



Broker Price Opinion

Exterior Inspection
 Interior Inspection

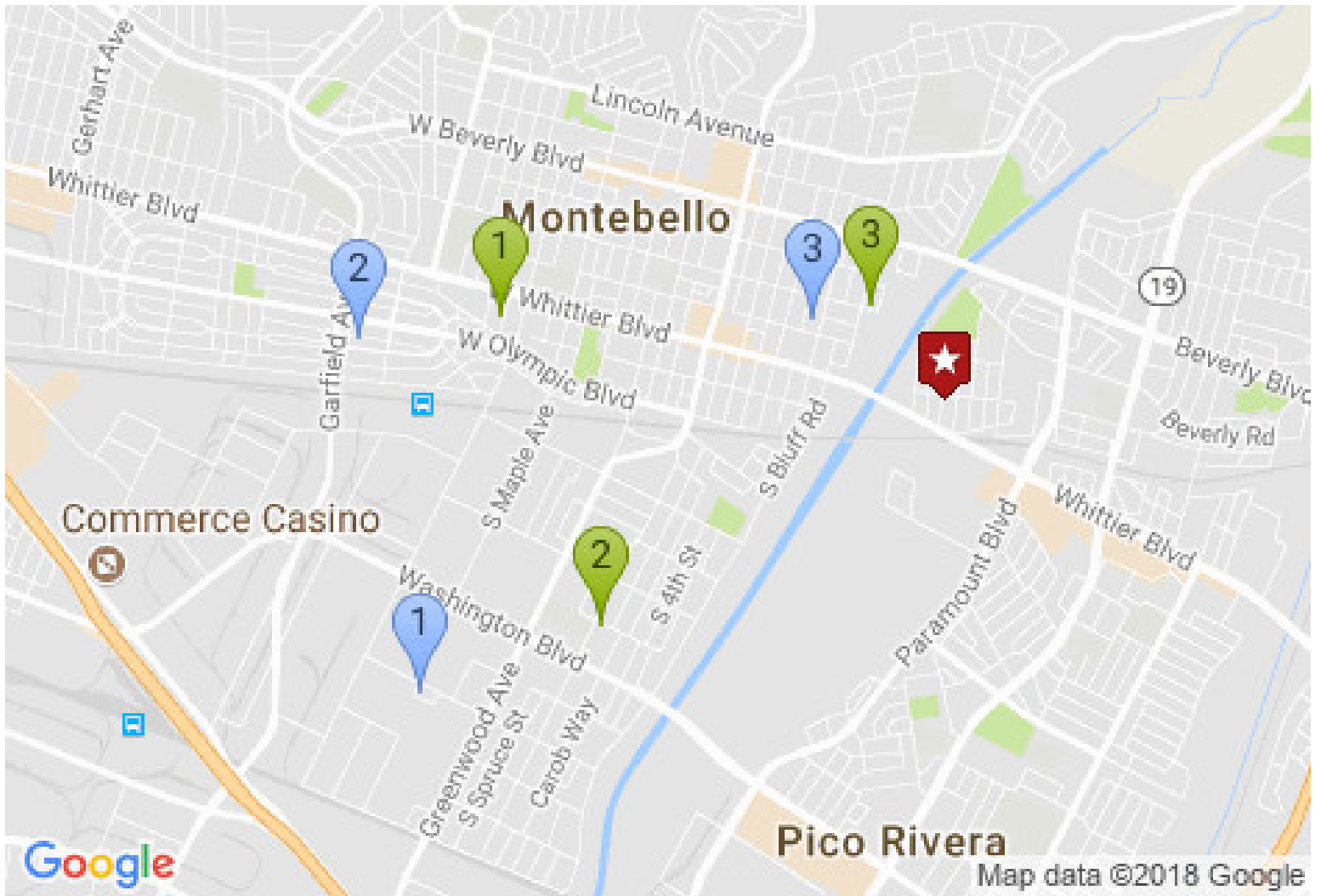
Property Address: 4839 Orange Street	Vendor ID: 4551787
City, State, Zip: Pico Rivera, CA 90660	Deal Name:
Loan Number: 4839 ORANGE STREET	Inspection Date: 5/31/2018
2nd Loan / Client #:	Subject APN: 6347026025

