

Broker Price Opinion

 Exterior Inspection
 Interior Inspection

Property Address: 12809 Gridley Rd	Vendor ID: 4571416
City, State, Zip: Norwalk, CA 90650	Deal Name:
Loan Number: 12809GridleyRd	Inspection Date: 7/02/2018
2nd Loan / Client #:	Subject APN: 8049-010-015

Property Occupancy Status: <input type="text" value="Owner"/>	Does the Property Appear Secure?: <input type="text" value="Yes"/>	Est. Monthly Rent: \$1,000	Sold in the last 12 Months?: <input type="text" value="No"/>
Currently Listed: <input type="text" value="No"/>	List Broker Contact #:	Initial List Price:	Sale Price:
Is the Subject Listing Currently Pending?: <input type="text"/>	Date of Contract:	CDOM to Contract:	Sale Date:

Subject Property Comments / External Influences

The subject is a SFR style home in Good condition. All maintenance appears to be up to date and no repairs.

	Subject	Sold Comp 1	Sold Comp 2	Sold Comp 3	List Comp 1	List Comp 2	List Comp 3
Address	12809 Gridley Rd Norwalk, CA 90650	12812 Gridley Rd Norwalk, CA 90650	14012 Longworth Ave Norwalk, CA 90650	11566 Ratliffe St Norwalk, CA 90650	13628 Flallon Ave Norwalk, CA 90650	13822 E Elmcroft Ave Norwalk, CA 90650	11436 Foster Rd Norwalk, CA 90650
Proximity		0.02 Miles	0.73 Miles	0.28 Miles	0.59 Miles	0.64 Miles	0.32 Miles
Sale/List Price		\$385,000	\$411,000	\$370,000	\$445,000	\$425,000	\$375,000
Sale Date		2/5/2018	4/12/2018	5/4/2018	pending	pending	active
Price Per Sq.ft.	\$625.00	\$539.97	\$552.42	\$486.84	\$579.43	\$553.39	\$504.03
Initial List Price		\$414,900	\$399,000	\$379,900	\$445,000	\$425,000	\$375,000
Initial List Date		11/13/2017	2/4/2018	2/12/2018	5/11/2018	5/22/2018	6/14/2018
Current/Final List		\$386,900	\$399,000	\$379,900	\$445,000	\$425,000	\$375,000
DOM/CDOM		32 / 32	11 / 11	48 / 48	6 / 6	3 / 3	18 / 18
Sales Type		Fair Market	Fair Market	Fair Market	Fair Market	Fair Market	Fair Market
Finance Incentives		Conventional	Conventional	Conventional	Conventional	Conventional	Conventional
Living Area	624	713	744	760	768	768	744
#Rooms/Bed/Bath 1	3 / 1 / 1	4 / 2 / 1	4 / 2 / 1	4 / 2 / 1	4 / 2 / 1	4 / 2 / 1	4 / 2 / 1
Year Built	1950	1952	1950	1958	1950	1950	1959
Bsmnt SF/% Finished							
Lot Size	0.07ac	0.07ac	0.12ac	0.06ac	0.12ac	0.12ac	0.05ac
Property Type	SF Detach	SF Detach	SF Detach	SF Detach	SF Detach	SF Detach	SF Detach
Style / Quality	Ranch / Q4	Ranch / Q4	Ranch / Q4	Ranch / Q4	Ranch / Q4	Ranch / Q4	Ranch / 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 / Yes / 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	None	1 Attached	1 Attached	1 Carport	1 Attached	1 Attached	1 Carport
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	Parkview Estates	Los Angeles	Norwalk - La Mirada	Los Angeles	Los Angeles	Los Angeles	Los Angeles
School District	Los Angeles	Los Angeles	Norwalk - La Mirada	Los Angeles	Los Angeles	Los Angeles	Los Angeles
Common Amenities							
Data Source - ID	County Tax - 8049-010-015	MLS - DW17256704	MLS - IG18026734	MLS - PW18033523	MLS - OC18110635	MLS - PW18123275	MLS - DW18141573

