒ Exterior Inspection
☐ Interior Inspection

Property Address: 7138 E Wardlow Road		Vendor ID: 4309884	
City, State, Zip: Long Beach, CA 90808		Deal Name:	
Loan Number: 7138EWARDLOWROAD		Inspection Date: 8/14/2017	
2nd Loan / Client #:		Subject APN: 7079-009-009	
Property Occupancy Status: Unknown	Does the Property Appear Secure? Yes	Est. Monthly Rent: \$2,300	Sold in the last 12 Months? No
Currently Listed: No	Currently List Broker:	List Broker Contact #:	Initial List Price:
Initial List Date:	Current List Price:	DOM / CDOM:	Sale Price:
Is the Subject Listing Currently Pending?:	Date of Contract:	CDOM to Contract:	Sale Date:
Subject Property Comments / External Influences			
Average Condition			
	Subject	Sold Comp 1	Sold Comp 2
	Sold Comp 3	List Comp 1	List Comp 2
	List Comp 3		
Address			
			
			
Proximity		0.06 Miles	0.27 Miles
Sale/List Price		\$545,000	\$549,900
Sale Date		6/9/2017	2/22/2017
Price Per Sq.ft.	\$570.08	\$570.08	\$575.21
Initial List Price		\$540,000	\$549,900
Initial List Date		4/6/2017	1/20/2017
Current/Final List		\$545,000	\$549,900
DOM/CDOM		33 / 33	33 / 33
Sales Type		Fair Market	Fair Market
Finance Incentives		0	0
Living Area	956	956	956
#Rooms/Bed/Bath 1	5 / 2 / 1	5 / 2 / 1	5 / 2 / 1
Year Built	1953	1953	1953
Bsmnt SF/% Finished			
Lot Size	0.11ac	0.13ac	0.11ac
Property Type	SF Detach	SF Detach	SF Detach
Style / Quality	Single Story / Q4	Single Story / Q4	Single Story / Q4
# of Units	1	1	1
Condition	C3	C3	C3
Pool/Spa	None	No / No	No / No
View	Residential	Residential	Residential
Porch/Patio/Deck	No / No / No	No / No / No	No / No / No
Fireplace	No	No	No
Garage	2 Attached	2 Attached	2 Detached
Other Features	none	none	none
HOA Fees	0/mo	0/yr	0/yr
Subdivision	n/a	n/a	n/a
School District	Long Beach Unified	Long Beach Unified	Long Beach Unified
Data Source - ID	County Tax - n/a	MLS - PW17072497	MLS - PW17013176
		MLS - PW17073710	MLS - AR17183340
		MLS - PW17148140	MLS - RS17143132
Market Time 90-120 days		As-Is Price Estimate	As-Repaired Price Estimate
Land Only Price			
Anticipated Sale Price	\$545,000	\$545,000	\$34,354
Recommended List Price	\$550,000	\$550,000	
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
•	7138 E Wardlow Road	Long Beach	2	1	0.11ac		1953		
1	7165 E Wardlow Rd	Long Beach	2	1	0.13ac	6/9/2017	1953	\$545,000	0.06 Miles
2	3543 Roxanne Av	Long Beach	2	1	0.11ac	2/22/2017	1953	\$549,900	0.27 Miles
3	3652 Stevelly Av	Long Beach	2	1	0.12ac	6/30/2017	1953	\$530,000	0.4 Miles
1	3520 Canehill Av	Long Beach	2	1	0.12ac	8/8/2017	1950	\$520,000	0.94 Miles
2	3654 Conquista Av	Long Beach	2	1	0.11ac	7/30/2017	1950	\$535,000	0.91 Miles
3	3960 Alberan Av	Long Beach	2	1	0.11ac	6/24/2017	1953	\$539,900	0.86 Miles

Neighborhood Data:

Location Type:	Urban	Market Trend:	Appreciating	Economic Trend:	Stable	Neighborhood Trend:	Stable
Housing Supply:	Declining	Crime/Vandalism:	Low Risk	REO Driven?	No	Avg Age of Home:	64
Neighborhood Pride of Ownership:	Average	Avg Marketing Time of Comparable Listings:	Under 3 Mos.				
Price Range:	\$450,000	to	\$730,000	Median Price:	\$530,000	Predominate Value:	\$530,000
				Average DOM:	51		
Number of units for rent:		Number of units in complex for sale:					

Negative Neighborhood Factors that will detract from the subject:

None Noted

Neighborhood Comments:

The subject area is very noisy because of the location by the main street with heavy traffic and sound.

