

Broker Price Opinion

 Exterior Inspection
 Interior Inspection

Property Address: 2172 California Ave	Vendor ID: 4564784
City, State, Zip: Duarte, CA 91010	Deal Name:
Loan Number: 2172 California Ave	Inspection Date: 6/19/2018
2nd Loan / Client #:	Subject APN: 8521-004-054

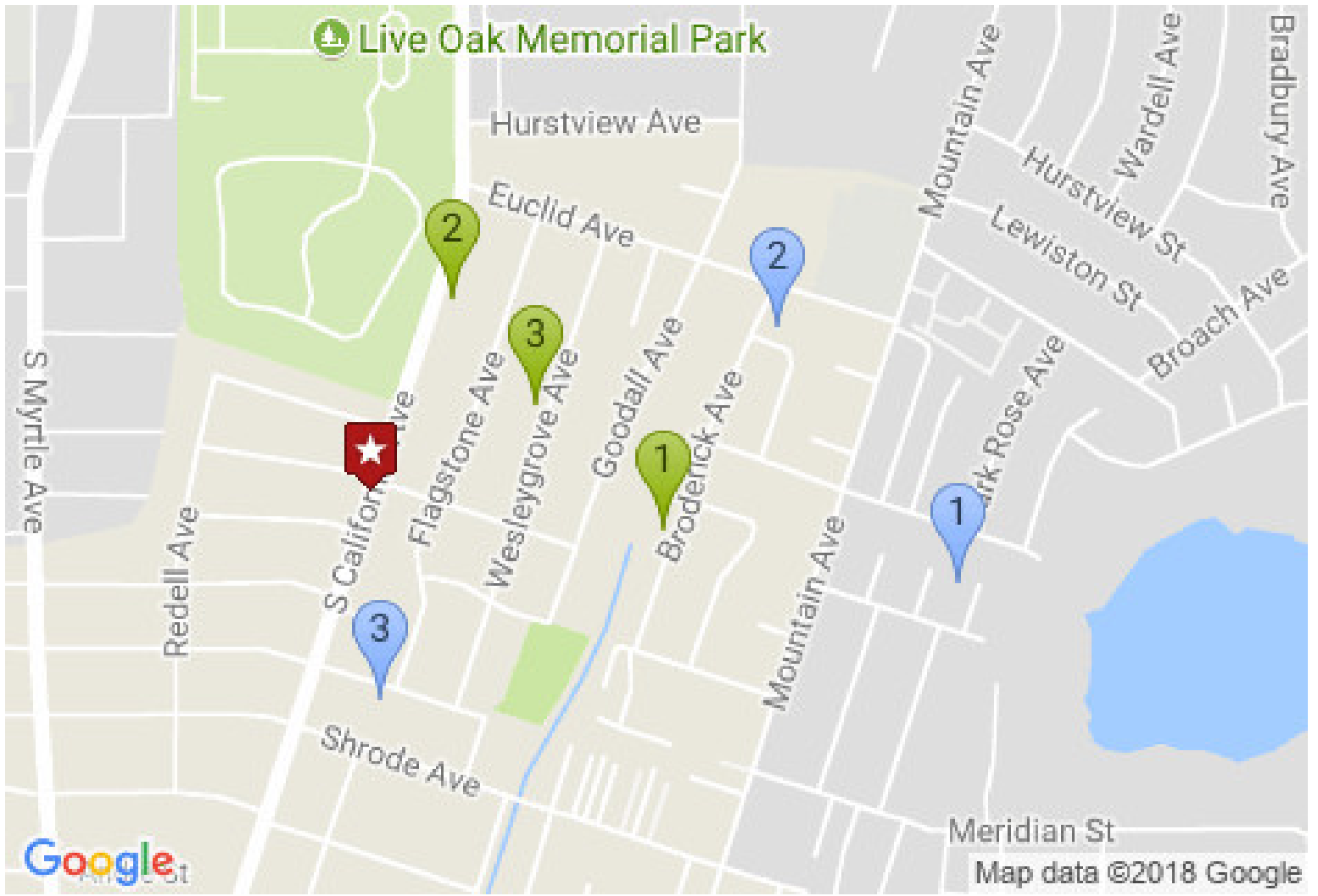
Property Occupancy Status: Unknown	Does the Property Appear Secure?: Yes	Est. Monthly Rent: \$1,500	Sold in the last 12 Months?: No
Currently Listed: Yes	Currently List Broker: Home 2 U	List Broker Contact #: 6266764856	Sale Price:
Initial List Price: \$369,000	Initial List Date: 5/29/2018	Current List Price: \$369,000	Sale Date:
DOM / CDOM: 6 / 6	Is the Subject Listing Currently Pending?: No	Date of Contract:	CDOM to Contract:

