



# Broker Price Opinion

Exterior Inspection  
 Interior Inspection

Property Address: 6439 Downey Ave	Vendor ID: 4563054
City, State, Zip: Long Beach, CA 90805	Deal Name:
Loan Number: 6439DOWNEYAVE	Inspection Date: 6/13/2018
2nd Loan / Client #:	Subject APN: 7120-019-065

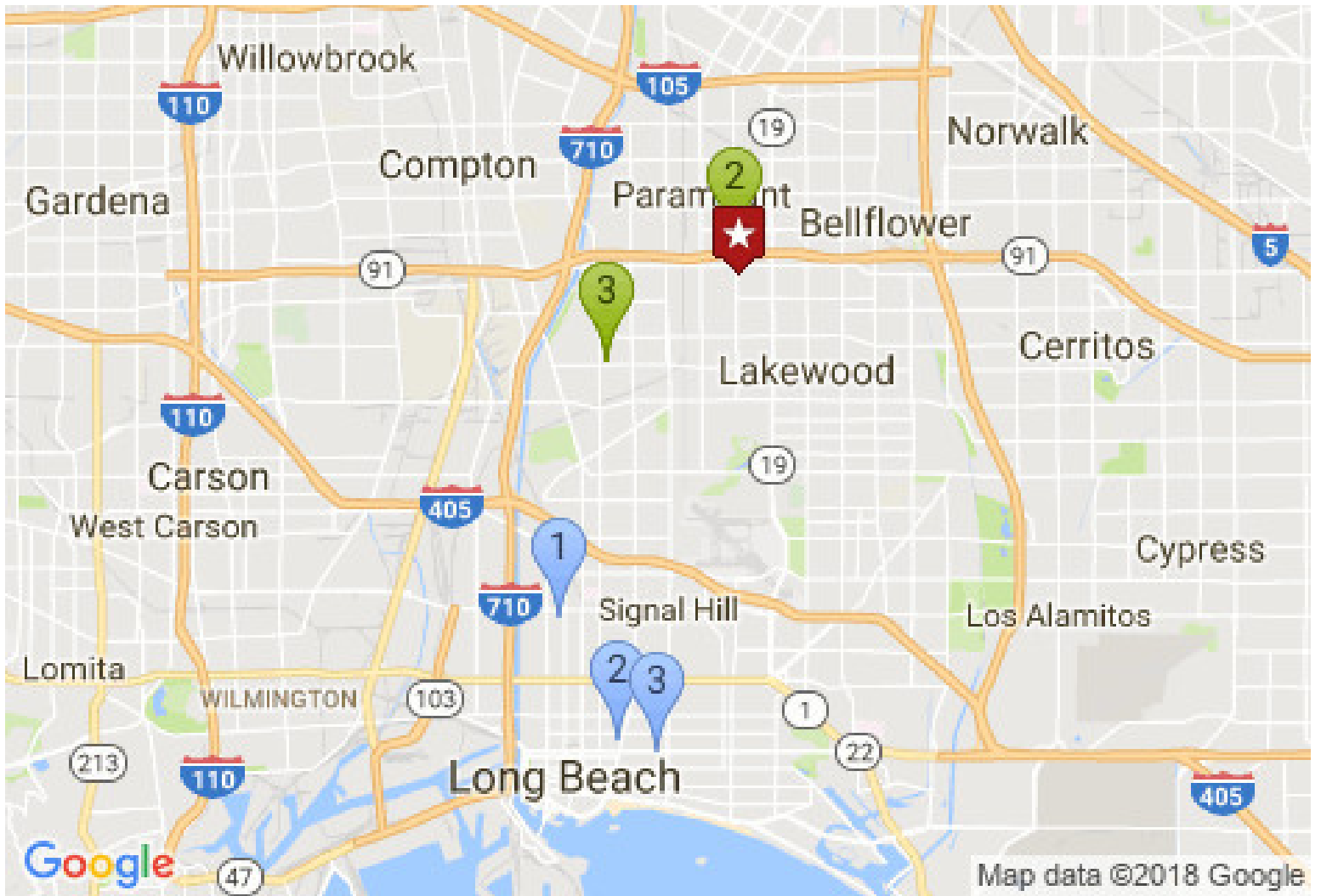
Property Occupancy Status: Tenant	Does the Property Appear Secure?: Yes	Est. Monthly Rent: \$4,000	Sold in the last 12 Months?: No
Currently Listed: Yes	Currently List Broker: Realty Executives All	List Broker Contact #: 5628431103	Initial List Price: \$695,000
		Initial List Date: 6/11/2018	Current List Price: \$695,000
		DOM / CDOM: 2 / 2	Sale Price:
Is the Subject Listing Currently Pending?: No	Date of Contract:	CDOM to Contract:	Sale Date:

