

Broker Price Opinion

 Exterior Inspection
 Interior Inspection

Property Address: 5014 N Burton Ave	Vendor ID: 4594599
City, State, Zip: San Gabriel, CA 91776	Deal Name:
Loan Number: 5014 N Burton Ave	Inspection Date: 7/24/2018
2nd Loan / Client #:	Subject APN: 5388-033-060

Property Occupancy Status: Owner	Does the Property Appear Secure?: Yes	Est. Monthly Rent: \$1,800	Sold in the last 12 Months?: No
Currently Listed: Yes	Currently List Broker: Gary Johnson Realty	List Broker Contact #: 3108916068	Initial List Price: \$579,000
	List Broker Contact #: 3108916068	Initial List Date: 6/28/2018	Current List Price: \$579,000
		DOM / CDOM: 16 / 16	Sale Price:
Is the Subject Listing Currently Pending?: Yes	Date of Contract: 7/14/2018	CDOM to Contract: 16	Sale Date:

Subject Property Comments / External Influences
No special conditions for the subject property needed.

	Subject	Sold Comp 1	Sold Comp 2	Sold Comp 3	List Comp 1	List Comp 2	List Comp 3
							
Address	5014 N Burton Ave San Gabriel, CA 91776	5425 Acacia St San Gabriel, CA 91776	320 S Walnut Grove Ave San Gabriel, CA 91776	4941 Acacia St San Gabriel, CA 91776	9014 Acaso Dr Temple City, CA 91780	8750 E Wedgewood Ave San Gabriel, CA 91776	5020 Acacia St San Gabriel, CA 91776
Proximity		0.44 Miles	0.36 Miles	0.28 Miles	0.54 Miles	0.5 Miles	0.38 Miles
Sale/List Price		\$675,000	\$718,000	\$644,800	\$678,888	\$695,000	\$695,800
Sale Date		6/18/2018	1/30/2018	4/6/2018	active	active	pending
Price Per Sq.ft.	\$491.62	\$541.73	\$471.44	\$518.33	\$592.92	\$495.01	\$449.77
Initial List Price	\$579,000	\$699,000	\$728,000	\$674,800	\$708,888	\$799,000	\$695,800
Initial List Date	6/28/2018	4/30/2018	12/20/2017	3/5/2018	7/5/2018	5/12/2018	5/8/2018
Current/Final List	\$579,000	\$678,888	\$728,000	\$674,800	\$678,888	\$695,000	\$695,800
DOM/CDOM	16 / 16	33 / 33	34 / 34	5 / 5	19 / 19	75 / 75	41 / 41
Sales Type		Fair Market	Fair Market	Fair Market	Fair Market	Fair Market	Fair Market
Finance Incentives	None	None	None	None	None	None	None
Living Area	1312	1246	1523	1244	1145	1404	1547
#Rooms/Bed/Bath 1	6 / 3 / 2	4 / 2 / 2	6 / 3 / 2	5 / 3 / 2	5 / 3 / 2	6 / 4 / 2	6 / 3 / 2
Year Built	1950	1933	1924	1960	1948	1966	1978
Bsmnt SF/% Finished							
Lot Size	0.12ac	0.14ac	0.15ac	0.11ac	0.19ac	0.12ac	0.11ac
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	C3	C3	C3	C3	C3	C3
Pool/Spa	None	No / No	No / No	No / No	No / No	No / No	No / No
View	Residential	Mountain	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	Yes	No	Yes	Yes	Yes	Yes	Yes
Garage	2 Detached	2 Detached	2 Detached	2 Detached	None	2 Attached	2 Attached
Other Features	Fence	Fence	Fence	Fence	Fence	Fence	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	San Gabriel	San GaSan Gabriel Unified	Los Angeles	San Gabriel	Temple City Unified	San Gabriel	San Gabriel
Common Amenities							
Data Source - ID	County Tax - SB18152535	MLS - PW18100137	MLS - CV17277053	MLS - OC18048813	MLS - SW18161464	MLS - WS18112020	MLS - IG18106988

