

# Broker Price Opinion

 Exterior Inspection  
 Interior Inspection

Property Address: 1563 W 224th Street	Vendor ID: 4558843
City, State, Zip: Torrance, CA 90501	Deal Name:
Loan Number: 000768	Inspection Date: 6/07/2018
2nd Loan / Client #:	Subject APN: 7347-002-036

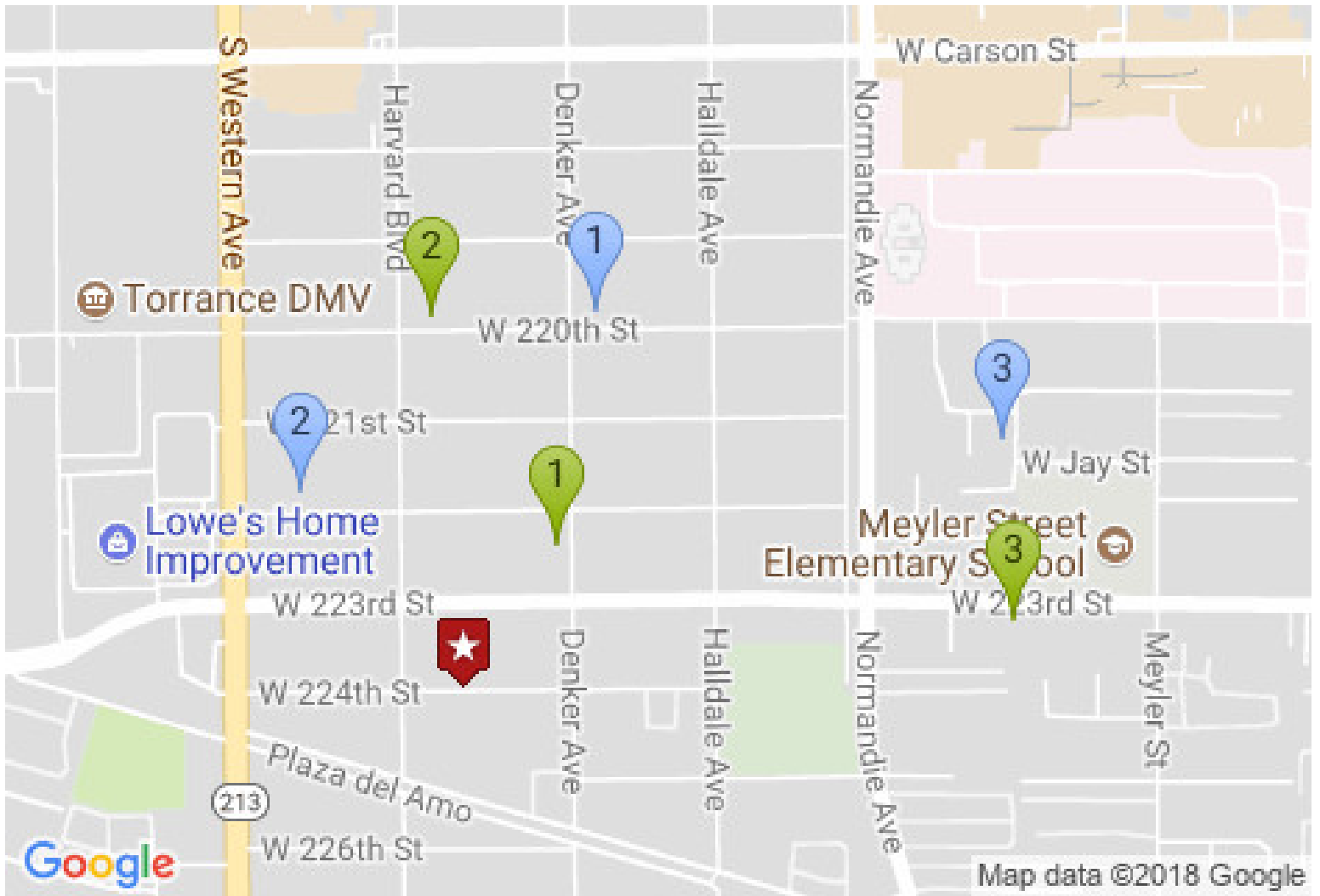
Property Occupancy Status: Owner	Does the Property Appear Secure?: Yes	Est. Monthly Rent: \$2,200	Sold in the last 12 Months?: No
Currently Listed: Yes	Currently List Broker: C-21 Amter Realty	List Broker Contact #: 3104200389	Sale Price:
Initial List Price: \$549,900	Initial List Date: 5/12/2018	Current List Price: \$549,900	DOM / CDOM: 19 / 19
Is the Subject Listing Currently Pending?: Yes	Date of Contract: 6/04/2018	CDOM to Contract: 19	Sale Date:

