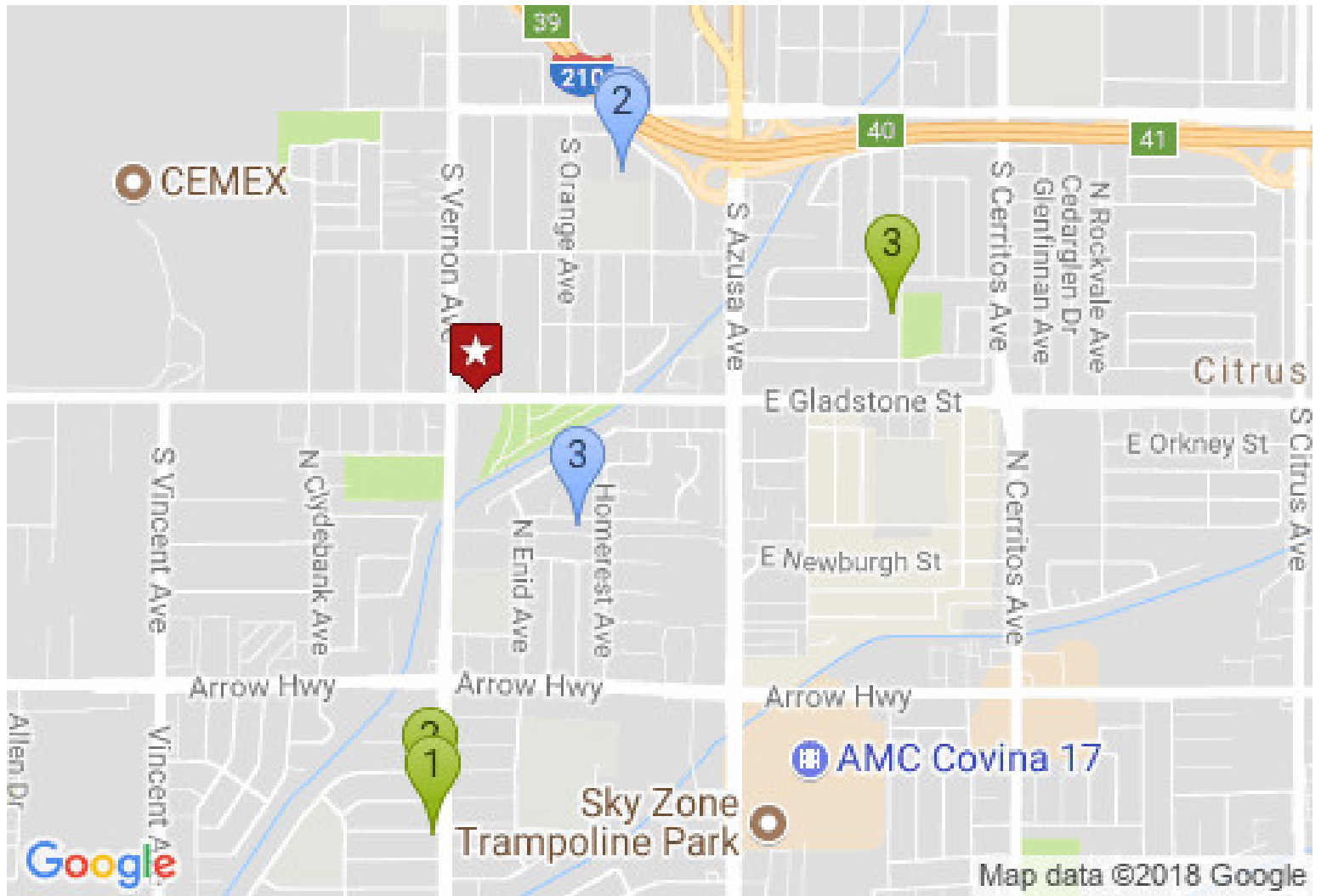




# Broker Price Opinion

☒ Exterior Inspection  
☐ Interior Inspection

Property Address: 741 West Gladstone Street		Vendor ID: 4523028	
City, State, Zip: Azusa, CA 91702		Deal Name:	
Loan Number: 741WestGladstoneStreet		Inspection Date: 4/26/2018	
2nd Loan / Client #:		Subject APN: 8614-026-037	
Property Occupancy Status: Unknown		Does the Property Appear Secure? Yes	
Est. Monthly Rent: \$1,500		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			
Home located in Azusa			
	Subject	Sold Comp 1	Sold Comp 2
	Sold Comp 3	List Comp 1	List Comp 2
	List Comp 3		
Address	741 West Gladstone Street Azusa, CA 91702	16840 E Nubia St Covina, CA 91722	16846 E Devanah St Covina, CA 91722
Proximity		0.8 Miles	0.75 Miles
Sale/List Price		\$419,000	\$430,000
Sale Date		11/29/2017	3/30/2018
Price Per Sq.ft.	\$478.84	\$470.79	\$491.43
Initial List Price		\$419,000	\$429,000
Initial List Date		9/15/2017	2/15/2018
Current/Final List		\$419,000	\$429,000
DOM/CDOM		29 / 29	43 / 43
Sales Type		Fair Market	Fair Market
Finance Incentives		0	0
Living Area	898	890	875
#Rooms/Bed/Bath 1	5 / 2 / 1	5 / 2 / 1	5 / 2 / 1
Year Built	1949	1954	1954
Bsmnt SF/% Finished			
Lot Size	0.14ac	0.14ac	0.14ac
Property Type	SF Detach	SF Detach	SF Detach
Style / Quality	Single Story / Q3	Single Story / Q3	Single Story / Q3
# 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	1 Detached	2 Attached	2 Attached
Other Features	n/a	n/a	n/a
HOA Fees	0/mo	0/mo	0/mo
Subdivision	N/a	N/a	N/a
School District	Azusa	Azusa Unified	Azusa Unified
Common Amenities			
Data Source - ID	County Tax - n/a	MLS - CV17214130	MLS - 318000603_ITECH
		MLS - TR17264344	MLS - IV18084282
		MLS - CV18091122	MLS - 318001005_ITECH
Market Time 90-120 days		As-Is Price Estimate	As-Repaired Price Estimate
Land Only Price			
Anticipated Sale Price	\$430,000	\$430,000	\$71,402
Recommended List Price	\$430,000	\$430,000	
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
•	741 West Gladstone Street	Azusa	2	1	0.14ac		1949		
1	16840 E Nubia St	Covina	2	1	0.14ac	11/29/2017	1954	\$419,000	0.8 Miles
2	16846 E Devanah St	Covina	2	1	0.14ac	3/30/2018	1954	\$430,000	0.75 Miles
3	339 S Pasadena Ave	Azusa	3	1	0.13ac	1/18/2018	1953	\$455,000	0.75 Miles
1	138 S Sunset Ave	Azusa	3	1	0.19ac	4/12/2018	1947	\$439,000	0.46 Miles
2	142 S Sunset Ave	Azusa	3	1	0.19ac	4/20/2018	1947	\$490,000	0.45 Miles
3	17146 E Renwick Rd	Azusa	3	2	0.14ac	3/15/2018	1954	\$424,500	0.31 Miles

#### Neighborhood Data:

Location Type: Suburban	Market Trend: Stable	Economic Trend: Stable	Neighborhood Trend: Stable
Housing Supply: Stable	Crime/Vandalism: Medium Risk	REO Driven? No	Avg Age of Home: 60
Neighborhood Pride of Ownership: Good		Avg Marketing Time of Comparable Listings: Under 3 Mos.	
Price Range: \$419,000 to \$490,000	Median Price: \$430,000	Predominate Value: \$430,000	Average DOM: 90
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:

