

Broker Price Opinion

 Exterior Inspection
 Interior Inspection

Property Address: 1267 21st Street	Vendor ID: 4634947
City, State, Zip: San Pedro, CA 90731	Deal Name:
Loan Number: 126721STSTREET	Inspection Date: 9/07/2018
2nd Loan / Client #:	Subject APN: 7460-020-005

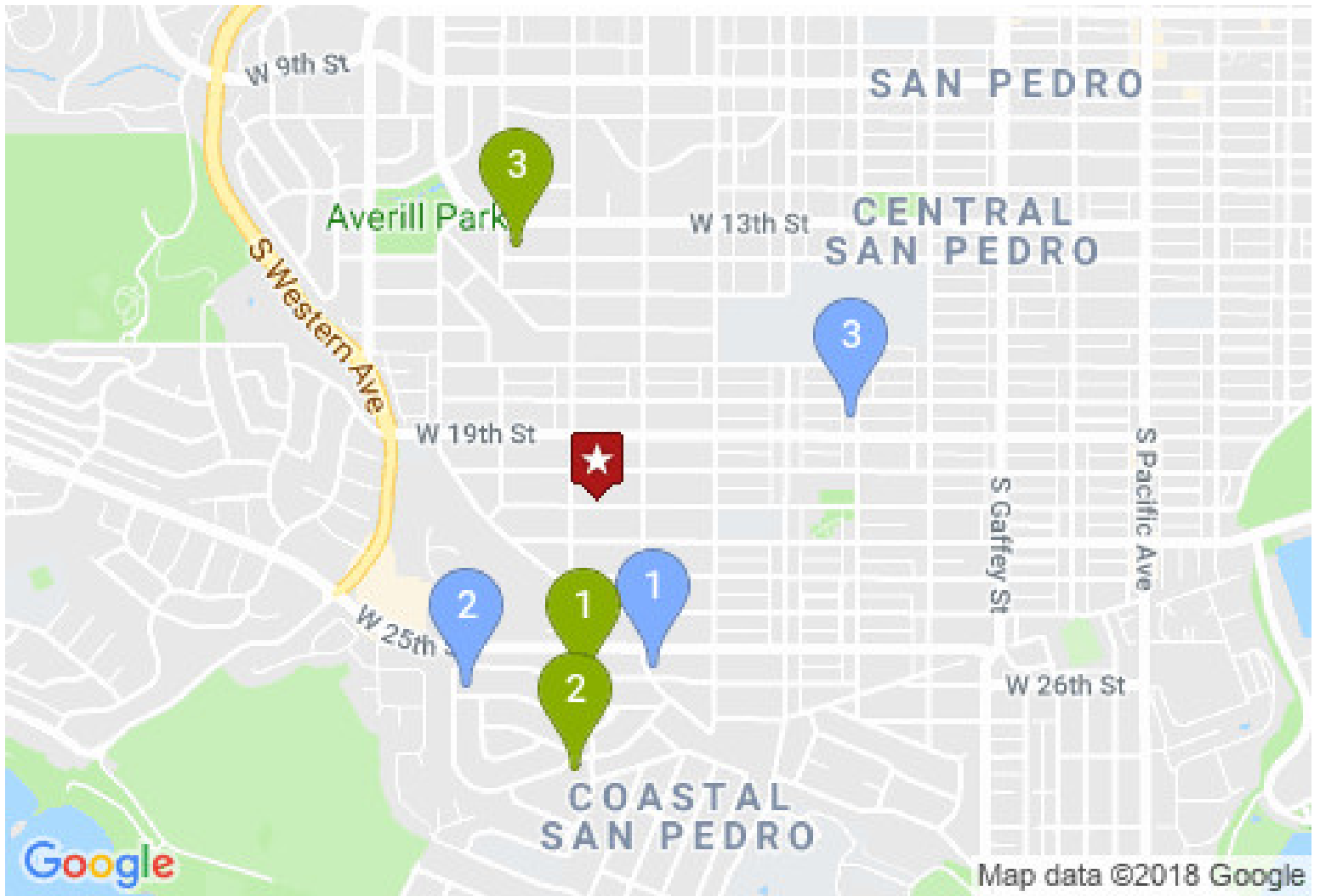
Property Occupancy Status: Owner	Does the Property Appear Secure?: Yes	Est. Monthly Rent: \$2,500	Sold in the last 12 Months?: No
Currently Listed: Yes	Currently List Broker: Keller Williams Realty	List Broker Contact #: 3109448062	Initial List Price: \$579,000
		Initial List Date: 7/20/2018	Current List Price: \$579,000
		DOM / CDOM: 3 / 3	Sale Price:
Is the Subject Listing Currently Pending?: Yes	Date of Contract: 7/23/2018	CDOM to Contract: 3	Sale Date:

Subject Property Comments / External Influences
County Land Use: Single Family Resid Universal Land Use: SFR