Subject Property Comments / External Influences

Home located in Duarte

	Subject	Sold Comp 1	Sold Comp 2	Sold Comp 3	List Comp 1	List Comp 2	List Comp 3
Address	2172 California Ave Duarte, CA 91010	2147 Broderick Ave Duarte, CA 91010	2048 California Ave Duarte, CA 91010	2103 Wesleygrove Ave Duarte, CA 91010	2219 Broach Ave Duarte, CA 91010	2014 Felberg Ave Duarte, CA 91010	430 Pamela Rd Duarte, CA 91010
Proximity		0.25 Miles	0.2 Miles	0.16 Miles	0.51 Miles	0.38 Miles	0.17 Miles
Sale/List Price		\$420,000	\$418,000	\$429,000	\$405,500	\$493,500	\$425,000
Sale Date		12/21/2017	2/28/2018	9/12/2017	pending	pending	pending
Price Per Sq.ft.	\$509.09	\$542.64	\$483.80	\$550.00	\$527.99	\$421.43	\$444.10
Initial List Price	\$369,000	\$400,000	\$434,900	\$385,000	\$405,500	\$508,000	\$425,000
Initial List Date	5/29/2018	11/20/2017	7/29/2017	7/19/2017	5/12/2018	6/13/2018	6/6/2018
Current/Final List	\$369,000	\$420,000	\$414,900	\$385,000	\$405,500	\$493,500	\$425,000
DOM/CDOM	6 / 6	9 / 9	84 / 84	8 / 8	6 / 6	71 / 71	15 / 15
Sales Type		Fair Market	Fair Market	Fair Market	Fair Market	Fair Market	Fair Market
Finance Incentives	0	0	0	4000	0	0	0
Living Area	825	774	864	780	768	1171	957
#Rooms/Bed/Bath 1	5 / 2 / 1	5 / 2 / 1	5 / 2 / 1	5 / 2 / 1	5 / 2 / 1	6 / 3 / 2	5 / 2 / 1
Year Built	1949	1949	1947	1948	1951	1949	1949
Bsmnt SF/% Finished							
Lot Size	0.14ac	0.16ac	0.16ac	0.16ac	0.12ac	0.13ac	0.16ac
Property Type	SF Detach	SF Detach	SF Detach	SF Detach	SF Detach	SF Detach	SF Detach
Style / Quality	Single Story / Q3	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 / 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	2 Detached	1 Detached	None	1 Attached	1 Detached	2 Attached	None
Other Features	n/a	n/a	n/a	n/a	n/a	n/a	n/a
HOA Fees	0/mo	0/mo	0/mo	0/mo	0/mo	0/mo	0/mo
Subdivision	n/a	Duarte	Duarte	Duarte	Duarte	Duarte	Duarte
School District	Duarte	Duarte Unified	Duarte Unified	Duarte Unified	Duarte Unified	Duarte Unified	Duarte Unified
Common Amenities							
Data Source - ID	County Tax - n/a	MLS - CV17257598	MLS - CV17173848	MLS - WS17165460	MLS - RS18112173	MLS - CV18090018	MLS - WS18133990