Property Occupancy Status: Owner	Does the Property Appear Secure?: Yes	Est. Monthly Rent: \$2,500	Sold in the last 12 Months?: No
Currently Listed: Yes	Currently List Broker: Century 21	List Broker Contact #: 5625004525	Initial List Price: \$379,900
	Initial List Date: 5/23/2018	Current List Price: \$379,900	DOM / CDOM: 1 / 1
Is the Subject Listing Currently Pending?: No	Date of Contract:	CDOM to Contract:	Sale Price:
			Sale Date:

Subject Property Comments / External Influences
Conforming neighborhood with homes of similar style and age. Neighborhood appears maintained and near school, parks, and rec

	Subject	Sold Comp 1	Sold Comp 2	Sold Comp 3	List Comp 1	List Comp 2	List Comp 3
Address	4839 Orange Street Pico Rivera, CA 90660	133 S 18th St Montebello, CA 90640	900 S Montebello Blvd Montebello, CA 90640	206 E Madison Ave Montebello, CA 90640	1428 Espanol Ave Montebello, CA 90640	6634 Fairfield St East Los Angeles, CA 90022	216 N 3rd St Montebello, CA 90640
Proximity		1.59 Miles	1.41 Miles	0.45 Miles	2.08 Miles	2.07 Miles	0.56 Miles
Sale/List Price		\$585,000	\$610,000	\$512,000	\$550,000	\$614,900	\$599,950
Sale Date		8/2/2017	3/22/2018	1/17/2018	active	active	active
Price Per Sq.ft.	\$366.86	\$321.43	\$410.77	\$584.47	\$302.03	\$377.70	\$356.26
Initial List Price	\$379,900	\$599,000	\$615,000	\$525,000	\$550,000	\$614,900	\$599,950
Initial List Date	5/23/2018	6/8/2017	1/23/2018	10/10/2017	5/10/2018	4/21/2018	5/7/2018
Current/Final List	\$379,900	\$599,000	\$615,000	\$495,000	\$550,000	\$614,900	\$599,950
DOM/CDOM	1 / 1	47 / 47	8 / 8	46 / 46	20 / 20	26 / 26	39 / 39
Sales Type		Fair Market	Fair Market	Fair Market	Fair Market	Fair Market	Fair Market
Living Area	1581	1820	1485	876	1821	1628	1684
#Rooms/Bed/Bath 1	3 / 1 / 1	4 / 2 / 1	4 / 2 / 1	4 / 2 / 1	4 / 2 / 1	4 / 2 / 1	5 / 2 / 2
#Rooms/Bed/Bath 2	5 / 3 / 1	4 / 2 / 1	4 / 2 / 1	3 / 1 / 1	4 / 2 / 1	4 / 2 / 1	4 / 2 / 1
#Rooms/Bed/Bath 3							
#Rooms/Bed/Bath 4							
Year Built	1948	1947	1956	1923	1949	1947	1952
Bsmnt SF/% Finished							
Lot Size	0.16ac	0.15ac	0.16ac	0.07ac	0.12ac	0.12ac	0.14ac
Property Type	2 unit	2 unit	2 unit	2 unit	2 unit	2 unit	2 unit
Style / Quality	Multi-Unit / Q4	Multi-Unit / Q4	Multi-Unit / Q4	Multi-Unit / Q4	Multi-Unit / Q4	Multi-Unit / Q4	Multi-Unit / Q4
# of Units	2	2	2	2	2	2	2
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	Residential	Residential	Residential	Residential
Porch/Patio/Deck	No / Yes / No	No / Yes / No	No / Yes / No	No / Yes / No	No / Yes / No	No / Yes / No	No / Yes / No
Fireplace	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Garage	2 Attached	None	2 Detached	None	None	2 Detached	2 Detached
Other Features	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Subdivision	non sub	non sub	non sub	non sub	Villa De Oro	non sub	non sub
Rent Potential	\$2,500	\$2,500	\$2,500	\$2,500	\$2,500	\$2,500	\$2,500
Annual Gross Income	\$30,000	\$30,000	\$30,000	\$30,000	\$30,000	\$30,000	\$30,000
Likely Sale Price					\$522,500	\$584,155	\$569,953
Gross Rent Multiplier	19.33	19.50	20.33	17.07	17.42	19.47	19.00
School District	Montebello	Montebello	Montebello	Montebello	Montebello	Montebello	Montebello
Common Amenities		n/a	n/a	n/a	n/a	n/a	n/a
Data Source - ID	County Tax - tax	MLS - AR17129631	MLS - PW18017260	MLS - DW17232776	MLS - PW18110699	MLS - IV18091105	MLS - PW18105803

