

Broker Price Opinion

 Exterior Inspection
 Interior Inspection

Property Address: 302 Palamos Ave	Vendor ID: 4552285
City, State, Zip: La Puente, CA 91744	Deal Name:
Loan Number: 302 Palamos Ave	Inspection Date: 5/30/2018
2nd Loan / Client #:	Subject APN: 8727-004-008

Property Occupancy Status: Owner	Does the Property Appear Secure?: Yes	Est. Monthly Rent: \$2,000	Sold in the last 12 Months?: No
Currently Listed: Yes	Currently List Broker: RE/MAX Champions	List Broker Contact #: 9099490605	Initial List Price: \$375,000
	Initial List Date: 5/16/2017	Current List Price: \$375,000	DOM / CDOM: 9 / 40
Is the Subject Listing Currently Pending?: Yes	Date of Contract: 7/20/2017	CDOM to Contract: 40	Sale Price:
			Sale Date:

Subject Property Comments / External Influences

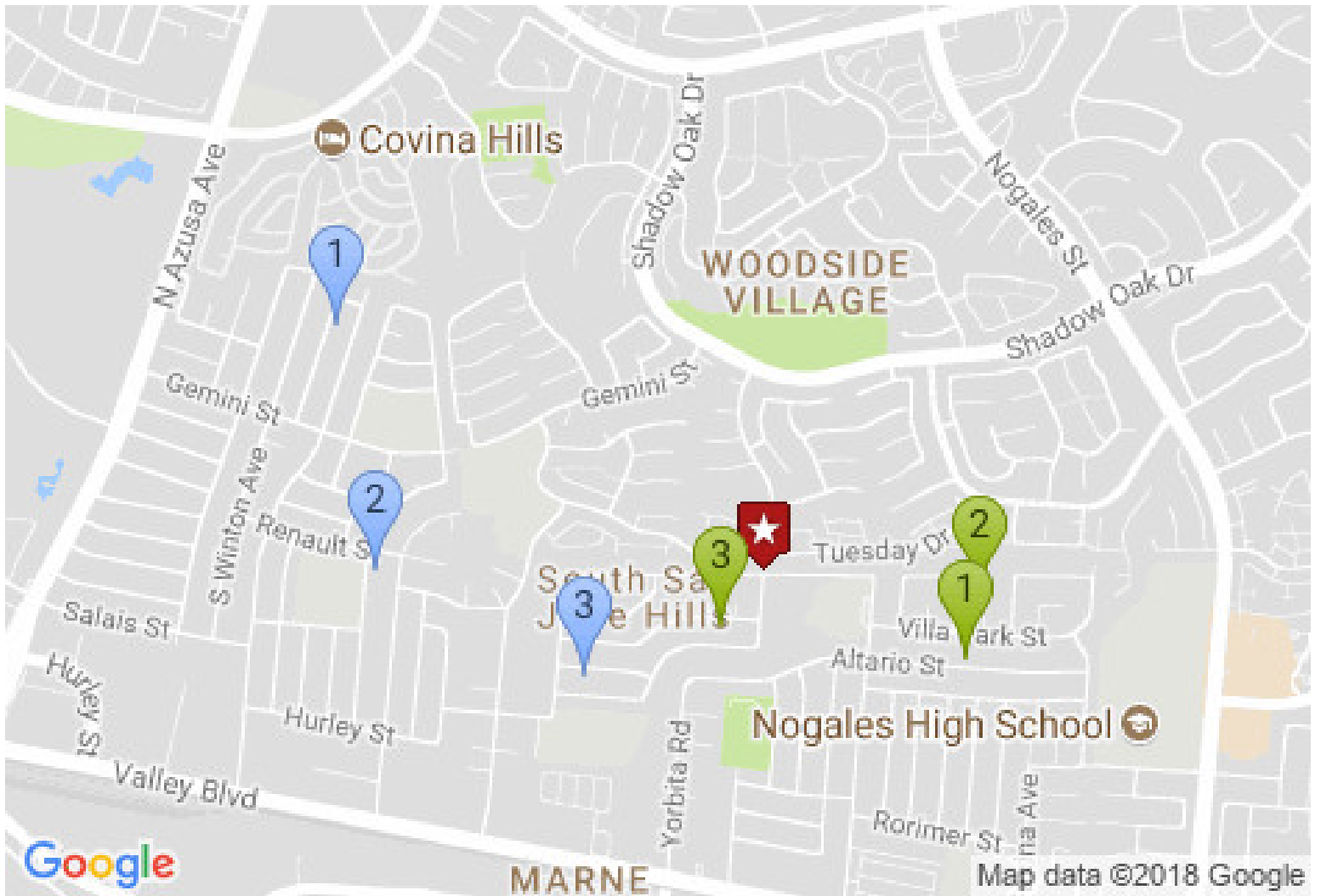
3 bedroom 2 bath home is in the center of la puente