Subject Property Comments / External Influences  
 Per public records, the subject is a SFR built in 1944 with a total of 1,290 SF on a 7,200 SF lot.

	Subject	Sold Comp 1	Sold Comp 2	Sold Comp 3	List Comp 1	List Comp 2	List Comp 3
Address	1563 W 224th Street Torrance, CA 90501	22209 Denker Ave Torrance, CA 90501	1557 W 220th St Torrance, CA 90501	1202 W 223rd St Torrance, CA 90502	1451 W 220th St Torrance, CA 90501	1641 W 222nd St Torrance, CA 90501	22119 Jay Place Torrance, CA 90502
Proximity		0.16 Miles	0.31 Miles	0.52 Miles	0.35 Miles	0.19 Miles	0.55 Miles
Sale/List Price		\$550,000	\$600,000	\$522,500	\$590,000	\$545,000	\$599,000
Sale Date		6/5/2018	5/1/2018	2/15/2018	active	pending	pending
Price Per Sq.ft.	\$431.01	\$482.88	\$559.18	\$473.28	\$375.32	\$412.88	\$411.68
Initial List Price	\$549,900	\$550,000	\$549,000	\$545,500	\$590,000	\$545,000	\$599,000
Initial List Date	5/12/2018	4/11/2018	5/1/2018	10/16/2017	5/5/2018	5/1/2018	4/16/2018
Current/Final List	\$549,900	\$550,000	\$549,000	\$530,000	\$590,000	\$545,000	\$599,000
DOM/CDOM	19 / 19	21 / 21	6 / 6	86 / 86	33 / 33	7 / 7	23 / 23
Sales Type		Fair Market	Fair Market	Fair Market	Fair Market	Fair Market	Fair Market
Finance Incentives	Unknown	0	0	0	0	0	0
Living Area	1290	1139	1073	1104	1572	1320	1455
#Rooms/Bed/Bath 1	6 / 3 / 1	6 / 3 / 2	6 / 3 / 1.5	6 / 3 / 2	6 / 3 / 2	6 / 3 / 1	7 / 4 / 1.5
Year Built	1944	1954	1951	1948	1943	1956	1970
Bsmnt SF/% Finished							
Lot Size	0.17ac	0.17ac	0.22ac	0.14ac	0.15ac	0.17ac	0.07ac
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	2-Story Conv / Q4
# of Units	1	1	1	1	1	1	1
Condition	C4	C4	C3	C4	C4	C4	C4
Pool/Spa	None	No / No	No / No	No / No	No / No	No / No	No / No
View	Residential	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	No	No	No	No	No	No
Garage	None	2 Attached	2 Detached	None	3 Detached	1 Attached	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	Harbor Gateway	Harbor Gateway	Harbor Gateway	Harbor Gateway	Harbor Gateway	Harbor Gateway	Harbor Gateway
School District	Los Angeles Unified	Los Angeles Unified	Los Angeles Unified	Los Angeles Unified	Los Angeles Unified	Los Angeles Unified	Los Angeles Unified

Common Amenities							
Data Source - ID	County Tax -	MLS - SB18082903	MLS - SB18058653	MLS - SB17237283	MLS - DW18105800	MLS - OC18102549	MLS - SB18087030