Market Time 90-120 days	As-Is Price Estimate	As-Repaired Price Estimate	Land Only Price
Anticipated Sale Price	\$420,000	\$435,000	\$10,109
Recommended List Price	\$420,000	\$435,000	
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
•	2172 California Ave	Duarte	2	1	0.14ac		1949		
1	2147 Broderick Ave	Duarte	2	1	0.16ac	12/21/2017	1949	\$420,000	0.25 Miles
2	2048 California Ave	Duarte	2	1	0.16ac	2/28/2018	1947	\$418,000	0.2 Miles
3	2103 Wesleygrove Ave	Duarte	2	1	0.16ac	9/12/2017	1948	\$429,000	0.16 Miles
1	2219 Broach Ave	Duarte	2	1	0.12ac	5/12/2018	1951	\$405,500	0.51 Miles
2	2014 Felberg Ave	Duarte	3	2	0.13ac	6/13/2018	1949	\$493,500	0.38 Miles
3	430 Pamela Rd	Duarte	2	1	0.16ac	6/6/2018	1949	\$425,000	0.17 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	This home is conveniently located within minutes of the 210 and 605 freeways on a quiet street. It boasts beautiful curb appeal with a low maintenance front yard.
Sale 2 Comments	Beautiful property close to freeways and shopping center. Property has a total of 3 bedroom and 2 baths Double detached garage converted to a room with bath and small kitchen. long a nice back yard. Property is in a really nice condition!
Sale 3 Comments	Come see this beautifully remolded owner occupied home for sale. The 2 bedroom and 1 bathroom home offer oak wood flooring through out.
List 1 Comments	2 bed and 1 bath home located in a cul de sac. Den is current used as a 3rd bedroom . Has a 2 car detached garage used as a storage room , but could be converted back to garage. Laundry area has a covered patio leading out from kitchen area.
List 2 Comments	Opportunity to acquire this price reduced nice 3 bedroom home with bonus room close to freeway, shopping centers,the duarte city of hope metro gold station..It has wrought iron gate attached 2 car garage with bonus room, long driveway enough space to park more cars, newly install
List 3 Comments	This official 957 square foot home, boasts 2 bedroom and 1 bath. Garage was converted to an additional bedroom without permits. First time on the market in over 20 years. The spacious back yard is an ideal playground for kids. Great potential for a first time home buyer. Priced to

Comments:

Service Provider Comments:

Property is located south of the 210 freeway and west of the 605 freeway. Located in a desirable community that is conforming and overall well maintained. Subject is located in a stable and steady market with limited number of distressed properties on the market within the past 3 months.

Vendor Comments:

Service Provider
Signature

/s/ Abnash Sambhi

Service Provider
Company

Elite REO Services

BPO Effective Date

6/22/2018

Service Provider Lic.
Num.

01420179

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	Roof replacement needed		\$12,500
Siding/Trim			\$0
Structural			\$0
Windows/Doors			\$0
Paint			\$0
Foundation			\$0
Garage			\$0
Landscaping			\$0
Fence			\$0
Other			\$0
External Repair Total:			\$12,500
Repair Total:			\$12,500



Subject Front

**2172 California Ave
Duarte, CA 91010**



Address



Side



Side



Street



Street



Street



View across street



Comparable Sale #1

2147 Broderick Ave
Duarte, CA 91010
Sale Date: 12/21/2017
Sale Price: \$420,000



Comparable Sale #2

2048 California Ave
Duarte, CA 91010
Sale Date: 2/28/2018
Sale Price: \$418,000



Comparable Sale #3

2103 Wesleygrove Ave
Duarte, CA 91010
Sale Date: 9/12/2017
Sale Price: \$429,000



Comparable Listing #1

2219 Broach Ave
Duarte, CA 91010
Current List: \$405,500



Comparable Listing #2

2014 Felberg Ave
Duarte, CA 91010
Current List: \$493,500



Comparable Listing #3

430 Pamela Rd
Duarte, CA 91010
Current List: \$425,000

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