

# **Broker Price Opinion**

Property Addre	ess: 10481 Nava St	treet			Vendor ID: 4563337			
City, State, 2	Zip: Bellflower, CA	90706			Deal Name:			
Loan Numb		Inspection Date	ction Date: 6/14/2018					
2nd Loan / Clien					·	N: 6275-020-015		
					,			
Property Occupancy	Status Owner	Does th	e Property Appear S	secure? Yes	Est. Monthly Re	nt \$2,700	Sold in the	last No
Currently Listed Cur	rrently List Broker	List Broker Contact	# Initial List Price	Initial List Date	Current List Price	DOM / C	DOM 12 Months	?
Yes En	gel & Voelkers	9492808236	\$450,000	6/08/2018	\$450,000	6/6	Sale Price	
Is the Subject Listing	Currently Pending	? No Date of	Contract	CDOM to C	Contract	]	Sale Date:	
Subject Property Cor	nments / External I	nfluences						
		Indences						
Single Level SFR	<b>•</b> • • • •							
	Subject	Sold Comp 1	Sold Comp 2	Sold Com	p 3 List Co	mp 1	List Comp 2	List Comp 3
			- T					de the
			AN AREA					
	and the second second							
	A News Street	14000 Elethuch	15000 Allia share					14017 Waratta
	10481 Nava Street Bellflower, CA	Ave	15206 Allingham Ave	14519 Piuma Norwalk, CA 9			l4717 Dumont Ave Norwalk, CA 90650	
	90706	Norwalk, CA 9065	0 Norwalk, CA 9065		,-		,	Bellflower, CA
Proximity		0.5 Miles	0.72 Miles	0.67 Mile	es 1.12 M	liloo	0.63 Miles	90706 1.55 Miles
Sale/List Price		\$435,000	\$465,000	\$495,75	-		\$499.999	\$424.999
Sale Date		1/8/2018	4/20/2018	2/15/201	. ,		active	active
Price Per Sq.ft.	\$401.90	\$401.29	\$399.48	\$413.13			\$364.70	\$447.37
Initial List Price	\$450,000	\$460,000	\$479,000	· ·			\$499,999	\$439,900
Initial List Date	6/08/2018	10/9/2017	3/5/2018	. ,	\$489,000 \$480,00 1/3/2018 6/8/202		6/12/2018	12/22/2017
Current/Final List	\$450,000	\$449,500	\$479,900	\$489,00			\$499,999	\$424,999
DOM/CDOM	6 / 6	94 / 38	46 / 37	43 / 35	. ,		2/2	174 / 174
Sales Type	070	Fair Market	Fair Market	Fair Mark	-	-	Fair Market	Fair Market
Finance Incentives	0	0	0	0	0		0	0
Living Area	1157	1084	1164	1200	108	5	1371	950
#Rooms/Bed/Bath 1	7/3/2	7/3/2	6/3/1	6/3/1		-	6/3/1	4/2/1
Year Built	1954	1954	1956	1956	194		1950	1963
Bsmnt SF/% Finished								
Lot Size	0.12ac	0.12ac	0.12ac	0.12ac	0.15	ac	0.14ac	0.06ac
Property Type	SF Detach	SF Detach	SF Detach	SF Detac	h SF De	tach	SF Detach	SF Detach
Style / Quality	Single Story / Q4	Single Story / Q4	Single Story / Q4	Single Story	/Q4 Single Sto	ory / Q4	Single Story / Q4	Single Story / Q
# of Units	1	1	1	1	1		1	1
Condition	C4	C4	C4	C3	C4		C3	C4
Pool/Spa	None	No / No	No / No	No / No	No /	No	No / No	No / No
View	Residential	Residential	Residential	Residenti	al Reside	ntial	Residential	Residential
Porch/Patio/Deck	No / Yes / No	No / Yes / No	No / Yes / No	No / Yes /	No No / Yes	s / No	No / Yes / No	No / Yes / No
Fireplace	Yes	No	No	No	No		No	No
Garage	2 Attached	2 Detached	2 Attached	2 Attache	ed 1 Attac	hed	1 Detached	1 Detached
Other Features	None	None	None	None	Non	е	None	None
HOA Fees	0/mo	0/mo	0/mo	0/mo	0/m	0	0/mo	0/mo
Subdivision	Bellflower	Track	Norwalk - La Mirada	Track	Unavai		Unavailable	Unavailable
School District	Bellflower Unified	Norwalk - La Mirada	Norwalk - La Mirada	Norwalk - Mirada			Norwalk - La Mirada	Bellflower
Common Amenities								
Data Source - ID	County Tax -	MLS - PW17231700	MLS - CV18050961	MLS - PW1800	01033 MLS - DW1	8136669	MLS - PW18132097	MLS - IV17278995