<b>Market Time 90-120 days</b>	<b>As-Is Price Estimate</b>	<b>As-Repaired Price Estimate</b>	<b>Land Only Price</b>
Anticipated Sale Price	\$556,000	\$556,000	\$330,000
Recommended List Price	\$556,000	\$556,000	
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
•	1563 W 224th Street	Torrance	3	1	0.17ac		1944		
1	22209 Denker Ave	Torrance	3	2	0.17ac	6/5/2018	1954	\$550,000	0.16 Miles
2	1557 W 220th St	Torrance	3	1.5	0.22ac	5/1/2018	1951	\$600,000	0.31 Miles
3	1202 W 223rd St	Torrance	3	2	0.14ac	2/15/2018	1948	\$522,500	0.52 Miles
1	1451 W 220th St	Torrance	3	2	0.15ac	5/5/2018	1943	\$590,000	0.35 Miles
2	1641 W 222nd St	Torrance	3	1	0.17ac	5/1/2018	1956	\$545,000	0.19 Miles
3	22119 Jay Place	Torrance	4	1.5	0.07ac	4/16/2018	1970	\$599,000	0.55 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	Three bedroom property equipped with solar panel (unknown if on a lease or owned by seller), the interior needed some upgrading, RV access.
Sale 2 Comments	Updated property, recently painted, remodeled kitchen with dark cherry hardwood cabinets, granite counters, large porcelain floor floors, there is a carport in addition to the garage.
Sale 3 Comments	Great floor plan, hardwood and travertine flooring, open kitchen to the dining area with granite counter tops and plenty of cabinet space, recessed lights, long driveway.
List 1 Comments	Well maintained property, wood type flooring in the kitchen, good size bedrooms, plenty of parking including on the long driveway.
List 2 Comments	Three bedrooms and two bathrooms, large kitchen, formal living room, dining room, close to schools, shopping centers and freeways.
List 3 Comments	Move in ready condition, large covered patio, the front living room window was replaced, fresh interior and exterior paint, the roof was installed in 2002.

**Comments:**

Service Provider Comments:

The subject property is a SFR built in 1944 with a total of 1,290 SF on a 7,200 SF lot - the exterior appears to be in an average condition, the roof appear to be in good condition, the window are older, the lawn is in need of maintenance and per the Subject listing the interior is in need of cosmetic repairs. No resale problems are anticipated due to the low inventory. Property is located on the east of Western Avenue - therefore it is considered County/Harbor Gateway - on the west of Western Ave is a totally different market "City of Torrance". The subject was last sold

Vendor Comments:

Service Provider  
Signature

/s/ Mercedes Santacruz

Service Provider  
Company

Mercedes Realty

BPO Effective Date

6/7/2018

Service Provider Lic.  
Num.

01363475

**Repairs**

Recommended Repairs would bring the subject to:

<b>Internal Repairs</b>		<b>Comment</b>	<b>Total</b>
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:			
<b>External Repairs</b>		<b>Comment</b>	<b>Total</b>
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

**1563 W 224th Street  
Torrance, CA 90501**



Address



Side



Side



Street



Street



Other



View across street



**Comparable Sale #1**

22209 Denker Ave  
Torrance, CA 90501  
Sale Date: 6/5/2018  
Sale Price: \$550,000



**Comparable Sale #2**

1557 W 220th St  
Torrance, CA 90501  
Sale Date: 5/1/2018  
Sale Price: \$600,000



**Comparable Sale #3**

1202 W 223rd St  
Torrance, CA 90502  
Sale Date: 2/15/2018  
Sale Price: \$522,500





**Comparable Listing #1**

1451 W 220th St  
Torrance, CA 90501  
Current List: \$590,000



**Comparable Listing #2**

1641 W 222nd St  
Torrance, CA 90501  
Current List: \$545,000



**Comparable Listing #3**

22119 Jay Place  
Torrance, CA 90502  
Current List: \$599,000

Neither Assurant Valuations nor any of its affiliates, members, managers or contractors makes any representation or warranty as to the accuracy or completeness of the information contained in this broker price opinion. You should use good faith efforts in determining that the content of all information to be provided to or obtained by you is accurate. This analysis has been performed by a licensed real estate professional and is intended for the benefit of the addressee only. The Brokers Price Opinion is not to be construed as an appraisal and may not be used as such for any purpose. The purpose of this BPO is to provide an estimate of the probable sales price of the property, utilizing the sales comparison approach methodology and will not be used for loan origination. This opinion may not be used by any party as the primary basis to determine the value of a parcel of real property for a mortgage loan origination, including first and second mortgages, refinances or equity lines of credit. Notwithstanding any preprinted language to the contrary, this opinion is not an appraisal of the market value of the property. If an appraisal is desired, the services of a licensed appraiser must be obtained.