	Subject	Sold Comp 1	Sold Comp 2	Sold Comp 3	List Comp 1	List Comp 2	List Comp 3
Address	1267 21st Street San Pedro, CA 90731	1271 W 26th St San Pedro, CA 90731	1311 W 27th Dr San Pedro, CA 90731	1376 W 14th St San Pedro, CA 90732	1162 W 26th St San Pedro, CA 90731	1386 W 26th Pl San Pedro, CA 90732	1817 S Meyler St San Pedro, CA 90731
Proximity		0.3 Miles	0.46 Miles	0.5 Miles	0.29 Miles	0.38 Miles	0.48 Miles
Sale/List Price		\$708,000	\$695,000	\$697,000	\$699,900	\$685,000	\$685,000
Sale Date		6/18/2018	6/28/2018	8/24/2018	active	pending	pending
Price Per Sq.ft.	\$619.68	\$655.56	\$745.71	\$620.11	\$591.13	\$687.75	\$526.52
Initial List Price	\$579,000	\$685,000	\$699,000	\$695,000	\$699,900	\$685,000	\$685,000
Initial List Date	7/20/2018	4/24/2018	5/1/2018	7/16/2018	8/17/2018	8/28/2018	8/9/2018
Current/Final List	\$579,000	\$685,000	\$699,000	\$695,000	\$699,900	\$685,000	\$685,000
DOM/CDOM	3 / 3	8 / 8	14 / 14	8 / 8	21 / 21	10 / 10	29 / 29
Sales Type		Fair Market	Fair Market	Fair Market	Fair Market	Fair Market	Fair Market
Finance Incentives	0	0	0	0	0	0	0
Living Area	1128	1080	932	1124	1184	996	1301
#Rooms/Bed/Bath 1	5 / 3 / 1	5 / 3 / 1	4 / 2 / 1	4 / 2 / 1	5 / 3 / 2	5 / 3 / 1	5 / 3 / 2
Year Built	1932	1941	1945	1923	1940	1945	1931
Bsmnt SF/% Finished							
Lot Size	0.12ac	0.13ac	0.20ac	0.10ac	0.15ac	0.13ac	0.10ac
Property Type	SF Detach	SF Detach	SF Detach	SF Detach	SF Detach	SF Detach	SF Detach
Style / Quality	Contemp / Q4	Contemp / Q4	Contemp / Q4	Contemp / Q4	Contemp / Q4	Contemp / Q4	Contemp / 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	Ocean	Ocean	Residential	Residential	Residential	Residential	Ocean
Porch/Patio/Deck	No / Yes / No	Yes / Yes / Yes	No / Yes / No	No / Yes / Yes	No / Yes / No	Yes / Yes / No	No / Yes / No
Fireplace	No	No	No	Yes	No	No	Yes
Garage	2 Detached	2 Attached	2 Detached	2 Detached	2 Attached	2 Detached	2 Detached
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	Not available	Not available	Not available	Not available	Not available	Not available	Not available
School District	Los Angeles Unified	Los Angeles Unified	Los Angeles Unified	Los Angeles Unified	Los Angeles Unified	Los Angeles Unified	Los Angeles Unified

Common Amenities							
Data Source - ID	County Tax - PW18175311	MLS - PV18094721	MLS - SB18098035	MLS - SB18169361	MLS - OC18200719	MLS - PV18210749	MLS - SB18188734

Market Time 30-90 days	As-Is Price Estimate	As-Repaired Price Estimate	Land Only Price
Anticipated Sale Price	\$699,000	\$699,000	\$475,000
Recommended List Price	\$699,999	\$699,999	
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
•	1267 21st Street	San Pedro	3	1	0.12ac		1932		
1	1271 W 26th St	San Pedro	3	1	0.13ac	6/18/2018	1941	\$708,000	0.3 Miles
2	1311 W 27th Dr	San Pedro	2	1	0.20ac	6/28/2018	1945	\$695,000	0.46 Miles
3	1376 W 14th St	San Pedro	2	1	0.10ac	8/24/2018	1923	\$697,000	0.5 Miles
1	1162 W 26th St	San Pedro	3	2	0.15ac	8/17/2018	1940	\$699,900	0.29 Miles
2	1386 W 26th Pl	San Pedro	3	1	0.13ac	8/28/2018	1945	\$685,000	0.38 Miles
3	1817 S Meyler St	San Pedro	3	2	0.10ac	8/9/2018	1931	\$685,000	0.48 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	Similar GLA and equal bath count; Similar lot size.
Sale 2 Comments	Inferior GLA and equal bath count; Superior lot size.
Sale 3 Comments	Equal GLA and bath count; Inferior lot size
List 1 Comments	Equal GLA and superior bath count; Superior lot size
List 2 Comments	Similar GLA and equal bath count; Similar lot size
List 3 Comments	Superior GLA and bath count; Inferior lot size.

Comments:

Service Provider Comments:

Subject MLS states subject has a harbor, bridge and water view. Purpose of this report utilize renovated or upgraded homes as the client is looking to sell subject at a profit after renovation. All comps have modern amenities, upgrades or renovations. There were no signs of damage or repairs required based on exterior observation. Recommend a full interior inspection.

Vendor Comments:

Service Provider
Signature

/s/ Michael Midland

Service Provider
Company

Midland Real Estates Services

BPO Effective Date

9/7/2018

Service Provider Lic.
Num.

01408897

Repairs

Recommended 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:			



Subject Front

**1267 21st Street
San Pedro, CA 90731**



Address



Side



Side



Street



Street



View across street



Comparable Sale #1

1271 W 26th St
San Pedro, CA 90731
Sale Date: 6/18/2018
Sale Price: \$708,000



Comparable Sale #2

1311 W 27th Dr
San Pedro, CA 90731
Sale Date: 6/28/2018
Sale Price: \$695,000



Comparable Sale #3

1376 W 14th St
San Pedro, CA 90732
Sale Date: 8/24/2018
Sale Price: \$697,000



Comparable Listing #1

1162 W 26th St
San Pedro, CA 90731
Current List: \$699,900



Comparable Listing #2

1386 W 26th Pl
San Pedro, CA 90732
Current List: \$685,000



Comparable Listing #3

1817 S Meyler St
San Pedro, CA 90731
Current List: \$685,000

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