Based on current trends.

#### Marketability of Subject:

Most Likely Buyer: First time Types of Financing the Subject will NOT qualify for: N/A

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

None Noted

**Comparables:**

Sale 1 Comments	Freshly Renovated Mid-Century Corner Lot home featuring 2 Bedrooms (each with walk-in closet), 1 Full Bath and Brand New Granite Counter Kitchen w/ New White Cabinets, and Upgraded Stainless Steel Appliances (Samsung Refrig, Stove, Microwave, Frigidaire Dishwasher
Sale 2 Comments	Beautiful home featuring 2 bedrooms and 1 bathroom. Hardwood floors throughout the house. Living Room features an A/C wall unit ( included ) Nice kitchen that features a dishwasher
Sale 3 Comments	Remodeled beauty!!! Open floor plan. Interior has been remodeled with a fresh modern touch. New counter tops, new kitchen cabinets, new tile flooring, recess lighting.
List 1 Comments	Come see this 3 Bedroom 1 Bath House located in established cul-de-sac, It has a nice floor plan, recently painted inside and out.
List 2 Comments	Pictures coming this evening!!! A must see upgraded property tastefully done with a lot of charm on a cul-de-sac . Your new home has newer windows, a/c heating, flooring, roof, fixtures, baseboards and paint. This beautiful home has enough room to add on or add a pool.
List 3 Comments	Fantastic opportunity to own a great home in the beautiful city of Azusa. This wonderful 3 bed 2 baths home has upside potential for those looking for a project to call home.

**Comments:**

## Service Provider Comments:

Property is located off the 210 freeway within close proximity to access to the 605 and 57 as well. Based on exterior street views property appears to be maintained and overall desirable. Based on current market trends property is located in a steady and stable market based on comps.

## Vendor Comments:

Service Provider  
Signature

/s/ Abnash Sambi

Service Provider  
Company

Elite REO Services

BPO Effective Date

4/29/2018

Service Provider Lic.  
Num.

01420179

**Repairs**Recommended 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

**741 West Gladstone Street  
Azusa, CA 91702**



Address



Side





Side



Street



Street



Street



View across street





### Comparable Sale #1

16840 E Nubia St  
Covina, CA 91722  
Sale Date: 11/29/2017  
Sale Price: \$419,000



### Comparable Sale #2

16846 E Devanah St  
Covina, CA 91722  
Sale Date: 3/30/2018  
Sale Price: \$430,000



### Comparable Sale #3

339 S Pasadena Ave  
Azusa, CA 91702  
Sale Date: 1/18/2018  
Sale Price: \$455,000





### Comparable Listing #1

138 S Sunset Ave  
Azusa, CA 91702  
Current List: \$439,000



### Comparable Listing #2

142 S Sunset Ave  
Azusa, CA 91702  
Current List: \$490,000



### Comparable Listing #3

17146 E Renwick Rd  
Azusa, CA 91702  
Current List: \$424,500

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