

# Broker Price Opinion

 Exterior Inspection  
 Interior Inspection

Property Address: 1207 S Keene Ave	Vendor ID: 4629101
City, State, Zip: Compton, CA 90220	Deal Name:
Loan Number: 1207 S Keene Ave	Inspection Date: 8/28/2018
2nd Loan / Client #:	Subject APN: 6140-028-015

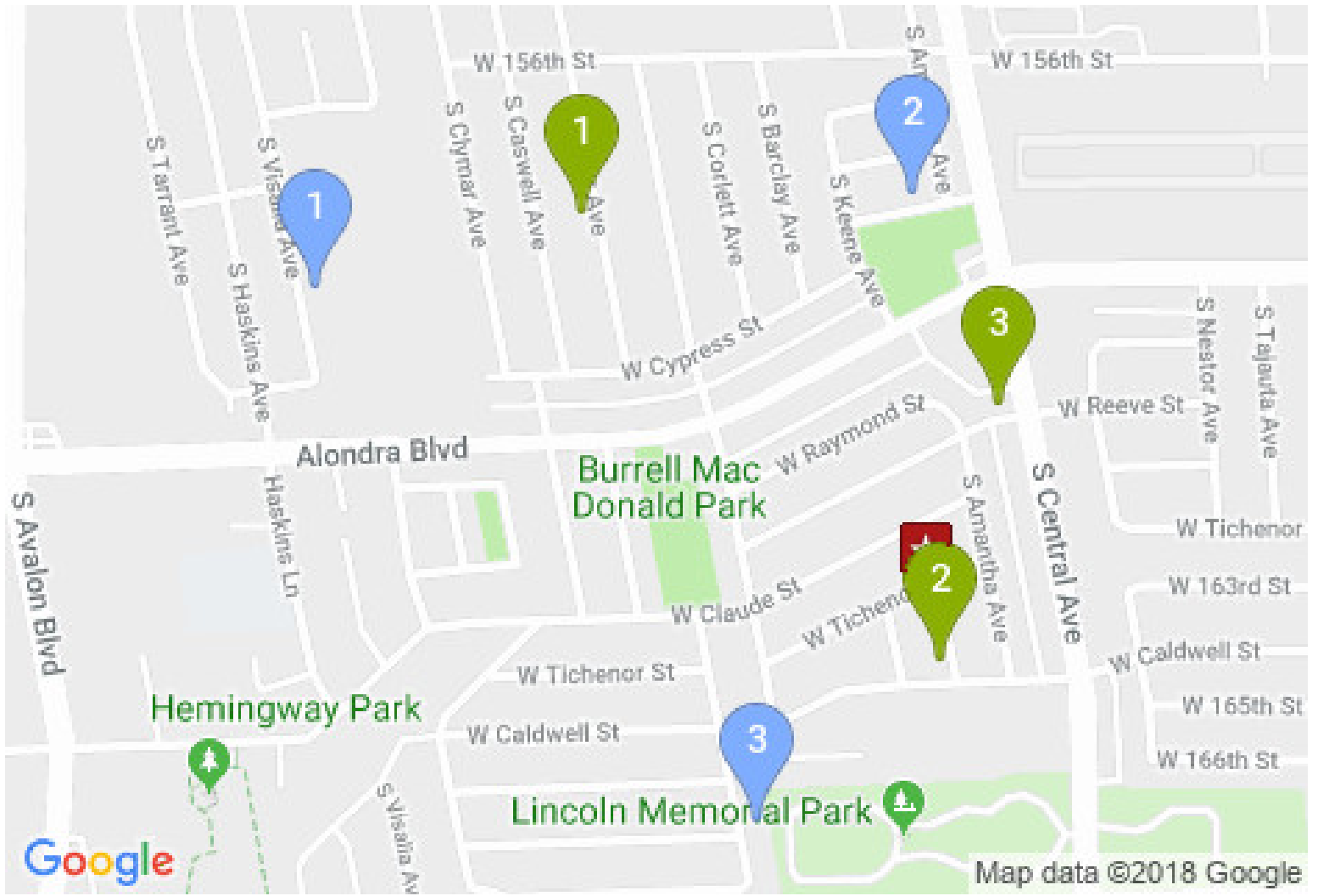
Property Occupancy Status: Owner	Does the Property Appear Secure?: Yes	Est. Monthly Rent: \$2,390	Sold in the last 12 Months?: No
Currently Listed: Yes	Currently List Broker: Coastal Hills Properties, Inc.	List Broker Contact #: 9496805496	Initial List Price: \$399,000
		Initial List Date: 6/05/2018	Current List Price: \$399,000
		DOM / CDOM: 84 / 84	Sale Price:
Is the Subject Listing Currently Pending?: No	Date of Contract:	CDOM to Contract:	Sale Date:

Subject Property Comments / External Influences

All information was gathered from Appraisal.

