

# Broker Price Opinion

 Exterior Inspection  
 Interior Inspection

Property Address: 15631 S. Tarrant Ave	Vendor ID: 4557523
City, State, Zip: Compton, CA 90220	Deal Name:
Loan Number: 15631STARRANTAVE	Inspection Date: 6/06/2018
2nd Loan / Client #:	Subject APN: 6139-012-006

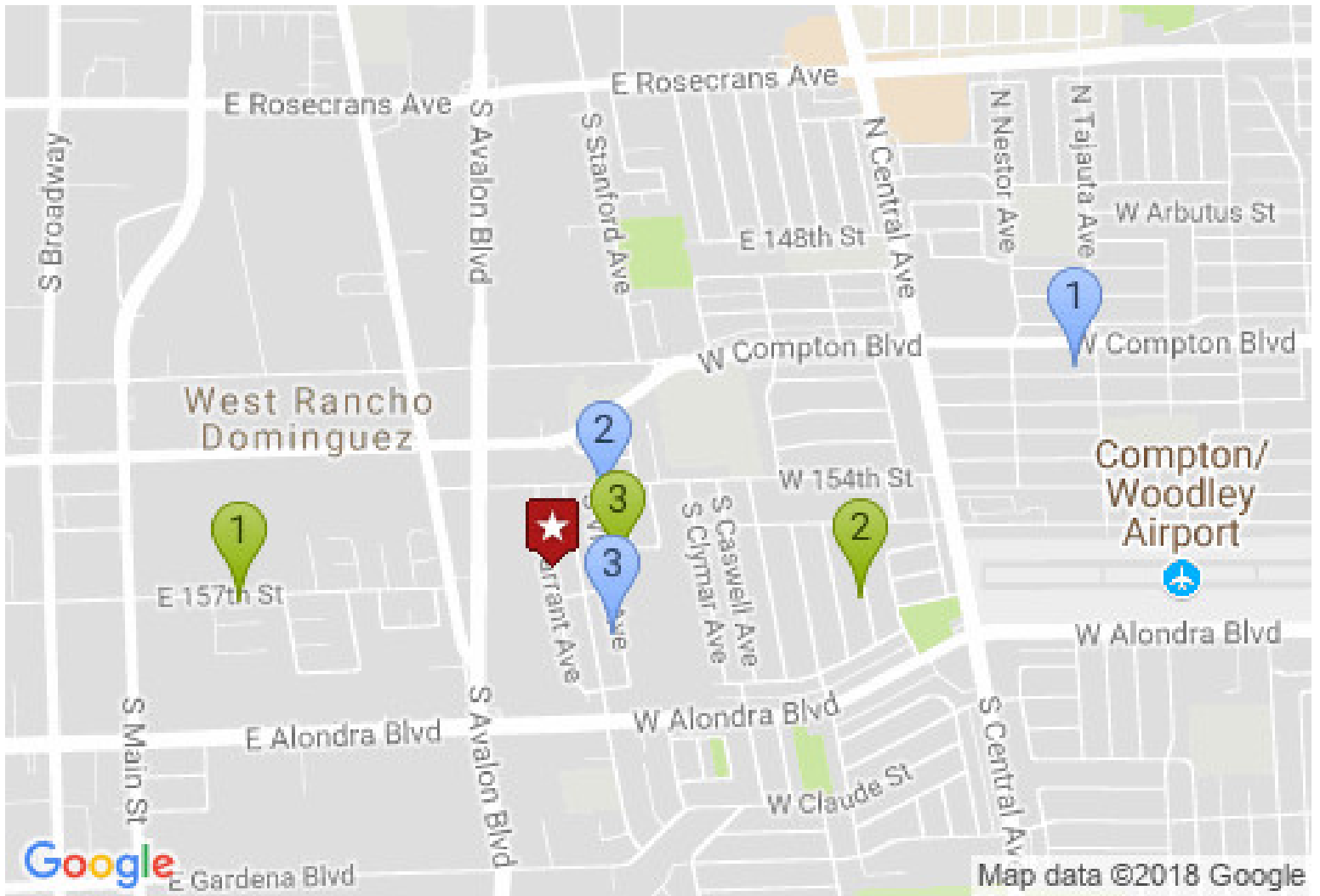
Property Occupancy Status: Owner	Does the Property Appear Secure?: Yes	Est. Monthly Rent: \$2,820	Sold in the last 12 Months?: No
Currently Listed: Yes	Currently List Broker: Accent Realty	List Broker Contact #: 2135094355	Initial List Price: \$360,000
	Initial List Date: 4/01/2018	Current List Price: \$360,000	DOM / CDOM: 66 / 66
Is the Subject Listing Currently Pending?: No	Date of Contract:	CDOM to Contract:	Sale Price:
			Sale Date:

Subject Property Comments / External Influences

All information was gathered from Appraisal.

