

# Broker Price Opinion

 Exterior Inspection  
 Interior Inspection

Property Address:	7400 Howery St	Vendor ID:	4021281
City, State, Zip:	South Gate, CA 90280	Deal Name:	
Loan Number:	7400HOWERY	Inspection Date:	8/25/2016
2nd Loan / Client #:		Subject APN:	6236-021-013

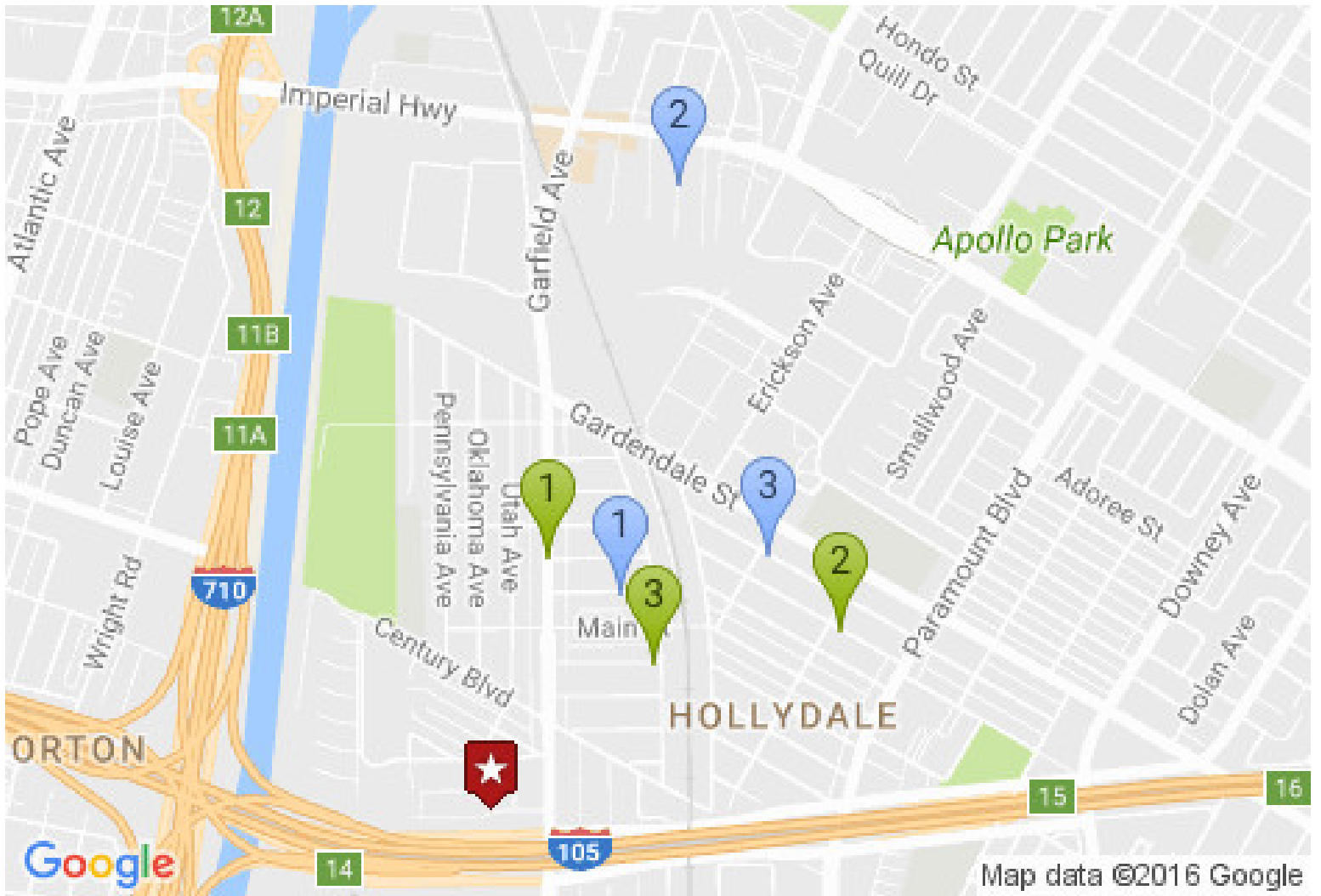
Property Occupancy Status	Owner	Does the Property Appear Secure?	Yes	Est. Monthly Rent	\$2,100	Sold in the last 12 Months?	No
Currently Listed		List Broker Contact #		Current List Price		Sale Price:	
Is the Subject Listing Currently Pending?		Date of Contract		CDOM to Contract		Sale Date:	