Subject Property Comments / External Influences

**Average Condition**

	Subject	Sold Comp 1	Sold Comp 2	Sold Comp 3	List Comp 1	List Comp 2	List Comp 3
Address	6439 Downey Ave Long Beach, CA 90805	5436 Lime Ave Long Beach, CA 90805	6783 Downey Av Long Beach, CA 90805	5430 Lime Av Long Beach, CA 90805	2493 Cedar Av Long Beach, CA 90806	851 Martin Luther King Jr Av Long Beach, CA 90813	1612 E 7th St E Long Beach, CA 90813
Proximity		2.17 Miles	0.45 Miles	2.18 Miles	5.4 Miles	6.73 Miles	6.78 Miles
Sale/List Price		\$759,500	\$770,000	\$745,000	\$749,000	\$799,000	\$756,000
Sale Date		4/13/2018	8/2/2017	10/31/2017	active	active	active
Price Per Sq.ft.	\$250.08	\$233.69	\$268.76	\$229.23	\$281.90	\$306.13	\$250.17
Initial List Price	\$695,000	\$769,000	\$799,900	\$769,000	\$749,000	\$799,000	\$749,000
Initial List Date	6/11/2018	2/15/2018	5/5/2017	7/17/2017	4/16/2018	4/10/2018	7/28/2017
Current/Final List	\$695,000	\$769,000	\$779,900	\$749,500	\$749,000	\$799,000	\$756,000
DOM/CDOM	2 / 2	21 / 21	28 / 28	61 / 61	58 / 58	64 / 64	320 / 320
Sales Type		Fair Market	Fair Market	Fair Market	Fair Market	Fair Market	Fair Market
Living Area	3027	3250	2865	3250	2657	2610	3022
#Rooms/Bed/Bath 1	7 / 3 / 2	9 / 4 / 3	8 / 4 / 2	9 / 4 / 3	5 / 2 / 1	8 / 4 / 2	8 / 3 / 3
#Rooms/Bed/Bath 2	7 / 3 / 2	6 / 2 / 2	5 / 2 / 1	6 / 2 / 2	5 / 2 / 1	8 / 4 / 2	6 / 2 / 2
#Rooms/Bed/Bath 3							
#Rooms/Bed/Bath 4							
Year Built	1948	1991	1948	1991	1931	1980	1895
Bsmnt SF/% Finished							
Lot Size	0.14ac	0.11ac	0.35ac	0.12ac	0.10ac	0.13ac	0.16ac
Property Type	2 unit	2 unit	2 unit	2 unit	2 unit	2 unit	2 unit
Style / Quality	2-Story Conv / Q4	2-Story Conv / Q4	2-Story Conv / Q4	2-Story Conv / Q4	2-Story Conv / Q4	2-Story Conv / Q4	2-Story Conv / Q4
# of Units	2	2	2	2	2	2	2
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	4 Detached	4 Detached	3 Detached	4 Detached	3 Detached	None	4 Detached
Other Features	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Subdivision	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Rent Potential	\$4,000	\$4,000	\$4,800	\$4,000	\$3,800	\$3,800	\$3,500
Annual Gross Income	\$48,000	\$48,000	\$57,600	\$48,000	\$45,600	\$45,600	\$42,000
Likely Sale Price					\$674,100	\$719,100	\$680,400
Gross Rent Multiplier	15.77	15.82	13.37	15.52	14.78	15.77	16.20
School District	Long beach Unified	Long beach unified	long beach unified	Long beach unified	Long beach unified	Long beach unified	Long beach Unified
Common Amenities		none	none	none	none	none	none
Data Source - ID	County Tax - n/a	MLS - RS18015783	MLS - WS17097194	MLS - RS17156135	MLS - BB18078853	MLS - 18331650	MLS - OC17173373

<b>Market Time 90-120 days</b>	<b>As-Is Price Estimate</b>	<b>As-Repaired Price Estimate</b>	<b>Land Only Price</b>
Anticipated Sale Price	\$757,000	\$760,000	\$320,333
Recommended List Price	\$767,000	\$770,000	
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
•	6439 Downey Ave	Long Beach	6	4	0.14ac		1948		
1	5436 Lime Ave	Long Beach	6	5	0.11ac	4/13/2018	1991	\$759,500	2.17 Miles
2	6783 Downey Av	Long Beach	6	3	0.35ac	8/2/2017	1948	\$770,000	0.45 Miles
3	5430 Lime Av	Long Beach	6	5	0.12ac	10/31/2017	1991	\$745,000	2.18 Miles
1	2493 Cedar Av	Long Beach	4	2	0.10ac	4/16/2018	1931	\$749,000	5.4 Miles
2	851 Martin Luther King Jr Av	Long Beach	8	4	0.13ac	4/10/2018	1980	\$799,000	6.73 Miles
3	1612 E 7th St E	Long Beach	5	5	0.16ac	7/28/2017	1895	\$756,000	6.78 Miles

