

# Broker Price Opinion

 Exterior Inspection  
 Interior Inspection

Property Address:	7929 Friends Ave	Vendor ID:	4054883
City, State, Zip:	Whittier, CA 90602	Deal Name:	
Loan Number:	7929FriendsAve	Inspection Date:	10/03/2016
2nd Loan / Client #:		Subject APN:	8142-037-006

Property Occupancy Status	Owner	Does the Property Appear Secure?	Yes	Est. Monthly Rent	\$1,400	Sold in the last 12 Months?	No
Currently Listed	Yes	Currently List Broker	Coldwell Banker Res.	List Broker Contact #	(714) 832-0020	Initial List Price	\$407,982
				Initial List Date	8/29/2016	Current List Price	\$407,982
				DOM / CDOM	35 / 36	Sale Price:	
Is the Subject Listing Currently Pending?	Yes	Date of Contract	9/21/2016	CDOM to Contract	23	Sale Date:	

Subject Property Comments / External Influences  
**This property appears to be in good condition as well as the properties that are located around it.**

Subject	Sold Comp 1	Sold Comp 2	Sold Comp 3	List Comp 1	List Comp 2	List Comp 3	
							
Address	7929 Friends Ave Whittier, CA 90602	12612 Flomar Dr Whittier, CA 90602	13103 Cullen St Whittier, CA 90602	13417 Broadway Whittier, CA 90601	12722 Walnut St Whittier, CA 90602	12912 Walnut St Whittier, CA 90602	8330 Friends Ave Whittier, CA 90602
Proximity		0.68 Miles	0.45 Miles	1.20 Miles	0.38 Miles	0.29 Miles	0.43 Miles
Sale/List Price		\$380,000	\$405,000	\$390,000	\$400,000	\$399,900	\$399,000
Sale Date		8/17/2016	7/6/2016	9/16/2016			
Price Per Sq.ft.	\$479.86	\$475.00	\$469.84	\$468.75	\$455.58	\$507.49	\$468.31
Initial List Price	\$407,982	\$369,900	\$399,000	\$410,000	\$400,000	\$412,500	\$399,000
Initial List Date	8/29/2016	6/20/2016	5/7/2016	7/4/2016	9/6/2016	8/26/2016	8/31/2016
Current/Final List	\$407,982	\$369,900	\$399,000	\$399,000	\$400,000	\$399,900	\$399,000
DOM/CDOM	35 / 36	94 / 58	55 / 55	45 / 45	34 / 34	39 / 39	8 / 8
Sales Type		Fair Market	Fair Market	Fair Market	Fair Market	Fair Market	Fair Market
Finance Incentives	None	None	None	1000	None	None	None
Living Area	844	800	862	832	878	788	852
#Rooms/Bed/Bath 1	5 / 2 / 1.0	4 / 2 / 1.0	5 / 2 / 1.0	5 / 2 / 1.0	5 / 2 / 1.0	5 / 2 / 1.0	5 / 2 / 1.0
Year Built	1924	1950	1939	1922	1940	1922	1924
Bsmnt SF/% Finished				121 / 100			
Lot Size	0.18ac	0.13ac	0.11ac	0.06ac	0.10ac	0.07ac	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	C4	C4	C4	C4
Pool/Spa	None	No / No	No / No	No / No	No / No	No / No	No / No
View	Residential	Residential	Residential	Peek A Boo	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	Yes	No	Yes	Yes	No	No	No
Garage	2 Detached	1 Attached	2 Detached	1 Attached	2 Attached	1 Detached	1 Detached
Other Features	Fence	None	None	None	None	None	None
HOA Fees	0/mo	0/mo	0/mo	0/mo	0/mo	0/mo	0/mo
Subdivision	N/a	N/a	N/a	N/a	N/a	N/a	N/a
School District	Whittier Un	Whittier Un	Whittier Un	Whittier Un	Whittier Un	Whittier Un	Whittier Un
Data Source - ID	County Tax - PW16190412	MLS - PW16133632	MLS - PW16097222	MLS - PW16144408	MLS - RS16195770	MLS - DW16188378	MLS - CV16191497