	Subject	Sold Comp 1	Sold Comp 2	Sold Comp 3	List Comp 1	List Comp 2	List Comp 3
Address	15631 S. Tarrant Ave Compton, CA 90220	236 E 157th St Gardena, CA 90248	623 S Barclay Ave Compton, CA 90220	15626 S Visalia Ave Compton, CA 90220	1423 W 151st St Compton, CA 90220	15412 S Visalia Ave Compton, CA 90220	15739 S Visalia Ave Compton, CA 90220
Proximity		0.54 Miles	0.56 Miles	0.13 Miles	1.01 Miles	0.17 Miles	0.16 Miles
Sale/List Price		\$455,000	\$450,000	\$501,000	\$445,000	\$481,000	\$489,000
Sale Date		12/22/2017	5/11/2018	5/8/2018	active	active	active
Price Per Sq.ft.	\$384.30	\$383.00	\$396.13	\$343.15	\$392.42	\$431.78	\$342.68
Initial List Price	\$360,000	\$449,000	\$439,900	\$469,900	\$429,900	\$449,200	\$489,000
Initial List Date	4/01/2018	10/9/2017	3/22/2018	3/16/2018	3/26/2018	3/9/2018	5/24/2018
Current/Final List	\$360,000	\$449,000	\$439,900	\$469,900	\$445,000	\$481,000	\$489,000
DOM/CDOM	66 / 66	74 / 74	50 / 50	53 / 53	72 / 72	89 / 89	13 / 13
Sales Type		Fair Market	Fair Market	Fair Market	Fair Market	Fair Market	Fair Market
Finance Incentives	Conventional	Conventional	FHA	Conventional	Conventional	Conventional	Conventional
Living Area	1223	1188	1136	1460	1134	1114	1427
#Rooms/Bed/Bath 1	7 / 3 / 2	7 / 3 / 2	7 / 3 / 2	7 / 3 / 2	7 / 3 / 2	6 / 3 / 1	7 / 3 / 2
Year Built	1953	1955	1956	1953	1938	1956	1953
Bsmnt SF/% Finished							
Lot Size	0.15ac	0.13ac	0.12ac	0.13ac	0.10ac	0.14ac	0.13ac
Property Type	SF Detach	SF Detach	SF Detach	SF Detach	SF Detach	SF Detach	SF Detach
Style / Quality	Single Story / Q4	Single Story / Q3	Single Story / Q3	Single Story / Q3	Single Story / Q3	Single Story / Q3	Single Story / Q3
# of Units	1	1	1	1	1	1	1
Condition	C4	C3	C3	C3	C3	C3	C3
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	No	No	No	No	No	No	Yes
Garage	2 Attached	2 Attached	2 Attached	2 Attached	2 Detached	2 Attached	2 Attached
Other Features	NA	NA	NA	NA	NA	NA	NA
HOA Fees	0/mo	0/mo	0/mo	0/mo	0/mo	0/mo	0/mo
Subdivision	Compton	Unavailable	Unavailable	Unavailable	Unavailable	Unavailable	Unavailable
School District	Compton Unified	Compton Unified	Compton Unified	Compton Unified	Compton Unified	Compton Unified	Compton Unified
Common Amenities							
Data Source - ID	County Tax - 18328644	MLS - 17278566	MLS - WS18065361	MLS - WS18059481	MLS - SR18069047	MLS - DW18055158	MLS - PW18095790