Market Time 120-180 days

As-Is Price Estimate

As-Repaired Price Estimate

Land Only Price

Anticipated Sale Price

\$645,000

\$645,000

\$200,000

Recommended List Price

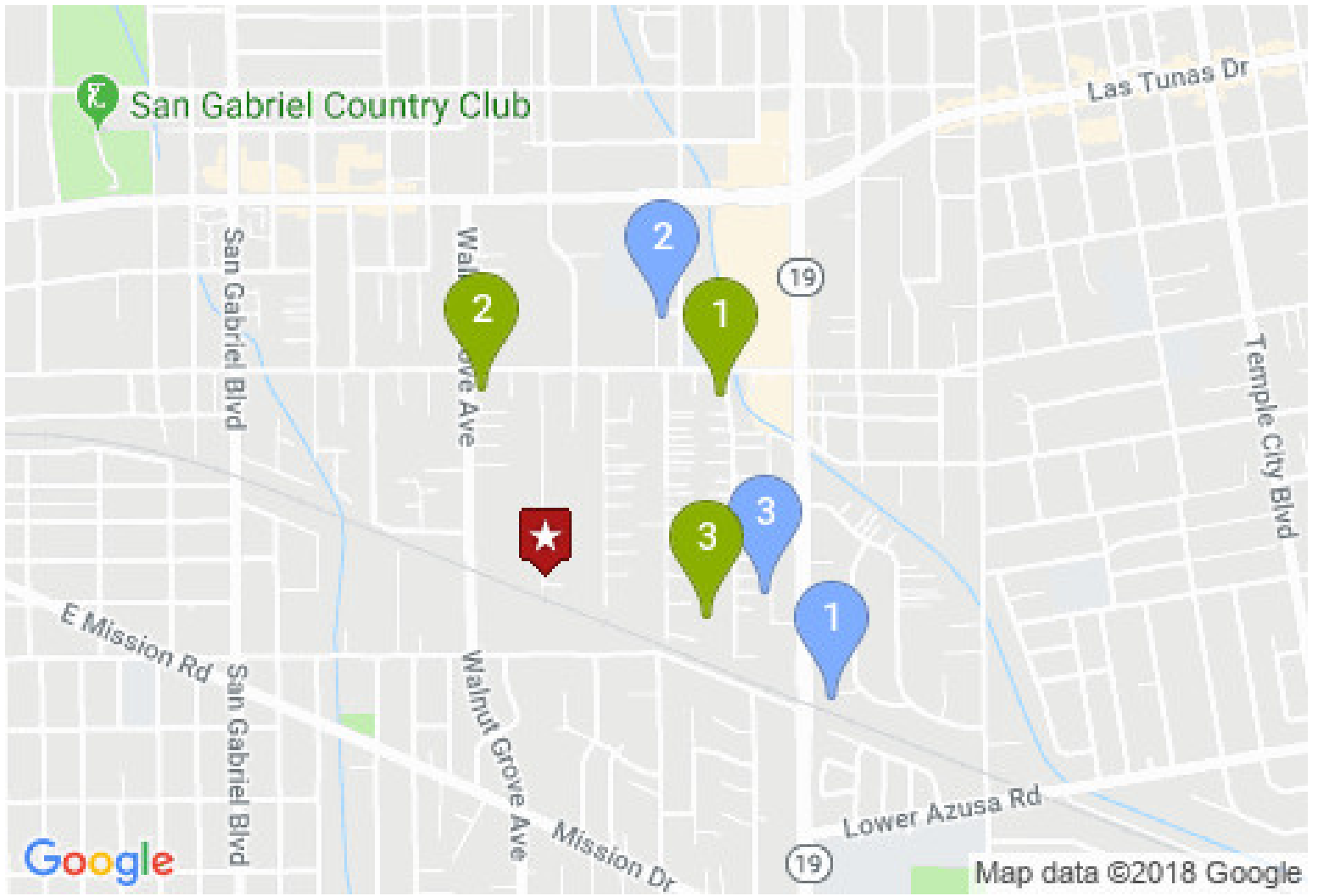
\$659,000

\$659,000

Recommended Sales Strategy:

As - Is

Repaired



	Address	City	BR	BA	Lot Size	Sale/List Date	Year Built	Sale/List Price	Distance
•	5014 N Burton Ave	San Gabriel	3	2	0.12ac		1950		
1	5425 Acacia St	San Gabriel	2	2	0.14ac	6/18/2018	1933	\$675,000	0.44 Miles
2	320 S Walnut Grove Ave	San Gabriel	3	2	0.15ac	1/30/2018	1924	\$718,000	0.36 Miles
3	4941 Acacia St	San Gabriel	3	2	0.11ac	4/6/2018	1960	\$644,800	0.28 Miles
1	9014 Acaso Dr	Temple City	3	2	0.19ac	7/5/2018	1948	\$678,888	0.54 Miles
2	8750 E Wedgewood Ave	San Gabriel	4	2	0.12ac	5/12/2018	1966	\$695,000	0.5 Miles
3	5020 Acacia St	San Gabriel	3	2	0.11ac	5/8/2018	1978	\$695,800	0.38 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 home was built on 1933 on a 5911sq feet lot. 1246sq feet of living area, with a 2 car garage. 2 bedrooms and 2 bathrooms. Close to schools, shopping, grocery .
Sale 2 Comments	The home features 3 bedrooms, 2 baths and 1523 sq ft of living space. The home has been completely remodeled.
Sale 3 Comments	This Beautifully Remodeled Home was built on 1960 on a 4739sq feet lot. 1244sq feet of living area, with a 2 car garage. 3 bedrooms and 2 bathrooms. Close to schools, shopping, grocery .
List 1 Comments	Located in a quiet cul-de-sac and in the award winning Temple City school district. This 3 bed 2 bath home is fully remodeled and features new double paned windows, new modern cabinetry, bamboo hardwood floors, new granite counter.
List 2 Comments	Magnificent Mid-century charming home with a classic touch. Your home is situated on a private cul-de-sac. Walking distance to the grocery stores, restaurants, shopping outlets, schools, and parks. Your home has been lovingly maintained and cared for.
List 3 Comments	Live Beautifully in this completely remodeled 3 bedroom 2 bathroom San Gabriel Home. Located in a highly desired neighborhood, this home has been designed to impress. Step into the living area filled with natural light. The kitchen boasts new shaker style cabinets.

Comments:

Service Provider Comments:

The subject property best compares to sale comp #3. Subject is occupied, there is no accumulated mail or newspapers and there is one motor vehicle parked in the driveway. When gathering the sold comps that were within the permitted parameters, I had to extend the search to 0.6 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. Most weight was placed on the adjusted value of comp sale 3. GLA was for however the high price per sq. ft. canceled out condition. Interior report recommended.

Vendor Comments:

Service Provider
Signature

/s/ John Jones

Service Provider
Company

Elite REO Services

BPO Effective Date

7/25/2018

Service Provider Lic.
Num.

01318149

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

07 24 2018



Subject Front

5014 N Burton Ave
San Gabriel, CA 91776

07 24 2018



Address

07 24 2018



Side

07 24 2018



Side

07 24 2018



Side

07 24 2018



Side



Rear



Rear



Street

07 24 2018



Street

07 24 2018



Other

07 24 2018



View across street



Comparable Sale #1

5425 Acacia St
San Gabriel, CA 91776
Sale Date: 6/18/2018
Sale Price: \$675,000



Comparable Sale #2

320 S Walnut Grove Ave
San Gabriel, CA 91776
Sale Date: 1/30/2018
Sale Price: \$718,000



Comparable Sale #3

4941 Acacia St
San Gabriel, CA 91776
Sale Date: 4/6/2018
Sale Price: \$644,800



Comparable Listing #1

9014 Acaso Dr
Temple City, CA 91780
Current List: \$678,888



Comparable Listing #2

8750 E Wedgewood Ave
San Gabriel, CA 91776
Current List: \$695,000



Comparable Listing #3

5020 Acacia St
San Gabriel, CA 91776
Current List: \$695,800

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