

# Broker Price Opinion

☒ Exterior Inspection  
☐ Interior Inspection

Property Address:	9419 Heiner St	Vendor ID:	4163335
City, State, Zip:	Bellflower, CA 90706	Deal Name:	
Loan Number:	9419HeinerSt	Inspection Date:	2/07/2017
2nd Loan / Client #:		Subject APN:	6277-005-013

Property Occupancy Status	Unknown	Does the Property Appear Secure?	Yes	Est. Monthly Rent	\$2,500	Sold in the last 12 Months?	No
Currently Listed	Yes	Currently List Broker	Re/Max Estate Properties	List Broker Contact #	(310) 663-5025	Initial List Price	\$450,000
				Initial List Date	12/19/2016	Current List Price	\$450,000
				DOM / CDOM	51 / 51	Sale Price:	
Is the Subject Listing Currently Pending?	No	Date of Contract		CDOM to Contract		Sale Date:	

Subject Property Comments / External Influences

The subject looks like vacant and ignored because the lawn at front yard is growing only on this home as shown on the picture

	Subject	Sold Comp 1	Sold Comp 2	Sold Comp 3	List Comp 1	List Comp 2	List Comp 3
							
Address	9419 Heiner St Bellflower, CA 90706	14003 Premiere Ave Bellflower, CA 90706	14725 Bruce St Bellflower, CA 90706	9825 Hoback St Bellflower, CA 90706	9479 Heiner St Bellflower, CA 90706	14924 Bayou Ave Bellflower, CA 90706	9623 Muroc St Bellflower, CA 90706
Proximity		0.38 Miles	0.42 Miles	0.82 Miles	0.11 Miles	0.40 Miles	0.71 Miles
Sale/List Price		\$470,000	\$480,000	\$453,000	\$469,999	\$500,000	\$539,000
Sale Date		6/16/2016	1/4/2017	11/16/2016			
Price Per Sq.ft.	\$248.51	\$224.77	\$257.65	\$266.94	\$306.59	\$318.47	\$287.16
Initial List Price	\$450,000	\$489,900	\$497,000	\$499,000	\$469,999	\$500,000	\$549,000
Initial List Date	12/19/2016	4/8/2016	11/28/2016	5/29/2016	1/31/2017	1/10/2017	7/25/2016
Current/Final List	\$450,000	\$489,900	\$497,000	\$470,000	\$469,999	\$500,000	\$539,000
DOM/CDOM	51 / 51	68 / 68	10 / 10	171 / 171	5 / 5	33 / 33	112 / 112
Sales Type		Fair Market	Fair Market	Fair Market	Fair Market	Fair Market	Fair Market
Finance Incentives	none	none	none	none	none	none	none
Living Area	1851	2091	1863	1697	1533	1570	1877
#Rooms/Bed/Bath 1	7 / 3 / 2.0	9 / 5 / 2.0	8 / 4 / 2.0	7 / 3 / 2.0	5 / 2 / 1.0	7 / 3 / 2.0	9 / 4 / 3.0
Year Built	1950	1949	1969	1958	1950	1940	1954
Bsmnt SF/% Finished							
Lot Size	0.16ac	0.15ac	0.12ac	0.13ac	0.16ac	0.20ac	0.12ac
Property Type	SF Detach	SF Detach	SF Detach	SF Detach	SF Detach	SF Detach	SF Detach
Style / Quality	Single Story / Q4	Single Story / Q4	2-Story Conv / Q4	Single Story / Q4	Single Story / Q4	Single Story / Q3	Single Story / Q3
# of Units	1	1	1	1	1	1	1
Condition	C4	C4	C4	C4	C4	C3	C3
Pool/Spa	None	No / No	No / No	No / No	No / No	No / No	No / No
View	Residential view	residential	residential	residential	residential	residential	residential
Porch/Patio/Deck	No / No / No	No / No / No	No / No / No	No / No / No	No / No / No	No / No / No	No / No / No
Fireplace	No	Yes	Yes	Yes	No	Yes	Yes
Garage	2 Detached	1 Attached	2 Attached	2 Detached	2 Attached	None	2 Attached
Other Features	none	none	none	none	none	none	none
HOA Fees	0/mo	0/mo	0/mo	0/mo	0/mo	0/mo	0/mo
Subdivision	13388	n/a	Rancho Los Cerritos	n/a	n/a	n/a	n/a
School District	Bellflower Unified School	Bellflower Unified	See Remarks	Bellflower Unified	Bellflower Unified	Bellflower Unified	Bellflower Unified
Data Source - ID	County Tax - n/a	MLS - DW16073778	MLS - CV16753073	MLS - 316004955_ITECH	MLS - SW17020417	MLS - RS17005839	MLS - DW16162587