Market Time 90-120 days

As-Is Price Estimate

As-Repaired Price Estimate

Land Only Price

Anticipated Sale Price

\$390,000

\$390,000

\$64,251

Recommended List Price

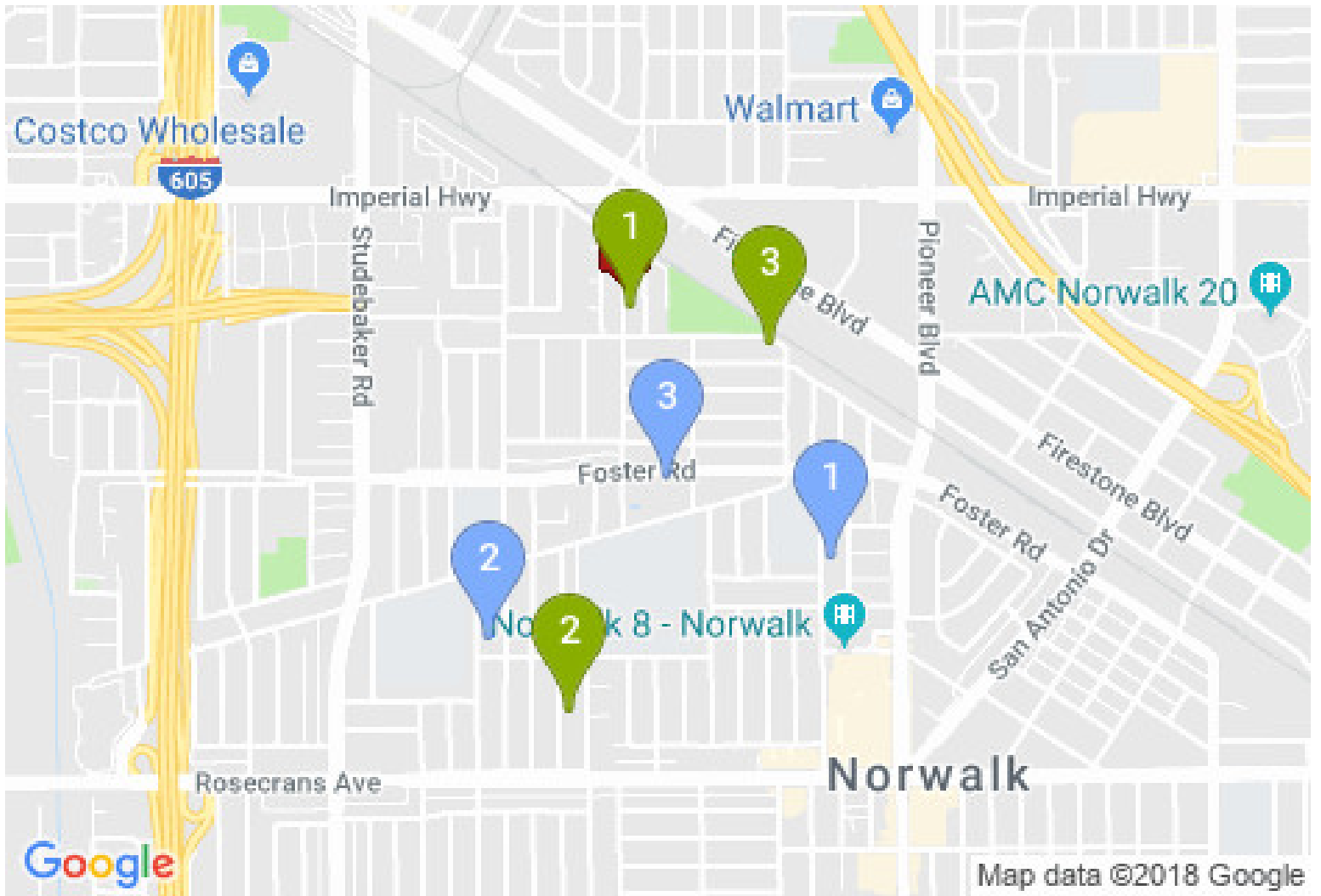
\$415,000

\$415,000

Recommended Sales Strategy:

As - Is

Repaired



	Address	City	BR	BA	Lot Size	Sale/List Date	Year Built	Sale/List Price	Distance
•	12809 Gridley Rd	Norwalk	1	1	0.07ac		1950		
1	12812 Gridley Rd	Norwalk	2	1	0.07ac	2/5/2018	1952	\$385,000	0.02 Miles
2	14012 Longworth Ave	Norwalk	2	1	0.12ac	4/12/2018	1950	\$411,000	0.73 Miles
3	11566 Ratliffe St	Norwalk	2	1	0.06ac	5/4/2018	1958	\$370,000	0.28 Miles
1	13628 Fallon Ave	Norwalk	2	1	0.12ac	5/11/2018	1950	\$445,000	0.59 Miles
2	13822 E Elmcroft Ave	Norwalk	2	1	0.12ac	5/22/2018	1950	\$425,000	0.64 Miles
3	11436 Foster Rd	Norwalk	2	1	0.05ac	6/14/2018	1959	\$375,000	0.32 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	Property is similar in style and condition to the subject. Adjustments = BED = -\$5000, Garage = -\$4000, Lot Size = -\$19, Total adjustments = -\$9019, Net Adjusted Value = \$375981
Sale 2 Comments	Property is superior in GLA to the subject Adjustments = GLA = -\$500, BED = -\$5000, Garage = -\$4000, Lot Size = -\$277, Total adjustments = -\$9777, Net Adjusted Value = \$401223
Sale 3 Comments	Property is superior in year build to the subject. Adjustments = GLA = -\$900, BED = -\$5000, Carport = -\$3000, Lot Size = \$65, Total adjustments = -\$8835, Net Adjusted Value = \$361165
List 1 Comments	Property is superior in lot size to the subject. Adjustments = GLA = -\$1100, BED = -\$5000, Garage = -\$4000, Lot Size = -\$282, Total adjustments = -\$10382, Net Adjusted Value = \$434618
List 2 Comments	Property is similar in style,condition and full bath to the subject. Adjustments = GLA = -\$1100, BED = -\$5000 Garage = -\$4000, Lot Size = -\$310, Total adjustments = -\$10410, Net Adjusted Value = \$414590
List 3 Comments	Property is inferior in lot size to the subject. Adjustments = GLA = -\$500, BED = -\$5000, Garage = -\$4000, Lot Size = \$143, Total adjustments = -\$9357, Net Adjusted Value = \$365643

