

Broker Price Opinion

☒ Exterior Inspection
☐ Interior Inspection

Property Address:	5310 N Muscatel Ave	Vendor ID:	4096467
City, State, Zip:	San Gabriel, CA 91776	Deal Name:	
Loan Number:	5310NMUSCATEL	Inspection Date:	11/18/2016
2nd Loan / Client #:		Subject APN:	5388-028-031

Property Occupancy Status	Owner	Does the Property Appear Secure?	Yes	Est. Monthly Rent	\$3,000	Sold in the last 12 Months?	No
Currently Listed	No	Currently List Broker		List Broker Contact #		Initial List Price	
Initial List Date		Current List Price		DOM / CDOM		Sale Price:	
Is the Subject Listing Currently Pending?		Date of Contract		CDOM to Contract		Sale Date:	

Subject Property Comments / External Influences

Subject is a 3 bedroom, 2 bathroom single family home. It's a flag lot sits at the back of another property.

	Subject	Sold Comp 1	Sold Comp 2	Sold Comp 3	List Comp 1	List Comp 2	List Comp 3
							
Address	5310 N Muscatel Ave San Gabriel, CA 91776	5114 Bartlett Ave San Gabriel, CA 91776	5009 Acacia St San Gabriel, CA 91776	5311 N Muscatel Ave San Gabriel, CA 91776	5741 Alessandro Ave Temple City, CA 91780	5616 N Charlotte Ave San Gabriel, CA 91776	5226 Walnut Grove Ave San Gabriel, CA 91776
Proximity		1 Block	0.29 Miles	Same Block	0.78 Miles	0.62 Miles	0.36 Miles
Sale/List Price		\$508,000	\$530,000	\$590,000	\$625,000	\$699,000	\$699,000
Sale Date		6/7/2016	8/26/2016	7/1/2016			
Price Per Sq.ft.	\$423.28	\$412.34	\$381.84	\$482.82	\$625.00	\$580.56	\$571.08
Initial List Price		\$549,000	\$568,800	\$550,000	\$640,000	\$699,000	\$699,000
Initial List Date		4/5/2015	7/14/2016	5/10/2016	9/3/2016	9/25/2016	11/15/2016
Current/Final List		\$499,600	\$568,800	\$550,000	\$625,000	\$699,000	\$699,000
DOM/CDOM		376 / 376	18 / 18	34 / 34	65 / 65	180 / 58	7 / 7
Sales Type		Fair Market	Fair Market	Fair Market	Fair Market	Fair Market	Fair Market
Finance Incentives		0	0	0	0	0	0
Living Area	1323	1232	1388	1222	1000	1204	1224
#Rooms/Bed/Bath 1	5 / 3 / 2.0	5 / 3 / 1.5	4 / 2 / 1.5	5 / 3 / 2.0	5 / 3 / 1.0	5 / 3 / 2.0	6 / 4 / 2.0
Year Built	1966	1963	1960	1969	1940	1946	1920
Bsmnt SF/% Finished							
Lot Size	0.15ac	0.15ac	0.13ac	0.15ac	0.12ac	0.17ac	0.19ac
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	C3	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	Yes / No / No	Yes / No / No	Yes / No / No	Yes / No / No
Fireplace	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Garage	2 Attached	2 Attached	1 Attached	2 Attached	2 Detached	2 Attached	None
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	Unknown	Unknown	Unknown	Unknown	Unknown	Unknown	Unknown
School District	San Gabriel	San Gabriel	San Gabriel	San Gabriel	Temple City	San Gabriel	San Gabriel
Data Source - ID	County Tax - 5388-028-031	MLS - WS15070840	MLS - AR16153572	MLS - AR16099284	MLS - TR16195339	MLS - TR16710928	MLS - DW16748265

