

# Broker Price Opinion

☒ Exterior Inspection  
☐ Interior Inspection

Property Address:	9020 Suva St	Vendor ID:	4537592
City, State, Zip:	Downey, CA 90240	Deal Name:	
Loan Number:	9020SUVAST	Inspection Date:	5/16/2018
2nd Loan / Client #:		Subject APN:	6390-007-010

Property Occupancy Status	Owner	Does the Property Appear Secure?	Yes	Est. Monthly Rent	\$4,000	Sold in the last 12 Months?	No
Currently Listed	No	Currently List Broker		List Broker Contact #		Sale Price:	
Is the Subject Listing Currently Pending?		Date of Contract		CDOM to Contract		Sale Date:	

## Subject Property Comments / External Influences

No special conditions for the subject property needed.

	Subject	Sold Comp 1	Sold Comp 2	Sold Comp 3	List Comp 1	List Comp 2	List Comp 3
							
Address	9020 Suva St Downey, CA 90240	9727 Garnish Dr Downey, CA 90240	9075 Raviller Dr Downey, CA 90240	9067 Raviller Dr Downey, CA 90240	9397 Raviller Dr Downey, CA 90240	8557 Raviller Dr Downey, CA 90240	9054 Suva St Downey, CA 90240
Proximity		0.42 Miles	0.13 Miles	0.12 Miles	0.54 Miles	0.18 Miles	0.07 Miles
Sale/List Price		\$1,500,000	\$1,500,000	\$1,550,000	\$1,349,000	\$1,050,000	\$1,575,000
Sale Date		9/19/2017	10/5/2017	3/2/2018	active	active	pending
Price Per Sq.ft.	\$359.59	\$423.85	\$309.98	\$387.50	\$370.91	\$228.71	\$287.83
Initial List Price		\$1,195,000	\$1,550,000	\$1,550,000	\$1,349,000	\$1,050,000	\$1,575,000
Initial List Date		5/5/2017	8/1/2017	12/21/2017	5/11/2018	4/20/2018	3/12/2018
Current/Final List		\$1,195,000	\$1,550,000	\$1,550,000	\$1,349,000	\$1,050,000	\$1,575,000
DOM/CDOM		33 / 33	28 / 28	15 / 15	5 / 5	118 / 28	377 / 65
Sales Type		Fair Market	Fair Market	Fair Market	Fair Market	Fair Market	Fair Market
Finance Incentives		None	None	10000	None	None	None
Living Area	4241	3539	4839	4000	3637	4591	5472
#Rooms/Bed/Bath 1	8 / 4 / 4	9 / 4 / 5	10 / 5 / 5	11 / 6 / 5	7 / 4 / 3	9 / 5 / 4	13 / 6 / 7
Year Built	1954	1961	2007	1953	1987	1956	1952
Bsmnt SF/% Finished							
Lot Size	0.23ac	0.44ac	0.25ac	0.25ac	0.23ac	0.18ac	0.23ac
Property Type	SF Detach	SF Detach	SF Detach	SF Detach	SF Detach	SF Detach	SF Detach
Style / Quality	2-Story Conv / Q4	Single Story / Q4	2-Story Conv / Q4	2-Story Conv / Q4	2-Story Conv / Q4	2-Story Conv / Q4	2-Story Conv / Q4
# of Units	1	1	1	1	1	1	1
Condition	C4	C4	C4	C4	C4	C4	C4
Pool/Spa	None	Yes / No	Yes / No	No / No	Yes / Yes	No / Yes	Yes / Yes
View	Residential	Residential	Residential	Residential	Skyline/City Lights	Residential	Residential
Porch/Patio/Deck	No / No / No	No / Yes / No	No / No / No	No / No / No	No / No / No	No / No / No	No / Yes / No
Fireplace	Yes	Yes	Yes	No	Yes	Yes	Yes
Garage	2 Attached	3 Attached	3 Attached	3 Attached	3 Attached	2 Detached	3 Attached
Other Features	Fence	Fence	Fence	Fence	None	Fence	Fence
HOA Fees	0/mo	0/mo	0/mo	0/mo	0/mo	0/mo	0/mo
Subdivision	N/a	N/a	N/a	N/a	N/a	N/a	N/a
School District	Downey	Downey	Downey	Downey	Downey	Downey	Downey
Common Amenities							
Data Source - ID	County Tax - N/A	MLS - DW17091927	MLS - DW17176375	MLS - DW17278266	MLS - DW18111653	MLS - MB18091328	MLS - DW18057185

