

Broker Price Opinion

 Exterior Inspection
 Interior Inspection

Property Address: 10481 Nava Street	Vendor ID: 4563337
City, State, Zip: Bellflower, CA 90706	Deal Name:
Loan Number: 000774	Inspection Date: 6/14/2018
2nd Loan / Client #:	Subject APN: 6275-020-015

Property Occupancy Status: <input type="text" value="Owner"/>	Does the Property Appear Secure? <input type="text" value="Yes"/>	Est. Monthly Rent: \$2,700	Sold in the last 12 Months? <input type="text" value="No"/>
Currently Listed: <input type="text" value="Yes"/>	Currently List Broker: Engel & Voelkers	List Broker Contact #: 9492808236	Sale Price:
Initial List Price: \$450,000	Initial List Date: 6/08/2018	Current List Price: \$450,000	DOM / CDOM: 6 / 6
Is the Subject Listing Currently Pending? <input type="text" value="No"/>	Date of Contract:	CDOM to Contract:	Sale Date:

Subject Property Comments / External Influences

Single Level SFR

	Subject	Sold Comp 1	Sold Comp 2	Sold Comp 3	List Comp 1	List Comp 2	List Comp 3
Address	10481 Nava Street Bellflower, CA 90706	14820 Flatbush Ave Norwalk, CA 90650	15206 Allingham Ave Norwalk, CA 90650	14519 Piuma Ave Norwalk, CA 90650	11347 Ferina St Norwalk, CA 90650	14717 Dumont Ave Norwalk, CA 90650	14917 Wanette Ave Bellflower, CA 90706
Proximity		0.5 Miles	0.72 Miles	0.67 Miles	1.12 Miles	0.63 Miles	1.55 Miles
Sale/List Price		\$435,000	\$465,000	\$495,750	\$480,000	\$499,999	\$424,999
Sale Date		1/8/2018	4/20/2018	2/15/2018	active	active	active
Price Per Sq.ft.	\$401.90	\$401.29	\$399.48	\$413.13	\$442.40	\$364.70	\$447.37
Initial List Price	\$450,000	\$460,000	\$479,000	\$489,000	\$480,000	\$499,999	\$439,900
Initial List Date	6/08/2018	10/9/2017	3/5/2018	1/3/2018	6/8/2018	6/12/2018	12/22/2017
Current/Final List	\$450,000	\$449,500	\$479,900	\$489,000	\$480,000	\$499,999	\$424,999
DOM/CDOM	6 / 6	94 / 38	46 / 37	43 / 35	6 / 6	2 / 2	174 / 174
Sales Type		Fair Market	Fair Market	Fair Market	Fair Market	Fair Market	Fair Market
Finance Incentives	0	0	0	0	0	0	0
Living Area	1157	1084	1164	1200	1085	1371	950
#Rooms/Bed/Bath 1	7 / 3 / 2	7 / 3 / 2	6 / 3 / 1	6 / 3 / 1	6 / 3 / 1	6 / 3 / 1	4 / 2 / 1
Year Built	1954	1954	1956	1956	1949	1950	1963
Bsmnt SF/% Finished							
Lot Size	0.12ac	0.12ac	0.12ac	0.12ac	0.15ac	0.14ac	0.06ac
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	Single Story / Q4
# 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	Residential	Residential	Residential	Residential
Porch/Patio/Deck	No / Yes / No	No / Yes / No	No / Yes / No	No / Yes / No	No / Yes / No	No / Yes / No	No / Yes / No
Fireplace	Yes	No	No	No	No	No	No
Garage	2 Attached	2 Detached	2 Attached	2 Attached	1 Attached	1 Detached	1 Detached
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	Bellflower	Track	Norwalk - La Mirada	Track	Unavailable	Unavailable	Unavailable
School District	Bellflower Unified	Norwalk - La Mirada	Norwalk - La Mirada	Norwalk - La Mirada	Norwalk - La Mirada	Norwalk - La Mirada	Bellflower
Common Amenities							
Data Source - ID	County Tax -	MLS - PW17231700	MLS - CV18050961	MLS - PW18001033	MLS - DW18136669	MLS - PW18132097	MLS - IV17278995