Marketability of Subject:

Most Likely Buyer: Home owner Types of Financing the Subject will NOT qualify for: none

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

None Noted

Comparables:

Sale 1 Comments	Sale comp 1 is similar to the subject in building size, room counts, condition, and appeal.
Sale 2 Comments	Sale comp 2 has similar building size, room counts, condition, and appeal.
Sale 3 Comments	Sale comp 3 is similar to the subject in building size, room counts, condition, and appeal.
List 1 Comments	List comp 1 is similar to the subject in building size, room counts, condition, and appeal.
List 2 Comments	List comp 2 has similar building size, room counts, condition, and appeal.
List 3 Comments	List comp 3 is similar to the subject in building size, room counts, condition, and appeal.

Comments:

Service Provider Comments:

The subject is located on a main street of E. Wardlow Road with heavy traffic and constant traffic sound. That would be a negative factor. The home looks like remodeling is going on from the outside view. Some wood work is showing. Regarding the house number on the curve, it's erased and almost cannot read. So I took left side address of home and right side as well. Please refer to the photos of address verification on the left and right side. The condition of the subject looks average and no special upgrades are showing. Due to the short inventory on the market, the home might be sold quicker if the price is reasonable.

Vendor Comments:

Service Provider
Signature

/s/ In Sook Uhm

Service Provider
Company

Century 21 Astro

BPO Effective Date

8/14/2017

Service Provider Lic.
Num.

01845839

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

**7138 E Wardlow Road
Long Beach, CA 90808**



Address



Address



Address



Side



Side



Side



Side



Street



Street



Street



Street



Street



Street



Other



Other



Other



Other



Other



Other



Other



Other



Other



View across street



Comparable Sale #1

7165 E Wardlow Rd
Long Beach, CA 90808
Sale Date: 6/9/2017
Sale Price: \$545,000



Comparable Sale #2

3543 Roxanne Av
Long Beach, CA 90808
Sale Date: 2/22/2017
Sale Price: \$549,900



Comparable Sale #3

3652 Stevely Av
Long Beach, CA 90808
Sale Date: 6/30/2017
Sale Price: \$530,000



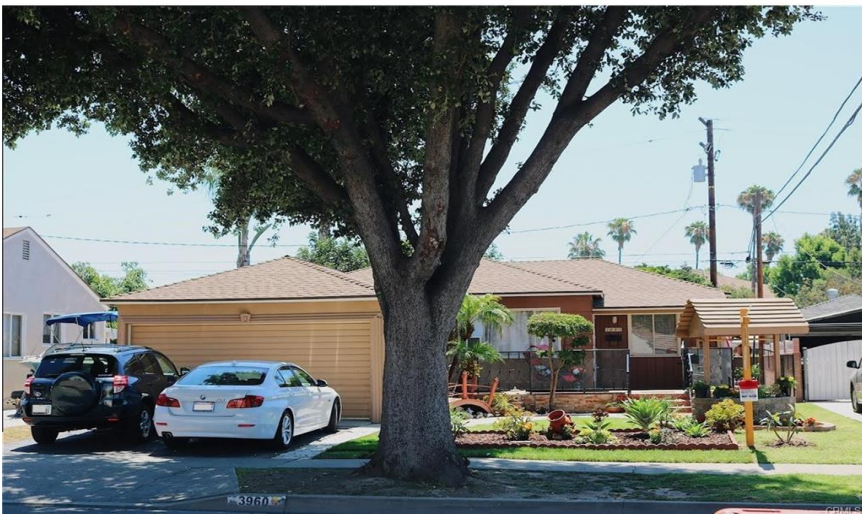
Comparable Listing #1

3520 Canehill Av
Long Beach, CA 90808
Current List: \$520,000



Comparable Listing #2

3654 Conquista Av
Long Beach, CA 90808
Current List: \$535,000



Comparable Listing #3

3960 Alberan Av
Long Beach, CA 90808
Current List: \$539,900

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