Subject Property Comments / External Influences

The property is in average condition.

	Subject	Sold Comp 1	Sold Comp 2	Sold Comp 3	List Comp 1	List Comp 2	List Comp 3
Address	7400 Howery St South Gate, CA 90280	11901 Garfield Av South Gate, CA 90280	6116 Wilson Av South Gate, CA 90280	5790 Harding Av South Gate, CA 90280	5767 Roosevelt Av South Gate, CA 90280	10999 Amery Av South Gate, CA 90280	6011 Mckinley Av South Gate, CA 90280
Proximity		0.46 Miles	0.7 Miles	0.39 Miles	0.45 Miles	1.16 Miles	0.67 Miles
Sale/List Price		\$375,000	\$410,000	\$420,000	\$420,000	\$369,900	\$384,500
Sale Date		8/5/2016	8/18/2016	5/13/2016			
Price Per Sq.ft.	\$322.16	\$306.12	\$363.48	\$334.13	\$379.75	\$352.29	\$376.96
Initial List Price		\$365,000	\$449,900	\$435,000	\$430,000	\$369,900	\$384,500
Initial List Date		3/1/2016	5/31/2016	1/15/2016	5/13/2016	8/9/2016	8/11/2016
Current/Final List		\$375,000	\$410,000	\$429,000	\$420,000	\$369,900	\$384,500
DOM/CDOM		111 / 111	37 / 37	79 / 79	104 / 104	6 / 6	8 / 8
Sales Type		Fair Market	REO	Fair Market	Fair Market	Fair Market	Fair Market
Finance Incentives		0	0	0	0	0	0
Living Area	1164	1225	1128	1257	1106	1050	1020
#Rooms/Bed/Bath 1	5 / 2 / 1.0	5 / 3 / 2.0	5 / 3 / 2.0	5 / 3 / 2.0	6 / 3 / 2.0	4 / 2 / 1.0	4 / 3 / 1.0
Year Built	1953	1942	1941	1942	1941	1954	1941
Bsmnt SF/% Finished							
Lot Size	0.11ac	0.13ac	0.13ac	0.15ac	0.15ac	0.12ac	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 / 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	Neighborhood	Neighborhood	Neighborhood	Neighborhood	Neighborhood	Neighborhood	Neighborhood
Porch/Patio/Deck	No / Yes / No	Yes / No / No	No / No / No	Yes / No / No	Yes / No / No	Yes / No / No	Yes / Yes / No
Fireplace	No	Yes	Yes	No	No	Yes	No
Garage	2 Detached	2 Detached	2 Detached	2 Detached	2 Detached	2 Detached	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	No	No	No	No	No	No	No
School District	SOUTH GATE Unified	South Gate Unified	South Gate Unified	South Gate Unified	South Gate Unified	South Gate Unified	South Gate Unified
Data Source - ID	County Tax -	MLS - WS16126987	MLS - DW16116144	MLS - DW16031944	MLS - SB16102812	MLS - DW16174657	MLS - PW16176920

<b>Market Time 120-180 days</b>	<b>As-Is Price Estimate</b>	<b>As-Repaired Price Estimate</b>	<b>Land Only Price</b>
Anticipated Sale Price	<b>\$375,000</b>	<b>\$376,500</b>	<b>\$105,903</b>
Recommended List Price	<b>\$385,000</b>	<b>\$395,000</b>	
Recommended Sales Strategy:	<input type="checkbox"/> As - Is <input checked="" type="checkbox"/> Repaired		