Market Time 90-120 days	As-Is Price Estimate	As-Repaired Price Estin	mate Land Only Price
Anticipated Sale Price	\$465,000	\$467,000	\$250,250
Recommended List Price	\$475,000	\$477,000	
Recommended Sales Strategy:		🗙 As - Is	Repaired

KASA T	Imperial Hw	ry.			105	Imperial H	wy	5
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Rosect	ans Ave			Ave				1488
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	en Corra	d C	D				Map data ©20	(91)
Google Gold	City	BR	BA		Sale/List Date	Year Built		(91)
Google Gold Address 10481 Nava Street	City Bellflower	<b>BR</b> 3	<b>B</b> A 2	0.12ac		Year Built 1954	Map data ©20 Sale/List Price	(91) )18 Googl Distance
Google Gold Address 10481 Nava Street 14820 Flatbush Ave	City Bellflower Norwalk	<b>BR</b> 3 3	<b>B</b> A 2 2	0.12ac 0.12ac	1/8/2018	Year Built 1954 1954	Map data ©20 Sale/List Price \$435,000	(91) )18 Googl Distance 0.5 Miles
Google Gold Address 10481 Nava Street 14820 Flatbush Ave 15206 Allingham Ave	City Bellflower Norwalk Norwalk	BR 3 3 3	<b>BA</b> 2 2 1	0.12ac 0.12ac 0.12ac	1/8/2018 4/20/2018	Year Built           1954           1954           1956	Map data ©20 Sale/List Price \$435,000 \$465,000	(91) 18 Googl Distance 0.5 Miles 0.72 Miles
Address Address 10481 Nava Street 14820 Flatbush Ave 15206 Allingham Ave 14519 Piuma Ave	City Bellflower Norwalk Norwalk	BR 3 3 3 3 3	<b>B</b> A 2 2 1	0.12ac 0.12ac 0.12ac 0.12ac	1/8/2018 4/20/2018 2/15/2018	Year Built           1954           1954           1956	Map data ©20 Sale/List Price \$435,000 \$465,000 \$495,750	(91) )18 Googl Distance 0.5 Miles 0.72 Miles 0.67 Miles
Address Address 10481 Nava Street 14820 Flatbush Ave 15206 Allingham Ave 14519 Piuma Ave 11347 Ferina St	City Bellflower Norwalk Norwalk Norwalk Norwalk	BR 3 3 3 3 3 3 3 3	BA 2 2 1 1 1	0.12ac 0.12ac 0.12ac 0.12ac 0.12ac 0.15ac	1/8/2018 4/20/2018 2/15/2018 6/8/2018	Year Built           1954           1954           1956           1956           1949	Map data ©20 Sale/List Price \$435,000 \$465,000 \$495,750 \$480,000	91) 18 Goog Distance 0.5 Miles 0.72 Miles 0.67 Miles 1.12 Miles
Address Address 10481 Nava Street 14820 Flatbush Ave 15206 Allingham Ave 14519 Piuma Ave 11347 Ferina St 14717 Dumont Ave	City Bellflower Norwalk Norwalk Norwalk Norwalk	BR 3 3 3 3 3 3 3 3 3 3 3	BA 2 2 1 1 1 1 1	0.12ac 0.12ac 0.12ac 0.12ac 0.12ac 0.15ac 0.14ac	1/8/2018 4/20/2018 2/15/2018 6/8/2018 6/12/2018	Year Built           1954           1956           1956           1949           1950	Map data ©20 Sale/List Price \$435,000 \$465,000 \$495,750 \$480,000 \$499,999	91) 18 Goog Distance 0.5 Miles 0.72 Miles 0.67 Miles 1.12 Miles 0.63 Miles
Address Address 10481 Nava Street 14820 Flatbush Ave 15206 Allingham Ave 14519 Piuma Ave 11347 Ferina St 14717 Dumont Ave 14917 Wanette Ave	City Bellflower Norwalk Norwalk Norwalk Norwalk	BR 3 3 3 3 3 3 3 3	BA 2 2 1 1 1	0.12ac 0.12ac 0.12ac 0.12ac 0.12ac 0.15ac	1/8/2018 4/20/2018 2/15/2018 6/8/2018	Year Built           1954           1954           1956           1956           1949	Map data ©20 Sale/List Price \$435,000 \$465,000 \$495,750 \$480,000	91) 18 Goog Distance 0.5 Miles 0.72 Miles 0.67 Miles 1.12 Miles
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Address 10481 Nava Street 10481 Nava Street 14820 Flatbush Ave 15206 Allingham Ave 14519 Piuma Ave 11347 Ferina St 14717 Dumont Ave 14917 Wanette Ave Neighborhood Data: Location Type: Suburban	City Bellflower Norwalk Norwalk Norwalk Norwalk Bellflower	BR 3 3 3 3 3 3 3 3 3 2	BA 2 2 1 1 1 1 1 1	0.12ac 0.12ac 0.12ac 0.12ac 0.12ac 0.15ac 0.14ac	1/8/2018 4/20/2018 2/15/2018 6/8/2018 6/12/2018	Year Built           1954           1954           1956           1956           1949           1950           1963	Map data ©20 Sale/List Price \$435,000 \$465,000 \$495,750 \$480,000 \$499,999	91 18 Googl Distance 0.5 Miles 0.72 Miles 0.67 Miles 1.12 Miles 0.63 Miles 1.55 Miles