	Subject	Sold Comp 1	Sold Comp 2	Sold Comp 3	List Comp 1	List Comp 2	List Comp 3
Address	302 Palamos Ave La Puente, CA 91744	18709 Altario St La Puente, CA 91744	333 Richburn Ave La Puente, CA 91744	18332 Villa Park St La Puente, CA 91744	214 Vanguard Ave La Puente, CA 91744	316 S Shipman Ave La Puente, CA 91744	18120 Northam St La Puente, CA 91744
Proximity		0.36 Miles	0.36 Miles	0.13 Miles	0.9 Miles	0.7 Miles	0.38 Miles
Sale/List Price		\$410,000	\$425,000	\$467,500	\$419,990	\$435,000	\$445,000
Sale Date		5/22/2018	5/21/2018	3/15/2018	pending	active	active
Price Per Sq.ft.	\$366.73	\$425.31	\$440.87	\$387.65	\$466.66	\$428.99	\$400.90
Initial List Price	\$375,000	\$419,800	\$411,000	\$444,900	\$419,990	\$435,000	\$445,000
Initial List Date	5/16/2017	1/22/2018	3/25/2018	1/31/2018	5/16/2018	5/15/2018	5/15/2018
Current/Final List	\$375,000	\$419,800	\$411,000	\$444,900	\$419,990	\$435,000	\$445,000
DOM/CDOM	9 / 40	55 / 55	7 / 7	6 / 6	14 / 14	14 / 14	15 / 15
Sales Type		Fair Market	Fair Market	Fair Market	Fair Market	Fair Market	Fair Market
Finance Incentives	none	NA	NA	NA	NA	NA	NA
Living Area	1118	964	964	1206	900	1014	1110
#Rooms/Bed/Bath 1	8 / 3 / 2	8 / 3 / 2	7 / 3 / 1	9 / 4 / 2	7 / 3 / 1	7 / 3 / 1	9 / 4 / 2
Year Built	1960	1960	1960	1960	1956	1958	1960
Bsmnt SF/% Finished							
Lot Size	0.16ac	0.13ac	0.14ac	0.15ac	0.14ac	0.15ac	0.14ac
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	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	Yes / Yes / No	Yes / Yes / No	Yes / Yes / No	Yes / Yes / No	Yes / Yes / No	Yes / Yes / No	Yes / Yes / No
Fireplace	No	No	No	No	No	No	No
Garage	2 Attached	1 Attached	2 Detached	2 Attached	None	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	Rancho La Puen	Rancho La Puen	Rancho La Puen	Rancho La Puen	Rancho La Puen	Rancho La Puen	Rancho La Puen
School District	Rowland	Rowland Unified	Rowland Unified	Rowland Unified	Hacienda La Puente Unified	Hacienda La Puente Unified	Rowland Unified