<b>Market Time 30-90 days</b>	<b>As-Is Price Estimate</b>	<b>As-Repaired Price Estimate</b>	<b>Land Only Price</b>
Anticipated Sale Price	\$405,000	\$405,000	\$85,000
Recommended List Price	\$405,000	\$405,000	
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
•	7929 Friends Ave	Whittier	2	1	0.18ac		1924		
1	12612 Flomar Dr	Whittier	2	1	0.13ac	8/17/2016	1950	\$380,000	0.68 Miles
2	13103 Cullen St	Whittier	2	1	0.11ac	7/6/2016	1939	\$405,000	0.45 Miles
3	13417 Broadway	Whittier	2	1	0.06ac	9/16/2016	1922	\$390,000	1.20 Miles
1	12722 Walnut St	Whittier	2	1	0.10ac	9/6/2016	1940	\$400,000	0.38 Miles
2	12912 Walnut St	Whittier	2	1	0.07ac	8/26/2016	1922	\$399,900	0.29 Miles
3	8330 Friends Ave	Whittier	2	1	0.14ac	8/31/2016	1924	\$399,000	0.43 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	2 Bedroom 1 bath home on a tree lined street. Newer kitchen, scrapped ceilings, newer windows and roof. RV parking and large back yard. Laundry in garage.
Sale 2 Comments	two bedroom one bath home with two car garage on a tree lined quiet street centrally located near everything. This property is walking distance to the Quad and many other retail stores and restaurants.
Sale 3 Comments	This home was built on 1922 on a 2565 sq feet lot. 832 sq feet of living area. Close to schools, shopping, grocery .
List 1 Comments	Uptown home 2 bedroom/ 1 bath at a great price, very nice size back yard with enough space to add living space if you so desire. At a short distance from schools and the very popular Uptown Village
List 2 Comments	788 sqft of GLA with a 1 car garage.2/1 built 1922. Just Steps From Uptown Village For All Your Shopping & Entertaining With Restaurants, Movie Theater, Coffee Shops, Banks, City Library. Close to Lydia Jackson Elementary.
List 3 Comments	Completely rehabbed single family residence. Spacious and open floor plan features a new custom kitchen, custom bathroom, new flooring, new windows and a touch of original vintage window panes

**Comments:**

Service Provider Comments:

Subject is occupied, there is no accumulated mail or newspapers and there are two motor vehicles parked in the driveway. When gathering the sold comps that were within the permitted parameters, I had to extend the search to 1.2 mile radius in other to stay within the 20% +/- GLA and that the selected comps would all be in the same side of the FWY of the subject property. For the active comps, I saw the need to go even farther, because the lack of comps within the 0.25 mile radius from the subject. In order to select comps that were active within the last 4 months and 20% +/- GLA, I had to extend the search to 0.51 miles from the subject property. The adjustments needed were +\$15000 because of the lot size difference -\$15000 because of the age difference. Adjusted comp value = \$405000

Vendor Comments:

Service Provider  
Signature

/s/ John Jones

Service Provider  
Company

Elite REO Services

BPO Effective Date

10/4/2016

Service Provider Lic.  
Num.

01318149

**Repairs**

Recommended Repairs would bring the subject to:

<b>Internal Repairs</b>		<b>Comment</b>	<b>Total</b>
Paint	0		\$0
Walls/Ceiling	0		\$0
Carpet/Floors	0		\$0
Cabinets/Countertops	0		\$0
Plumbing	0		\$0
Electrical	0		\$0
Heating/AC	0		\$0
Appliances	0		\$0
Doors/Trim	0		\$0
Cleaning	0		\$0
Other	0		\$0
Internal Repair Total:			\$0
<b>External Repairs</b>		<b>Comment</b>	<b>Total</b>
Roof	0		\$0
Siding/Trim	0		\$0
Structural	0		\$0
Windows/Doors	0		\$0
Paint	0		\$0
Foundation	0		\$0
Garage	0		\$0
Landscaping	0		\$0
Fence	0		\$0
Other	0		\$0
External Repair Total:			\$0
Repair Total:			\$0

10 04 2016



Subject Front

7929 Friends Ave  
Whittier, CA 90602

10 04 2016



Address

10 04 2016



Side

10 04 2016



Side

10 04 2016



Street

10 04 2016



Street



Damage Photo



Other



View across street



**Comparable Sale #1**

12612 Flomar Dr  
Whittier, CA 90602  
Sale Date: 8/17/2016  
Sale Price: \$380,000



**Comparable Sale #2**

13103 Cullen St  
Whittier, CA 90602  
Sale Date: 7/6/2016  
Sale Price: \$405,000



**Comparable Sale #3**

13417 Broadway  
Whittier, CA 90601  
Sale Date: 9/16/2016  
Sale Price: \$390,000





**Comparable Listing #1**

12722 Walnut St  
Whittier, CA 90602  
Current List: \$400,000



**Comparable Listing #2**

12912 Walnut St  
Whittier, CA 90602  
Current List: \$399,900



**Comparable Listing #3**

8330 Friends Ave  
Whittier, CA 90602  
Current List: \$399,000

Neither eMortgage Logic nor any of its affiliates, members, managers or contractors makes any representation or warranty as to the accuracy or completeness of the information contained in this broker price opinion. You should use good faith efforts in determining that the content of all information to be provided to or obtained by you is accurate. This analysis has been performed by a licensed real estate professional and is intended for the benefit of the addressee only. The Brokers Price Opinion is not to be construed as an appraisal and may not be used as such for any purpose. The purpose of this BPO is to provide an estimate of the probable sales price of the property, utilizing the sales comparison approach methodology and will not be used for loan origination. This opinion may not be used by any party as the primary basis to determine the value of a parcel of real property for a mortgage loan origination, including first and second mortgages, refinances or equity lines of credit. Notwithstanding any preprinted language to the contrary, this opinion is not an appraisal of the market value of the property. If an appraisal is desired, the services of a licensed appraiser must be obtained.