## Market Time 90-120 days

## As-Is Price Estimate

## As-Repaired Price Estimate

## Land Only Price

Anticipated Sale Price

\$460,000

\$470,000

\$29,594

Recommended List Price

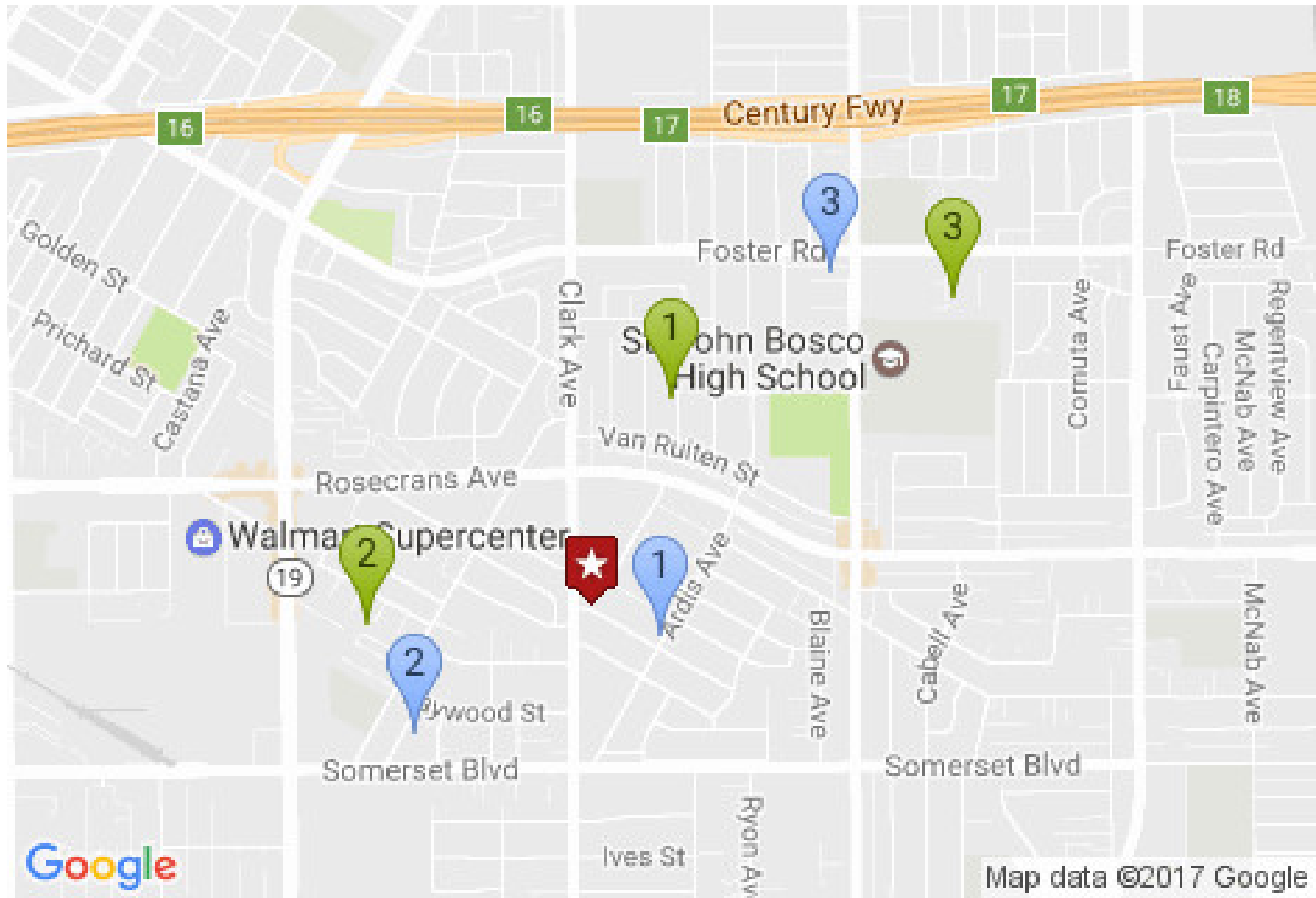
\$470,000

\$480,000

Recommended Sales Strategy:

☐ As - Is

☒ Repaired



	Address	City	BR	BA	Lot Size	Sale/List Date	Year Built	Sale/List Price	Distance
•	9419 Heiner St	Bellflower	3	2	0.16ac		1950		
1	14003 Premiere Ave	Bellflower	5	2	0.15ac	6/16/2016	1949	\$470,000	0.38 Miles
2	14725 Bruce St	Bellflower	4	2	0.12ac	1/4/2017	1969	\$480,000	0.42 Miles
3	9825 Hoback St	Bellflower	3	2	0.13ac	11/16/2016	1958	\$453,000	0.82 Miles
1	9479 Heiner St	Bellflower	2	1	0.16ac	1/31/2017	1950	\$469,999	0.11 Miles
2	14924 Bayou Ave	Bellflower	3	2	0.20ac	1/10/2017	1940	\$500,000	0.40 Miles
3	9623 Muroc St	Bellflower	4	3	0.12ac	7/25/2016	1954	\$539,000	0.71 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	Sale comp 1 has similar building size, age, 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 room counts, condition, and appeal.
List 1 Comments	List comp 1 has similar building size, room counts, condition, and appeal.
List 2 Comments	List comp 2 is similar to the subject in building size, room counts, and appeal but has some upgrades done to kitchen, cabinet, and so forth.
List 3 Comments	List comp 3 has similar features such as room counts, building size but has upgrades in bathroom, dining area, and new roof

**Comments:**

## Service Provider Comments:

The roof of the subject looks like deteriorating and all doors and exterior walls are not cared. Strangely too quiet and there's no people live in there. I checked mail box, but there's no mail box even, and trash cans are in front of the garage in the back. The property profile in Title company shows that the owner looks like live in another place in LA, meaning, the mailing address and the property address is different. I attached it in here for the reference. The home should be fixed and needs to be taken care of to sell it. I recommend to inspect with licensed inspector to know the problem better in detail. The main problem noticed visually is the roof looks like damaging with no maintenance and age built in 1950.

## Vendor Comments:

Service Provider  
Signature

/s/ In Sook Uhm

Service Provider  
Company

Century 21 Astro

BPO Effective Date

2/7/2017

Service Provider Lic.  
Num.

01845839

**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:			\$0
External Repairs		Comment	Total
Roof			\$3,000
Siding/Trim			\$0
Structural			\$0
Windows/Doors			\$500
Paint			\$2,500
Foundation			\$0
Garage			\$0
Landscaping			\$500
Fence			\$0
Other			\$0
External Repair Total:			\$6,500
Repair Total:			\$6,500



Subject Front

**9419 Heiner St**  
**Bellflower, CA 90706**



Address



Address





Side



Side



Side



Side



Street



Street





Street



Street



Street





Damage Photo



Other



Other





Other



Other



Other





Other



Other



Other





View across street



View across street



View across street



### Comparable Sale #1

14003 Premiere Ave  
Bellflower, CA 90706  
Sale Date: 6/16/2016  
Sale Price: \$470,000



### Comparable Sale #2

14725 Bruce St  
Bellflower, CA 90706  
Sale Date: 1/4/2017  
Sale Price: \$480,000



### Comparable Sale #3

9825 Hoback St  
Bellflower, CA 90706  
Sale Date: 11/16/2016  
Sale Price: \$453,000





**Comparable Listing #1**

9479 Heiner St  
Bellflower, CA 90706  
Current List: \$469,999



**Comparable Listing #2**

14924 Bayou Ave  
Bellflower, CA 90706  
Current List: \$500,000



**Comparable Listing #3**

9623 Muroc St  
Bellflower, CA 90706  
Current List: \$539,000



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