### Market Time 30-90 days

### As-Is Price Estimate

### As-Repaired Price Estimate

### Land Only Price

Anticipated Sale Price

\$1,525,000

\$1,525,000

\$300,000

Recommended List Price

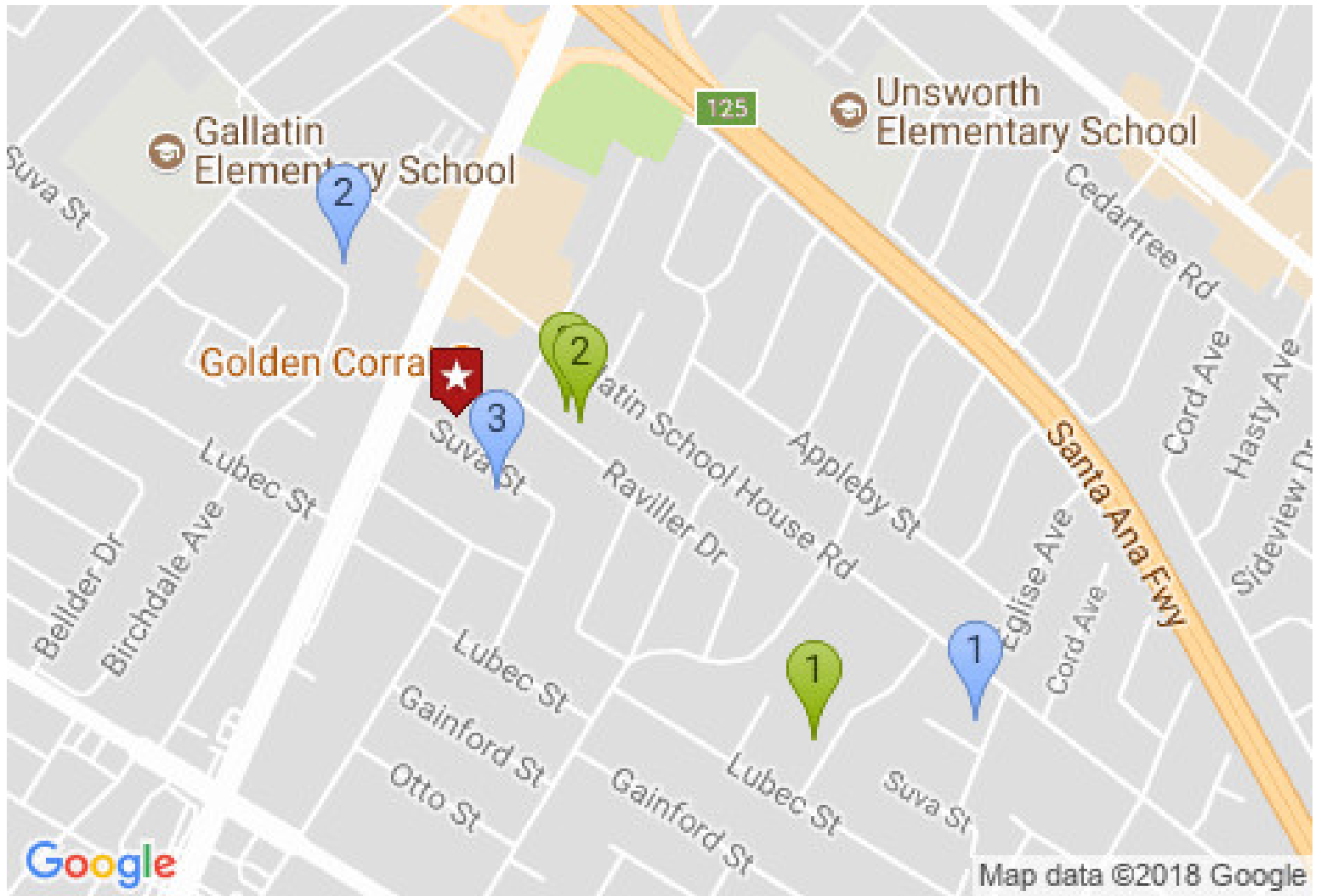
\$1,529,000

\$1,529,000

Recommended Sales Strategy:

☒ As - Is

☐ Repaired



	Address	City	BR	BA	Lot Size	Sale/List Date	Year Built	Sale/List Price	Distance
•	9020 Suva St	Downey	4	4	0.23ac		1954		
1	9727 Garnish Dr	Downey	4	5	0.44ac	9/19/2017	1961	\$1,500,000	0.42 Miles
2	9075 Raviller Dr	Downey	5	5	0.25ac	10/5/2017	2007	\$1,500,000	0.13 Miles
3	9067 Raviller Dr	Downey	6	5	0.25ac	3/2/2018	1953	\$1,550,000	0.12 Miles
1	9397 Raviller Dr	Downey	4	3	0.23ac	5/11/2018	1987	\$1,349,000	0.54 Miles
2	8557 Raviller Dr	Downey	5	4	0.18ac	4/20/2018	1956	\$1,050,000	0.18 Miles
3	9054 Suva St	Downey	6	7	0.23ac	3/12/2018	1952	\$1,575,000	0.07 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	Timeless and elegant in design with undeniable curb appeal, 9727 Garnish is a rare and pristine Mid Century home in the heart of the prestigious 90240 zip code. With a lot size of 19,194 square feet.
Sale 2 Comments	North Downey Custom Built home with gourmet kitchen with center island, granite counter tops, Thermador stainless steel appliances, walk in pantry, kitchen eating area that faces the pool and backyard, recessed lighting, cathedral ceilings, Formal Dining Room.
Sale 3 Comments	brand new Modern Mediterranean estate located in the prime northeast City of Downey. This property features a total of 6 bedrooms, 5 bathrooms with a living space of over 4,000 sqft and a lot size just over 10,800 sqft.
List 1 Comments	Corner lot, nice landscaping, large pool in backyard. Tile floor with designer medallion in entry with cathedral ceilings. Step down living room with custom built bookshelves, and fireplace. Plantation shutters and wall to wall.
List 2 Comments	amazing chef's kitchen ideal for hosting endless gatherings with family & friends. Your master bedroom grants access to the backyard through French doors. Built in 1956.
List 3 Comments	6 bedrooms and seven bathrooms in the heart of Northeast Downey. Wrought iron glass doors lead to the dual staircase entry with marble floors a downstairs with formal living room with wet bar, formal dining room and family room.

**Comments:**

## Service Provider Comments:

Subject is occupied, there is no accumulated mail or newspapers and there are two motor vehicles parked in the driveway. When gathering the sold comps that were within the permitted parameters, I had to extend the search to 0.5 mile radius in other to stay within the 20% +/- GLA and that the selected comps would all be in the same side of the FWY of the subject property. For the active comps, I saw the need to go even farther, because the lack of comps within the 0.25 mile radius from the subject. In order to select comps that were active within the last 4 months and 20% +/- GLA, I had to extend the search to 0.5 miles from the subject property. The adjustments needed were -\$12000 because of the room difference -\$3000 because of the garage difference and -\$10000 because of the financial assistance. Adjusted comp value = \$1525000

## Vendor Comments:

Service Provider  
Signature

/s/ John Jones

Service Provider  
Company

Elite REO Services

BPO Effective Date

5/17/2018

Service Provider Lic.  
Num.

01318149

**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

9020 Suva St  
Downey, CA 90240



Address



Side





Side



Side



Street





Street



Other



View across street



### Comparable Sale #1

9727 Garnish Dr  
Downey, CA 90240  
Sale Date: 9/19/2017  
Sale Price: \$1,500,000



### Comparable Sale #2

9075 Raviller Dr  
Downey, CA 90240  
Sale Date: 10/5/2017  
Sale Price: \$1,500,000



### Comparable Sale #3

9067 Raviller Dr  
Downey, CA 90240  
Sale Date: 3/2/2018  
Sale Price: \$1,550,000





### **Comparable Listing #1**

9397 Raviller Dr  
Downey, CA 90240  
Current List: \$1,349,000



### **Comparable Listing #2**

8557 Raviller Dr  
Downey, CA 90240  
Current List: \$1,050,000



### **Comparable Listing #3**

9054 Suva St  
Downey, CA 90240  
Current List: \$1,575,000

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