	Subject	Sold Comp 1	Sold Comp 2	Sold Comp 3	List Comp 1	List Comp 2	List Comp 3
Address	1207 S Keene Ave Compton, CA 90220	619 S Taper Ave Compton, CA 90220	1309 S Keene Ave Compton, CA 90220	2007 W Reeve St Compton, CA 90220	15746 S Visalia Ave Compton, CA 90220	2109 W 159th St Compton, CA 90220	1510 S Wadsworth Ave Compton, CA 90220
Proximity		0.46 Miles	0.06 Miles	0.18 Miles	0.61 Miles	0.36 Miles	0.25 Miles
Sale/List Price		\$435,000	\$400,000	\$461,000	\$489,900	\$440,000	\$400,000
Sale Date		8/13/2018	7/6/2018	8/23/2018	active	active	pending
Price Per Sq.ft.	\$416.35	\$423.15	\$381.32	\$442.84	\$457.85	\$383.28	\$475.06
Initial List Price	\$399,000	\$429,999	\$409,000	\$459,000	\$489,900	\$440,000	\$400,000
Initial List Date	6/05/2018	7/5/2018	4/17/2018	7/3/2018	8/3/2018	7/26/2018	6/17/2018
Current/Final List	\$399,000	\$429,999	\$409,000	\$459,000	\$489,900	\$440,000	\$400,000
DOM/CDOM	84 / 84	39 / 39	80 / 80	51 / 51	25 / 25	33 / 33	72 / 72
Sales Type		Fair Market	Fair Market	Fair Market	Fair Market	Fair Market	Fair Market
Finance Incentives	Conventional	Conventional	FHA	FHA	Conventional	Conventional	Conventional
Living Area	1052	1028	1049	1041	1070	1148	842
#Rooms/Bed/Bath 1	6 / 3 / 1	6 / 3 / 1	7 / 3 / 2	7 / 3 / 2	7 / 3 / 2	7 / 3 / 2	4 / 2 / 1
Year Built	1950	1950	1950	1950	1953	1957	1953
Bsmnt SF/% Finished							
Lot Size	0.13ac	0.14ac	0.12ac	0.13ac	0.13ac	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 / Q3	Single Story / Q3	Single Story / Q3	Single Story / Q3	Single Story / Q3	Single Story / Q3
# 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	Residential	Residential	Residential	Residential	Residential	Residential
Porch/Patio/Deck	No / Yes / No	No / Yes / No	No / Yes / No	No / Yes / No	No / Yes / No	Yes / Yes / No	No / Yes / No
Fireplace	No	No	No	No	No	No	No
Garage	2 Detached	1 Attached	1 Attached	2 Detached	2 Attached	2 Attached	1 Attached
Other Features	NA	NA	NA	NA	NA	NA	NA
HOA Fees	0/mo	0/mo	0/mo	0/mo	0/mo	0/mo	0/mo
Subdivision	Unavailable	Compton	Unavailable	Unavailable	Unavailable	Unavailable	Unavailable
School District	Compton	Compton Unified	Compton Unified	Compton Unified	Compton Unified	Compton Unified	Compton Unified
Common Amenities							
Data Source - ID	County Tax - Tax Record	MLS - DW18160752	MLS - PV18088264	MLS - DW18159436	MLS - WS18186790	MLS - PW18181159	MLS - DW18153421

<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	\$438,000	\$438,000	\$305,000
Recommended List Price	\$445,000	\$445,000	
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
•	1207 S Keene Ave	Compton	3	1	0.13ac		1950		
1	619 S Taper Ave	Compton	3	1	0.14ac	8/13/2018	1950	\$435,000	0.46 Miles
2	1309 S Keene Ave	Compton	3	2	0.12ac	7/6/2018	1950	\$400,000	0.06 Miles
3	2007 W Reeve St	Compton	3	2	0.13ac	8/23/2018	1950	\$461,000	0.18 Miles
1	15746 S Visalia Ave	Compton	3	2	0.13ac	8/3/2018	1953	\$489,900	0.61 Miles
2	2109 W 159th St	Compton	3	2	0.12ac	7/26/2018	1957	\$440,000	0.36 Miles
3	1510 S Wadsworth Ave	Compton	2	1	0.11ac	6/17/2018	1953	\$400,000	0.25 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	It is equal in age, it is similar in GLA / lot size and it is equal in bedroom / bathroom count.
Sale 2 Comments	It is almost equal in GLA, it is similar in lot size, it is equal in age / bedroom count but it is superior in bathroom count.
Sale 3 Comments	It is slightly smaller in GLA, it is similar in age / lot size but it is superior in room count.
List 1 Comments	It is equal in bedroom count, it is similar in age / lot size, it is slightly bigger in GLA but it is superior in bathroom count.
List 2 Comments	It is similar in age / GLA / lot size / style but it is superior in room count.
List 3 Comments	I was forced to expand the search out to 15% variance in GLA in order to provide a listing comparable with same amount of bathroom than the subject. It is inferior in GLA / bedroom count but it is similar in lot size and it is equal in bathroom count.