Address Address 10481 Nava Street 14820 Flatbush Ave 145206 Allingham Ave 115206 Allingham Ave 11347 Ferina St 14717 Dumont Ave 14917 Wanette Ave	City Bellflower Norwalk Norwalk Norwalk Norwalk Bellflower	BR 3 3 3 3 3 3 3 3 2 et Tre	BA 2 2 1 1 1 1 1 1 1 2 2 1 1 1 1 1 2 2 2 1 1 1 1 1 1 1 2 2 2 1	0.12ac 0.12ac 0.12ac 0.12ac 0.12ac 0.15ac 0.14ac 0.06ac	1/8/2018 4/20/2018 2/15/2018 6/8/2018 6/12/2018 12/22/2017	Year Built           1954           1954           1956           1956           1950           1950           1963	Map data ©20 Sale/List Price \$435,000 \$465,000 \$495,750 \$480,000 \$499,999 \$424,999	91 Distance 0.5 Miles 0.72 Miles 0.67 Miles 1.12 Miles 0.63 Miles 1.55 Miles
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Address Address 10481 Nava Street 14820 Flatbush Ave 15206 Allingham Ave 15206 Allingham Ave 14519 Piuma Ave 14317 Ferina St 14717 Dumont Ave 14917 Wanette Ave Neighborhood Data: Location Type: Suburban Housing Supply: Stable	City Bellflower Norwalk Norwalk Norwalk Norwalk Bellflower Mark	BR 3 3 3 3 3 3 2 et Tre andali	BA 2 2 1 1 1 1 1 1 2 5 5 5 5 5 5 5 5 5 5 5	0.12ac 0.12ac 0.12ac 0.12ac 0.15ac 0.14ac 0.06ac Appreciating Low Risk	1/8/2018 4/20/2018 2/15/2018 6/8/2018 6/12/2018 12/22/2017 Economic Trend: 1 REO Driven? 1 Avg	Year Built           1954           1954           1956           1956           1950           1963	Map data ©20 Sale/List Price \$435,000 \$465,000 \$495,750 \$480,000 \$499,999 \$424,999 \$424,999 Neighborhood Trend: Avg Age of Home: of Comparable Listings:	91) Distance Distance 0.5 Miles 0.72 Miles 0.67 Miles 1.12 Miles 0.63 Miles 1.55 Miles Stable 64
Address Address 10481 Nava Street 14820 Flatbush Ave 14520 Flatbush Ave 15206 Allingham Ave 14519 Piuma Ave 11347 Ferina St 14717 Dumont Ave 14917 Wanette Ave Heighborhood Data: Location Type: Suburban Housing Supply: Stable Neighborhood Price Range: \$420,000	City           Bellflower           Norwalk           Norwalk           Norwalk           Norwalk           Bellflower           Bellflower           Mark           Crime/Va           Pride of Ownersh           to         \$550,000	BR 3 3 3 3 3 2 2 et Tre andali	BA 2 2 1 1 1 1 1 1 1 1 1 1 2 8 m: vera Med	0.12ac 0.12ac 0.12ac 0.12ac 0.15ac 0.14ac 0.06ac Appreciating Low Risk ge	1/8/2018 4/20/2018 2/15/2018 6/8/2018 6/12/2018 12/22/2017 Economic Trend: 1 REO Driven? 1 Avg	Year Built           1954           1954           1956           1956           1956           1950           1963	Map data ©20 Sale/List Price \$435,000 \$465,000 \$495,750 \$480,000 \$499,999 \$424,999 \$424,999 Neighborhood Trend: Avg Age of Home: of Comparable Listings: 50,000 Average	91) 18 Googl Distance 0.5 Miles 0.72 Miles 0.67 Miles 1.12 Miles 0.63 Miles 1.55 Miles Stable 64 3 to 6 Mos. DOM: 95
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Address Address 10481 Nava Street 14820 Flatbush Ave 14820 Flatbush Ave 15206 Allingham Ave 14519 Piuma Ave 14519 Piuma Ave 14347 Ferina St 14717 Dumont Ave 14917 Wanette Ave Neighborhood Data: Location Type: Suburban Housing Supply: Stable Neighborhood Price Range: \$420,000 N Negative Neighborhood Factors tha None Noted Neighborhood Comments: The neighborhood consist of confor	City Bellflower Norwalk Norwalk Norwalk Norwalk Bellflower Mark Crime/Va Pride of Ownersh to \$550,000 umber of units for	BR 3 3 3 3 2	BA 2 2 1 1 1 1 1 1 1 1 1 1 2 2 2 1 1 1 1	0.12ac 0.12ac 0.12ac 0.12ac 0.12ac 0.15ac 0.14ac 0.06ac Appreciating Low Risk ge dian Price: \$465 ct:	1/8/2018 4/20/2018 2/15/2018 6/8/2018 6/12/2018 12/22/2017 Economic Trend: I REO Driven? I Avg ,000 Predom	Year Built         1954         1954         1956         1956         1956         1950         1950         1963         Improving         No         g Marketing Time         ninate Value:         \$43	Map data ©20 Sale/List Price \$435,000 \$465,000 \$495,750 \$480,000 \$499,999 \$424,999 \$424,999 Neighborhood Trend: Avg Age of Home: of Comparable Listings: 50,000 Average	91) 18 Goog Distance 0.5 Miles 0.72 Miles 0.67 Miles 1.12 Miles 0.63 Miles 1.55 Miles Stable 64 3 to 6 Mos. DOM: 95
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None Noted