Market Time 90-120 days

As-Is Price Estimate

As-Repaired Price Estimate

Land Only Price

Anticipated Sale Price

\$465,000

\$467,000

\$250,250

Recommended List Price

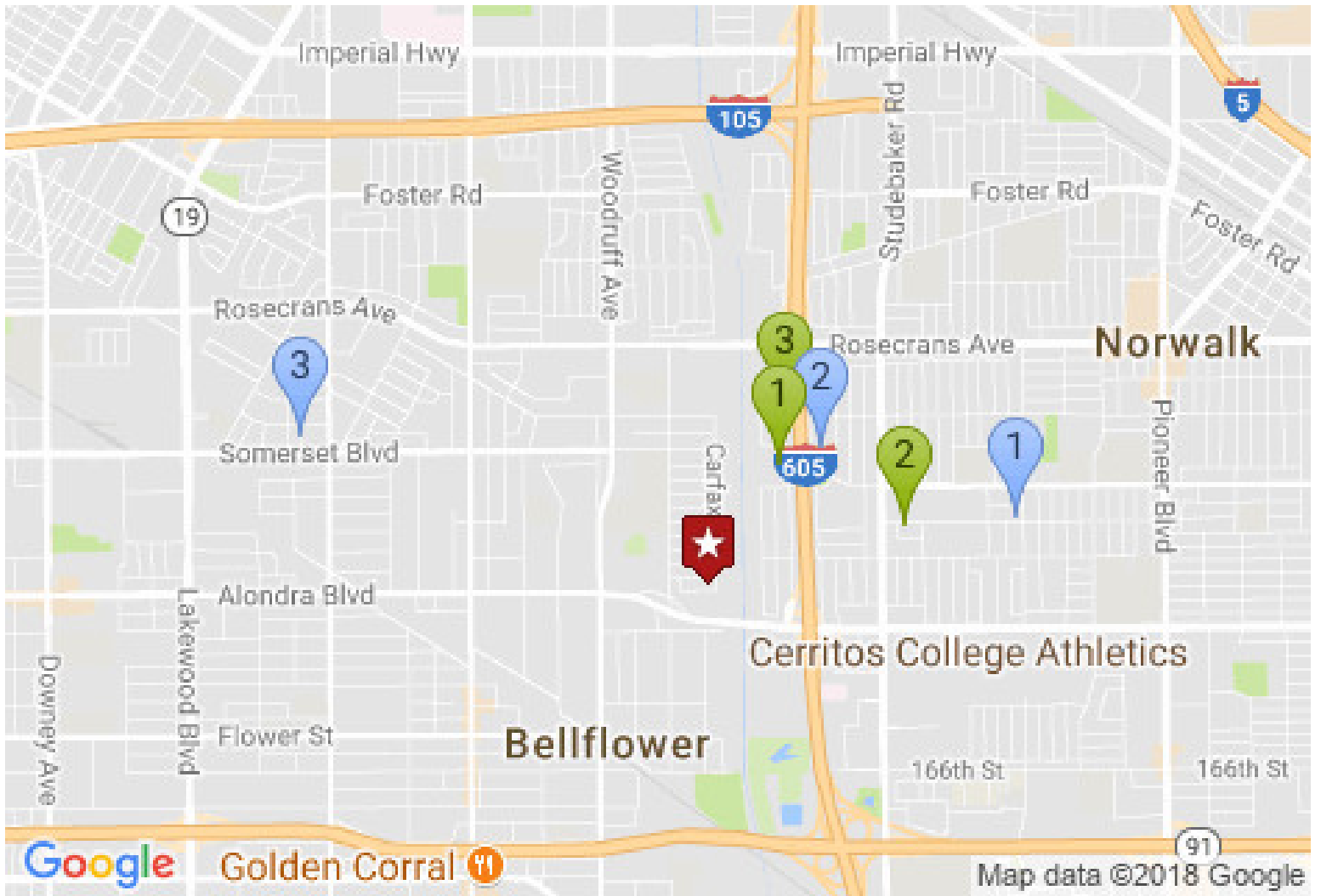
\$475,000

\$477,000

Recommended Sales Strategy:

As - Is

Repaired



	Address	City	BR	BA	Lot Size	Sale/List Date	Year Built	Sale/List Price	Distance
•	10481 Nava Street	Bellflower	3	2	0.12ac		1954		
1	14820 Flatbush Ave	Norwalk	3	2	0.12ac	1/8/2018	1954	\$435,000	0.5 Miles
2	15206 Allingham Ave	Norwalk	3	1	0.12ac	4/20/2018	1956	\$465,000	0.72 Miles
3	14519 Piuma Ave	Norwalk	3	1	0.12ac	2/15/2018	1956	\$495,750	0.67 Miles
1	11347 Ferina St	Norwalk	3	1	0.15ac	6/8/2018	1949	\$480,000	1.12 Miles
2	14717 Dumont Ave	Norwalk	3	1	0.14ac	6/12/2018	1950	\$499,999	0.63 Miles
3	14917 Wanette Ave	Bellflower	2	1	0.06ac	12/22/2017	1963	\$424,999	1.55 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	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

/s/ Victor Pereda

Service Provider
Company

Vianso Corporation

BPO Effective Date

6/15/2018

Service Provider Lic.
Num.

01453059

RepairsRecommended 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	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

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