**Neighborhood Data:**

Location Type:      
 Market Trend:      
 Economic Trend:      
 Neighborhood Trend:

Housing Supply:      
 Crime/Vandalism:      
 REO Driven?:      
 Avg Age of Home:

Sale to List Ratio:      
 Neighborhood Pride of Ownership:      
 Avg Marketing Time of Comparable Listings:

Price Range:  to      
 Median Price:      
 Predominate Value:      
 Average DOM:

% Owners:      
 % Tenants:      
 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	Sale comp 1 has similar building size, room counts, age, condition, and appeal.
Sale 2 Comments	Sale comp 2 has similar building size, room counts, age, condition, and appeal.
Sale 3 Comments	Sale comp 3 has similar building size, room counts, age, condition, and appeal.
List 1 Comments	List comp 1 is similar to the subject in building size, room counts, condition, and appeal.
List 2 Comments	List comp 2 has similar building size, room counts, age, condition, and appeal.
List 3 Comments	List comp 3 has similar building size, room counts, age, condition, and appeal.

**Comments:**

## Service Provider Comments:

The front unit and back unit of the subject has termite damage on the roof and eaves. The home is not maintained well and looks older. The main negative factor is location is right on a Main Street with heavy traffic and its sound. The home looks like no upgrades and stays as almost original condition.

## Vendor Comments:

Service Provider  
Signature

/s/ Insook Uhm

Service Provider  
Company

Century 21 Astro

BPO Effective Date

6/14/2018

Service Provider Lic.  
Num.

01845839

**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	Termite damage		\$2,000
Siding/Trim			\$0
Structural			\$0
Windows/Doors			\$0
Paint			\$0
Foundation			\$0
Garage			\$0
Landscaping			\$0
Fence			\$0
Other			\$0
External Repair Total:			\$2,000
Repair Total:			\$2,000



Subject Front

**6439 Downey Ave  
Long Beach, CA 90805**



Address



Side





Side



Side



Side





Street



Street



Street





Damage Photo



View across street



View across street





**Comparable Sale #1**

5436 Lime Ave  
Long Beach, CA 90805  
Sale Date: 4/13/2018  
Sale Price: \$759,500



**Comparable Sale #2**

6783 Downey Av  
Long Beach, CA 90805  
Sale Date: 8/2/2017  
Sale Price: \$770,000



**Comparable Sale #3**

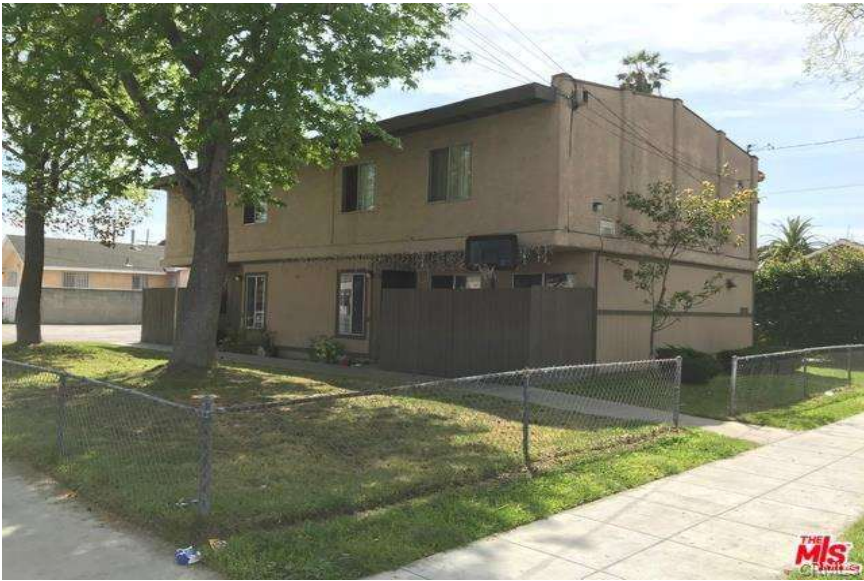
5430 Lime Av  
Long Beach, CA 90805  
Sale Date: 10/31/2017  
Sale Price: \$745,000





**Comparable Listing #1**

2493 Cedar Av  
Long Beach, CA 90806  
Current List: \$749,000



**Comparable Listing #2**

851 Martin Luther King Jr Av  
Long Beach, CA 90813  
Current List: \$799,000



**Comparable Listing #3**

1612 E 7th St E  
Long Beach, CA 90813  
Current List: \$756,000



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