Comments:

Service Provider Comments:

Subject's final value represents a value with normal marketing time and based on the most similar and proximate comps in this report and they were the best indicators of value available. Within 1 mile, 20% GLA +/-, Year built 20 +/-, there were limited comparables available in the subject neighbourhood. Therefore it was necessary to exceed the bed count, lot size, garage count and GLA guidelines. The comparables selected were considered to be the best available.

Vendor Comments:

Empty text area for Vendor Comments.

Service Provider
Signature

/s/ Jason Lopez

Service Provider
Company

REO Payment Solution

BPO Effective Date

7/2/2018

Service Provider Lic.
Num.

02022092

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:			
External Repairs		Comment	Total
Roof			\$0
Siding/Trim			\$0
Structural			\$0
Windows/Doors			\$0
Paint	exterior paint		\$1,000
Foundation			\$0
Garage			\$0
Landscaping			\$0
Fence			\$0
Other			\$0
External Repair Total:			\$1,000
Repair Total:			\$1,000



Subject Front

**12809 Gridley Rd
Norwalk, CA 90650**



Address



Side



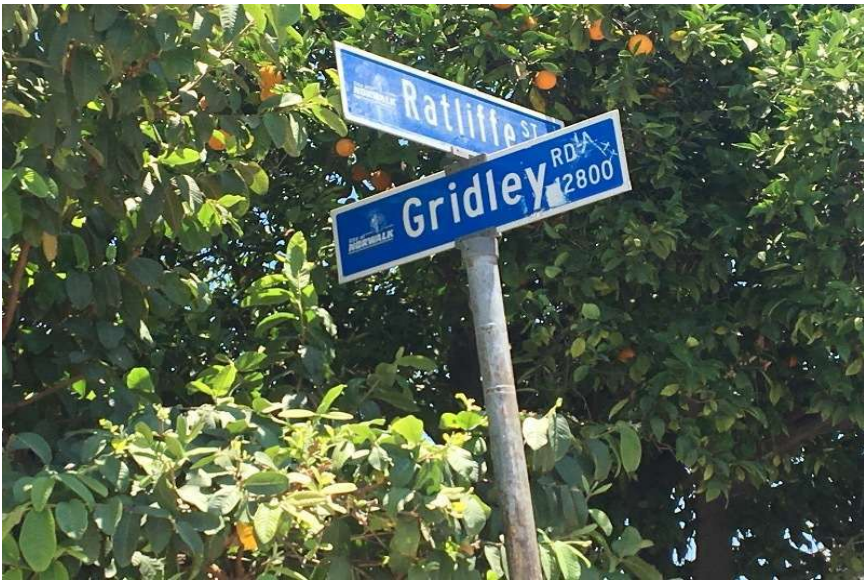
Side



Street



Street



Other



View across street



Comparable Sale #1

12812 Gridley Rd
Norwalk, CA 90650
Sale Date: 2/5/2018
Sale Price: \$385,000



Comparable Sale #2

14012 Longworth Ave
Norwalk, CA 90650
Sale Date: 4/12/2018
Sale Price: \$411,000



Comparable Sale #3

11566 Ratliffe St
Norwalk, CA 90650
Sale Date: 5/4/2018
Sale Price: \$370,000



Comparable Listing #1

13628 Flallon Ave
Norwalk, CA 90650
Current List: \$445,000



Comparable Listing #2

13822 E Elmcroft Ave
Norwalk, CA 90650
Current List: \$425,000



Comparable Listing #3

11436 Foster Rd
Norwalk, CA 90650
Current List: \$375,000

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