Market Time 30-90 days

Anticipated Sale Price

As-Is Price Estimate

\$560,000

As-Repaired Price Estimate

\$560,000

Land Only Price

\$350,000

Recommended List Price

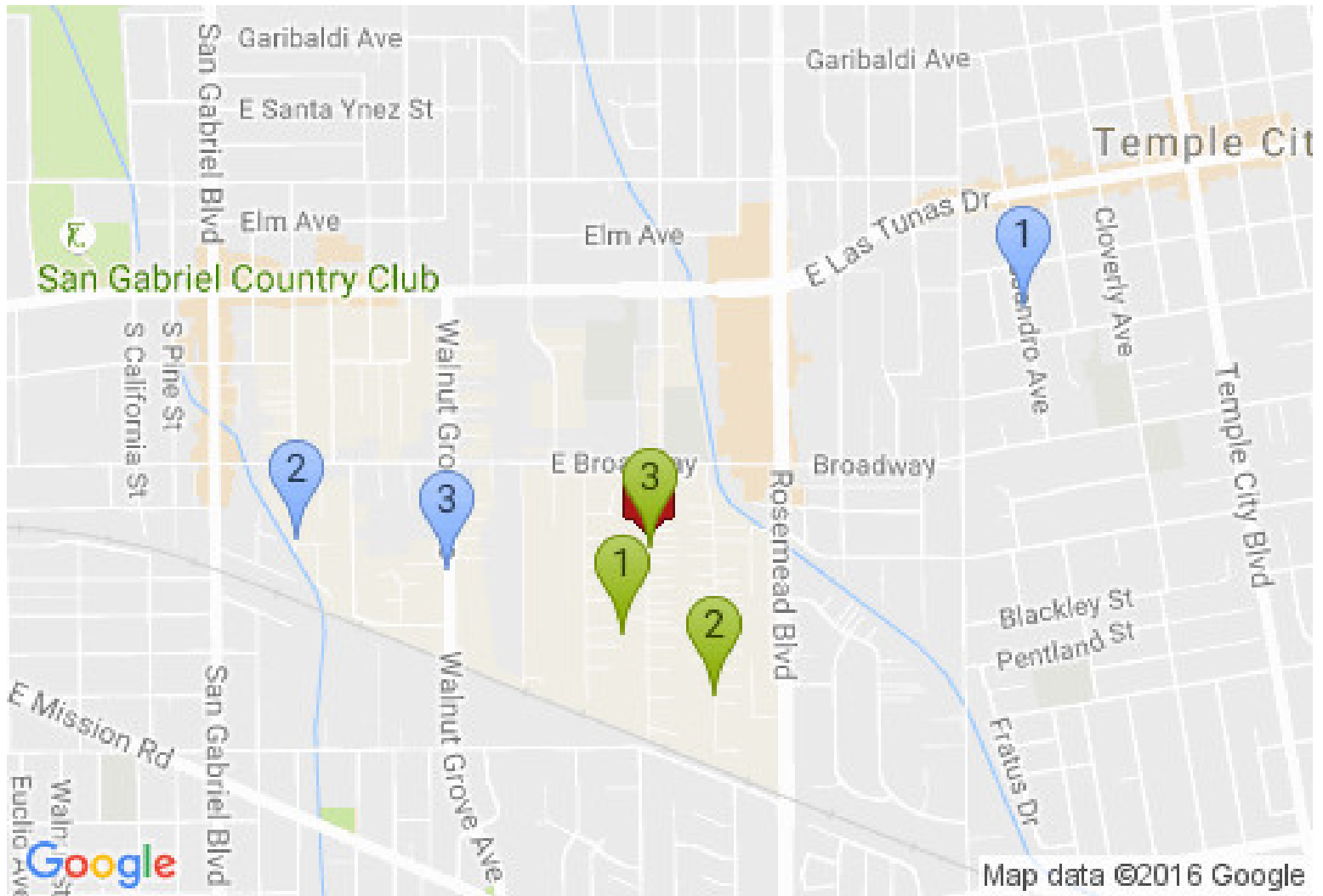
\$575,000

\$575,000

Recommended Sales Strategy:

☒ As - Is

☐ Repaired



	Address	City	BR	BA	Lot Size	Sale/List Date	Year Built	Sale/List Price	Distance
•	5310 N Muscatel Ave	San Gabriel	3	2	0.15ac		1966		
1	5114 Bartlett Ave	San Gabriel	3	1.5	0.15ac	6/7/2016	1963	\$508,000	1 Block
2	5009 Acacia St	San Gabriel	2	1.5	0.13ac	8/26/2016	1960	\$530,000	0.29 Miles
3	5311 N Muscatel Ave	San Gabriel	3	2	0.15ac	7/1/2016	1969	\$590,000	Same Block
1	5741 Alessandro Ave	Temple City	3	1	0.12ac	9/3/2016	1940	\$625,000	0.78 Miles
2	5616 N Charlotte Ave	San Gabriel	3	2	0.17ac	9/25/2016	1946	\$699,000	0.62 Miles
3	5226 Walnut Grove Ave	San Gabriel	4	2	0.19ac	11/15/2016	1920	\$699,000	0.36 Miles

Neighborhood Data:

Location Type: <input type="text" value="Urban"/>	Market Trend: <input type="text" value="Stable"/>	Economic Trend: <input type="text" value="Stable"/>	Neighborhood Trend: <input type="text" value="Stable"/>
Housing Supply: <input type="text" value="Stable"/>	Crime/Vandalism: <input type="text" value="Medium Risk"/>	REO Driven? <input type="text" value="No"/>	Avg Age of Home: <input type="text" value="65"/>
Neighborhood Pride of Ownership: <input type="text" value="Average"/>		Avg Marketing Time of Comparable Listings: <input type="text" value="Under 3 Mos."/>	
Price Range: <input type="text" value="\$475,000"/> to <input type="text" value="\$675,000"/>	Median Price: <input type="text" value="\$600,000"/>	Predominate Value: <input type="text" value="\$600,000"/>	Average DOM: <input type="text" value="60"/>
Number of units for rent: <input type="text"/>		Number of units in complex for sale: <input type="text"/>	

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	Similarly located on a flag lot, and is similar in lot size, backyard size, room count, age, style and is updated.
Sale 2 Comments	Similar to subject in location, condition, age, style and has some upgrades.
Sale 3 Comments	Located across the street from subject and has been fully updated. However it's not flag lot and has much larger backyard.
List 1 Comments	Similar to subject in bedroom count, location, style and has been updated.
List 2 Comments	It has recently been fully renovated and is similar in GLA, location. It has a much larger backyard however it appears to be overpriced.
List 3 Comments	Superior, it has a larger lot size and much larger backyard. It has been recently updated.

Comments:

Service Provider Comments:

I have relied on tax records for the purposes of my analysis. Subject sits on a flat lot, between 2 homes and shares a driveway. It has a smaller than average lot size. It conforms to the neighborhood in GLA, room count, age. Updated comps in good condition were selected as per spacial instruction. Greatest weight was given to sold comp 3 which is located across the street from subject, however it has superior curb appeal, more privacy and a larger backyard. Best available active listings selected.

Vendor Comments:

Service Provider
Signature

/s/ Gilbert Begijani

Service Provider
Company

Elite REO Services

BPO Effective Date

11/22/2016

Service Provider Lic.
Num.

01715321

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:			\$0
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:			\$0
Repair Total:			\$0



Subject Front

**5310 N Muscatel Ave
San Gabriel, CA 91776**



Address



Side



Side



Street



Street



Other



View across street



Comparable Sale #1

5114 Bartlett Ave
San Gabriel, CA 91776
Sale Date: 6/7/2016
Sale Price: \$508,000



Comparable Sale #2

5009 Acacia St
San Gabriel, CA 91776
Sale Date: 8/26/2016
Sale Price: \$530,000



Comparable Sale #3

5311 N Muscatel Ave
San Gabriel, CA 91776
Sale Date: 7/1/2016
Sale Price: \$590,000



Comparable Listing #1

5741 Alessandro Ave
Temple City, CA 91780
Current List: \$625,000



Comparable Listing #2

5616 N Charlotte Ave
San Gabriel, CA 91776
Current List: \$699,000



Comparable Listing #3

5226 Walnut Grove Ave
San Gabriel, CA 91776
Current List: \$699,000

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