Common Amenities

Data Source - ID	County Tax -	MLS - AR18016683	MLS - CV18055375	MLS - DW18024249	MLS - OC18116827	MLS - CV18115642	MLS - WS18101147
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Market Time 30-90 days	As-Is Price Estimate	As-Repaired Price Estimate	Land Only Price
Anticipated Sale Price	\$410,000	\$410,000	\$175,000
Recommended List Price	\$425,000	\$425,000	
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
•	302 Palamos Ave	La Puente	3	2	0.16ac		1960		
1	18709 Altario St	La Puente	3	2	0.13ac	5/22/2018	1960	\$410,000	0.36 Miles
2	333 Richburn Ave	La Puente	3	1	0.14ac	5/21/2018	1960	\$425,000	0.36 Miles
3	18332 Villa Park St	La Puente	4	2	0.15ac	3/15/2018	1960	\$467,500	0.13 Miles
1	214 Vanguard Ave	La Puente	3	1	0.14ac	5/16/2018	1956	\$419,990	0.9 Miles
2	316 S Shipman Ave	La Puente	3	1	0.15ac	5/15/2018	1958	\$435,000	0.7 Miles
3	18120 Northam St	La Puente	4	2	0.14ac	5/15/2018	1960	\$445,000	0.38 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:

Subject and comparable are located close to railroad track and industrial area.

Neighborhood Comments:

Neighborhood is 55 years old with most homes showing deferred maintenance and low curb appeal.

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 bed/2 bath home with a one car attached garage. Close to schools, shopping center and freeway access. Appears to be in Similar exterior condition to the subject.
Sale 2 Comments	3 bed/2 bath home with a 2 car detached garage. Close to schools, shopping center and freeway access.
Sale 3 Comments	Upgraded 4 bed/2 bath home with an attached 2 car garage. Superior to the subject in condition and GLA.
List 1 Comments	3 bed/1 bath A few upgrades to the electrical and flooring. Close proximity to schools and public transportation.
List 2 Comments	3 bed/1 bath A few upgrades to kitchen. Appears to be in similar exterior condition.
List 3 Comments	4 bed/2 bath home ready for upgrades. Close proximity to schools and parks.

Comments:

Service Provider Comments:

An initial search was performed going back 12 months in time and out to a distance of 1 mile from the Subject resulted in 40 Listed Comps and 44 Sold Comps for consideration. Using Proximity, Age, GLA and Lot Size as the primary guidelines, a tightened search within a 1/2 mile proximity and back 3 months in time produced results of 12 listings and 10 sold comps for consideration. Relaxing the distance guidelines was not required due to the common features of the Subject. Lot Size and GLA guideline were slightly relaxed in order to produce a suitable sample. The comparable selected represent the best possible choice of available comps.

Vendor Comments:

Service Provider
Signature

/s/ James Melton

Service Provider
Company

Elite REO Services

BPO Effective Date

5/30/2018

Service Provider Lic.
Num.

01938517

Repairs

Recommended 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			\$0
Foundation			\$0
Garage			\$0
Landscaping			\$0
Fence			\$0
Other			\$0
External Repair Total:			
Repair Total:			



Subject Front

**302 Palamos Ave
La Puente, CA 91744**



Address



Address



Side



Side



Street



Street



View across street



Comparable Sale #1

18709 Altario St
La Puente, CA 91744
Sale Date: 5/22/2018
Sale Price: \$410,000



Comparable Sale #2

333 Richburn Ave
La Puente, CA 91744
Sale Date: 5/21/2018
Sale Price: \$425,000



Comparable Sale #3

18332 Villa Park St
La Puente, CA 91744
Sale Date: 3/15/2018
Sale Price: \$467,500



Comparable Listing #1

214 Vanguard Ave
La Puente, CA 91744
Current List: \$419,990



Comparable Listing #2

316 S Shipman Ave
La Puente, CA 91744
Current List: \$435,000



Comparable Listing #3

18120 Northam St
La Puente, CA 91744
Current List: \$445,000

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