**Comments:**

Service Provider Comments:

The client is an investor looking to renovate and re-sell at a profit and is focused on the AS-REPAIRED VALUE for this valuation. For this reason the client requires only comps that are in fully renovated condition from the subject market area. I was forced to expand the search out to 4 months, 15% variance in GLA in order to provide comparable that has been remodeled. Best effort was made to bracket subjects key features and characteristics. Comparable chosen represent the best available at the time that this report was completed. The best three comparable sales and listings were taken from the subject's general market area.

Vendor Comments:

Service Provider  
Signature

/s/ Victor Pereda

Service Provider  
Company

Vianso Corporation

BPO Effective Date

8/29/2018

Service Provider Lic.  
Num.

01453059

**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:			
<b>External Repairs</b>		<b>Comment</b>	<b>Total</b>
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:			



Subject Front

**1207 S Keene Ave  
Compton, CA 90220**



Address

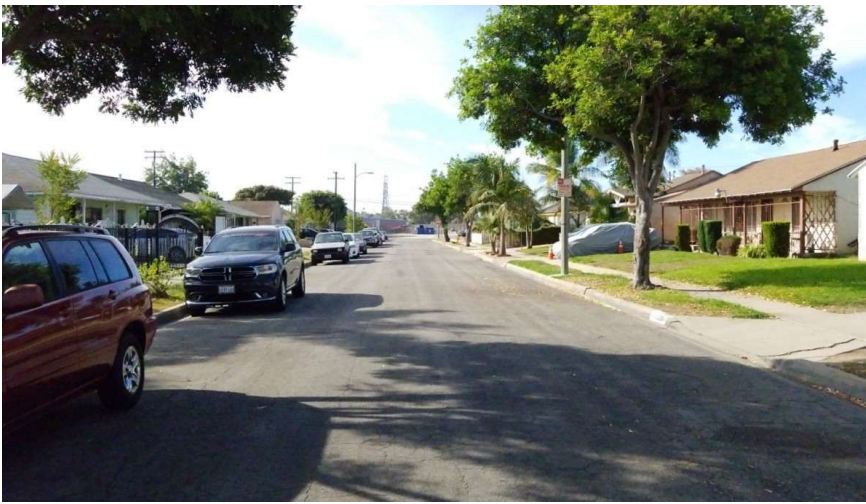


Side

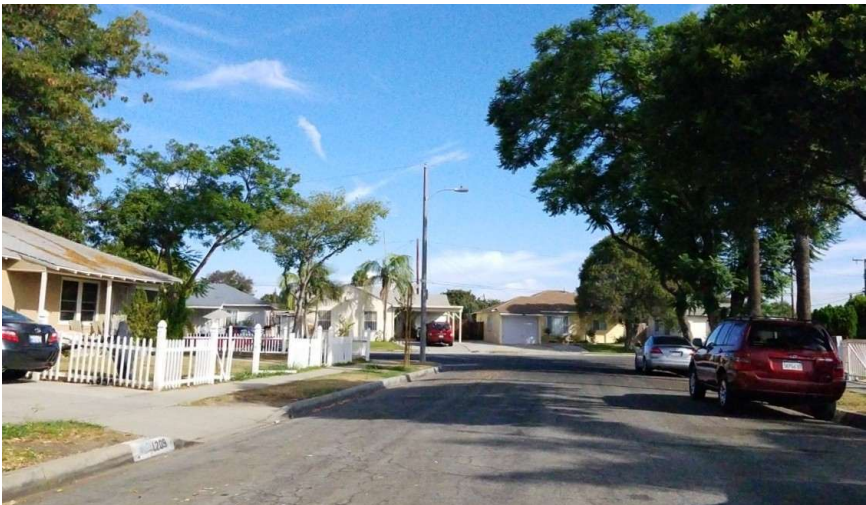




Side



Street



Street



Other



View across street





**Comparable Sale #1**

619 S Taper Ave  
Compton, CA 90220  
Sale Date: 8/13/2018  
Sale Price: \$435,000



**Comparable Sale #2**

1309 S Keene Ave  
Compton, CA 90220  
Sale Date: 7/6/2018  
Sale Price: \$400,000



**Comparable Sale #3**

2007 W Reeve St  
Compton, CA 90220  
Sale Date: 8/23/2018  
Sale Price: \$461,000





**Comparable Listing #1**

15746 S Visalia Ave  
Compton, CA 90220  
Current List: \$489,900



**Comparable Listing #2**

2109 W 159th St  
Compton, CA 90220  
Current List: \$440,000



**Comparable Listing #3**

1510 S Wadsworth Ave  
Compton, CA 90220  
Current List: \$400,000

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