<b>Market Time 30-90 days</b>	<b>As-Is Price Estimate</b>	<b>As-Repaired Price Estimate</b>	<b>Land Only Price</b>
Anticipated Sale Price	\$470,000	\$470,000	\$325,000
Recommended List Price	\$476,000	\$476,000	
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
•	15631 S. Tarrant Ave	Compton	3	2	0.15ac		1953		
1	236 E 157th St	Gardena	3	2	0.13ac	12/22/2017	1955	\$455,000	0.54 Miles
2	623 S Barclay Ave	Compton	3	2	0.12ac	5/11/2018	1956	\$450,000	0.56 Miles
3	15626 S Visalia Ave	Compton	3	2	0.13ac	5/8/2018	1953	\$501,000	0.13 Miles
1	1423 W 151st St	Compton	3	2	0.10ac	3/26/2018	1938	\$445,000	1.01 Miles
2	15412 S Visalia Ave	Compton	3	1	0.14ac	3/9/2018	1956	\$481,000	0.17 Miles
3	15739 S Visalia Ave	Compton	3	2	0.13ac	5/24/2018	1953	\$489,000	0.16 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	It is similar in age / GLA / lot size / style and it is equal in bedroom / bathroom count.
Sale 2 Comments	It is similar in age / GLA, it is equal in room count but it is inferior in lot size.
Sale 3 Comments	In order to provide comparable that has been remodeled per client instructions I was forced to expand the search out to 15% variance in GLA. It is superior in GLA but it is equal in room count / age and it is similar in lot size.
List 1 Comments	I was forced to expand the search out to 10 years in order to bracket range price. It is inferior in age / lot size, it is equal in room count.
List 2 Comments	It is similar in age / lot size, it is equal in bedroom count but it is inferior in GLA and bathroom count.
List 3 Comments	In order to provide comparable that has been remodeled per client instructions I was forced to expand the search out to 15% variance in GLA. It is superior in GLA but it is equal in room count / age and it is similar in lot size.

**Comments:**

## Service Provider Comments:

According to the client instructions I provide only comps that are in fully renovated condition because he is an investor looking to renovate and re-sell at a profit and is focused on the AS-REPAIRED VALUE for this valuation. Due to limited amount of comparables found within the subject's market, search criteria had to be expanded out to 5 months, 20% variance in lot size, 15% variance in GLA. I had to expand the search out to 10 years in listing#1 in order to bracket range price. Best effort was made to bracket subjects key features and characteristics. Comparable chosen represent the best available at the time that this report was completed.

## Vendor Comments:

Service Provider  
Signature

/s/ Victor Pereda

Service Provider  
Company

Vianso Corporation

BPO Effective Date

6/6/2018

Service Provider Lic.  
Num.

01453059

**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

**15631 S. Tarrant Ave  
Compton, CA 90220**



Address



Side



Side



Street



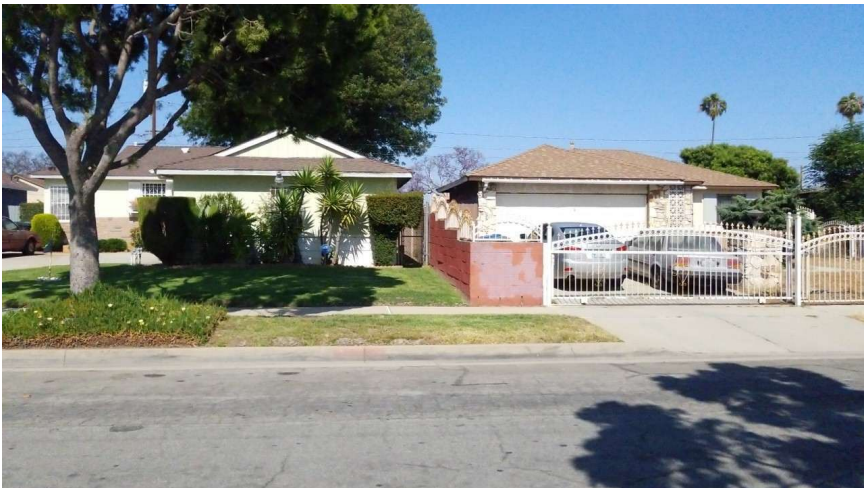
Street



Other



Other



View across street



**Comparable Sale #1**

236 E 157th St  
Gardena, CA 90248  
Sale Date: 12/22/2017  
Sale Price: \$455,000



**Comparable Sale #2**

623 S Barclay Ave  
Compton, CA 90220  
Sale Date: 5/11/2018  
Sale Price: \$450,000



**Comparable Sale #3**

15626 S Visalia Ave  
Compton, CA 90220  
Sale Date: 5/8/2018  
Sale Price: \$501,000





**Comparable Listing #1**

1423 W 151st St  
Compton, CA 90220  
Current List: \$445,000



**Comparable Listing #2**

15412 S Visalia Ave  
Compton, CA 90220  
Current List: \$481,000



**Comparable Listing #3**

15739 S Visalia Ave  
Compton, CA 90220  
Current List: \$489,000

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