#### Comparables:

· ·	
Sale 1 Comments	3 Bedrooms 1 1/2 bathrooms, Double Detached Garage.
Sale 2 Comments	Property is superior in year built.
Sale 3 Comments	Property is superior in gross living area.
List 1 Comments	Property is inferior in gross living area.
List 2 Comments	Property is superior in lot size to the subject.
List 3 Comments	Property is inferior in bedroom and bathroom count.

#### Comments:

Service Provider Comments:

According to current MLS subject is in need of a lot of repairs. Unable to confirm this condition however comparables in average condition were use also one Sale and one Listing are remodeled to represent a repair value. Best effort was made to bracket subject's key features and characteristics. Comparable chosen represent the best available at the time that this report was completed. I was able only to provide one Sale with the same bedroom/bathroom count even when search was expanded over 1 mile I couldn't find any Listing. Expanded search over 1 mile in Listing 1 and Listing 3 in order to provide comparables in average condition.

#### Vendor Comments:

Service Provider Signature Service Provider Company

/s/ Victor Pereda

Vianso Corporation

**BPO Effective Date** 

6/15/2018

Service Provider Lic. Num.

01453059

#### Repairs Recommended Repairs would bring the subject to: \$467,000 **Internal Repairs** Comment Total Paint \$0 \$0 Walls/Ceiling Carpet/Floors \$0 Cabinets/Countertops \$0 Plumbing \$0 Electrical \$0 Heating/AC \$0 Appliances \$0 Doors/Trim \$0 Cleaning \$0 \$0 Other Internal Repair Total:

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



Subject Front

10481 Nava Street Bellflower, CA 90706



Address



Side



Side



Street



Street



Damage Photo



Other



View across street





## Comparable Sale #1

14820 Flatbush Ave Norwalk, CA 90650 Sale Date: 1/8/2018 Sale Price: \$435,000

#### Comparable Sale #2

15206 Allingham Ave Norwalk, CA 90650 Sale Date: 4/20/2018 Sale Price: \$465,000

### Comparable Sale #3

14519 Piuma Ave Norwalk, CA 90650 Sale Date: 2/15/2018 Sale Price: \$495,750



## Comparable Listing #1

11347 Ferina St Norwalk, CA 90650 Current List: \$480,000



## Comparable Listing #2

14717 Dumont Ave Norwalk, CA 90650 Current List: \$499,999



## Comparable Listing #3

14917 Wanette Ave Bellflower, CA 90706 Current List: \$424,999 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.