Address	City	BR	BA	Lot Size	Sale/List Date	Year Built	Sale/List Price	Distance
7400 Hovery St	South Gate	2	1	0.11ac		1953		
11901 Garfield Av	South Gate	3	2	0.13ac	8/5/2016	1942	\$375,000	0.46 Miles
6116 Wilson Av	South Gate	3	2	0.13ac	8/18/2016	1941	\$410,000	0.7 Miles
5790 Harding Av	South Gate	3	2	0.15ac	5/13/2016	1942	\$420,000	0.39 Miles
5767 Roosevelt Av	South Gate	3	2	0.15ac	5/13/2016	1941	\$420,000	0.45 Miles
10999 Amery Av	South Gate	2	1	0.12ac	8/9/2016	1954	\$369,900	1.16 Miles
6011 Mckinley Av	South Gate	3	1	0.13ac	8/11/2016	1941	\$384,500	0.67 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 comparable has three bedrooms and two bathrooms, with similar year built, lot size, square feet size, style.
Sale 2 Comments	This comparable has three bedrooms and two bathrooms, with similar lot size, square feet size and location.
Sale 3 Comments	This comparable has four bedrooms and two bathrooms, with similar lot size, square feet size and same style.
List 1 Comments	This comparable has three bedrooms, and two bathrooms, with similar stle and location.
List 2 Comments	This listing comparable has two bedrooms, and one bathrooms with similar features that include similar year built, lot size and style.
List 3 Comments	This comparable has three bedrooms, and one bathrooms, with similar square foot size, location.

**Comments:**

Service Provider Comments:

The valuation is weighed majority on sold comps in the immediate area. During my search, I included parameters to include 1.0 mile circular radius, year built within 10 years, GLA/ Lot size, and condition of the property to match the subject. Sold comparables show a range of what the current market value is in that area. I also take into consideration listings in the area that are within the same parameters that have been listed recently with the least amount of DOM. As the subject is located on a busy traffic FRWY, it will impact the marketability. The subject will be more difficult to attract buyers due to location. A lower value would be acceptable.

Vendor Comments:

Service Provider  
Signature

/s/ Ana Galadzhyan

Service Provider  
Company

Ana Galadzhyan

BPO Effective Date

8/26/2016

Service Provider Lic.  
Num.

01875843

**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:			\$0
<b>External Repairs</b>		<b>Comment</b>	<b>Total</b>
Roof		Replace some damage missing shingles.	\$1,500
Siding/Trim			\$0
Structural			\$0
Windows/Doors			\$0
Paint			\$0
Foundation			\$0
Garage			\$0
Landscaping			\$0
Fence			\$0
Other			\$0
External Repair Total:			\$1,500
Repair Total:			\$1,500



Subject Front

**7400 Howery St  
South Gate, CA 90280**



Address



Side



Side



Street



Street



Damage Photo



View across street



**Comparable Sale #1**

11901 Garfield Av  
South Gate, CA 90280  
Sale Date: 8/5/2016  
Sale Price: \$375,000



**Comparable Sale #2**

6116 Wilson Av  
South Gate, CA 90280  
Sale Date: 8/18/2016  
Sale Price: \$410,000



**Comparable Sale #3**

5790 Harding Av  
South Gate, CA 90280  
Sale Date: 5/13/2016  
Sale Price: \$420,000





**Comparable Listing #1**

5767 Roosevelt Av  
South Gate, CA 90280  
Current List: \$420,000



**Comparable Listing #2**

10999 Amery Av  
South Gate, CA 90280  
Current List: \$369,900



**Comparable Listing #3**

6011 Mckinley Av  
South Gate, CA 90280  
Current List: \$384,500

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