Market Time 90-120 days	As-Is Price Estimate	As-Repaired Price Estimate	Land Only Price
Anticipated Sale Price	\$580,000	\$590,000	\$110,000
Recommended List Price	\$580,000	\$590,000	
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
•	4839 Orange Street	Pico Rivera	4	2	0.16ac		1948		
1	133 S 18th St	Montebello	4	2	0.15ac	8/2/2017	1947	\$585,000	1.59 Miles
2	900 S Montebello Blvd	Montebello	4	2	0.16ac	3/22/2018	1956	\$610,000	1.41 Miles
3	206 E Madison Ave	Montebello	3	2	0.07ac	1/17/2018	1923	\$512,000	0.45 Miles
1	1428 Espanol Ave	Montebello	4	2	0.12ac	5/10/2018	1949	\$550,000	2.08 Miles
2	6634 Fairfield St	East Los Angeles	4	2	0.12ac	4/21/2018	1947	\$614,900	2.07 Miles
3	216 N 3rd St	Montebello	4	3	0.14ac	5/7/2018	1952	\$599,950	0.56 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	Los Angeles, Montebello. Safe, clean and neighborly are the three adjectives that come to mind when one passes by this great home in this well manicured neighborhood.
Sale 2 Comments	Both units currently occupied with long term renters. This is one super unique duplex on large corner lot zoned R3
Sale 3 Comments	3 bedrooms and 2 bath duplex located in Montebello.
List 1 Comments	Property features 2 detached units: In the back a 2 bedroom 1 bath home and in the front a 2 bedroom 1 bath home.
List 2 Comments	1,124 square foot main house w/ 2 bedrooms and 1.5 bathroom w/ detached back house. Main house offers a large living room w/ fireplace, formal dining room, spacious remodeled kitchen w/ granite counter tops
List 3 Comments	2 bedroom 1 bath and are nice layouts. They even have laundry rooms inside both units.

Comments:

Service Provider Comments:

Per mls , subject distressed , condition unknown. Subject listed under value possibly to generate offers or attract investors. Located in area of Maintained homes, subject conforms to area. No adverse conditions were noted at time of inspection based on exterior drive by Central location, close to schools, shopping, and transportation. The comparable sales and listings are all suburban, duplexes like the subject and are good indicators of value for the subject property.

Vendor Comments:

Service Provider
Signature

/s/ BENJAMIN GARCIA

Service Provider
Company

Pulse Realty & Investments

BPO Effective Date

6/1/2018

Service Provider Lic.
Num.

01724215

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		\$10,000
Foundation			\$0
Garage			\$0
Landscaping			\$0
Fence			\$0
Other			\$0
External Repair Total:			\$10,000
Repair Total:			\$10,000



Subject Front

**4839 Orange Street
Pico Rivera, CA 90660**



Address



Side



Side



Street



Street



Damage Photo



View across street



Comparable Sale #1

133 S 18th St
Montebello, CA 90640
Sale Date: 8/2/2017
Sale Price: \$585,000



Comparable Sale #2

900 S Montebello Blvd
Montebello, CA 90640
Sale Date: 3/22/2018
Sale Price: \$610,000



Comparable Sale #3

206 E Madison Ave
Montebello, CA 90640
Sale Date: 1/17/2018
Sale Price: \$512,000



Comparable Listing #1

1428 Espanol Ave
Montebello, CA 90640
Current List: \$550,000



Comparable Listing #2

6634 Fairfield St
East Los Angeles, CA 90022
Current List: \$614,900



Comparable Listing #3

216 N 3rd St
Montebello, CA 90640
Current List: \$599,950

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