

Broker Price Opinion

 Exterior Inspection
 Interior Inspection

Property Address: 14702 S Orchard Ave	Vendor ID: 4643787
City, State, Zip: Gardena, CA 90247	Deal Name:
Loan Number: 14702 S Orchard Ave	Inspection Date: 9/25/2018
2nd Loan / Client #:	Subject APN: 6119-022-047

Property Occupancy Status: Owner	Does the Property Appear Secure?: Yes	Est. Monthly Rent: \$2,400	Sold in the last 12 Months?: No
Currently Listed: Yes	Currently List Broker: Century 21 Allstars	List Broker Contact #: 3104838904	Sale Price:
Initial List Price: \$549,900	Initial List Date: 5/31/2018	Current List Price: \$549,900	DOM / CDOM: 53 / 53
Is the Subject Listing Currently Pending?: Yes	Date of Contract: 7/23/2018	CDOM to Contract: 53	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	14702 S Orchard Ave Gardena, CA 90247	802 W 146th St Gardena, CA 90247	1133 W 150th St Gardena, CA 90247	14100 Van Buren Ct Gardena, CA 90247	15522 Bonsalloy Ave Gardena, CA 90247	15407 S Catalina Ave Gardena, CA 90247	1226 W 145th Pl Gardena, CA 90247
Proximity		0.13 Miles	0.49 Miles	0.63 Miles	0.61 Miles	0.69 Miles	0.54 Miles
Sale/List Price		\$648,000	\$620,000	\$650,000	\$659,000	\$649,000	\$645,000
Sale Date		4/24/2018	7/9/2018	5/10/2018	active	active	pending
Price Per Sq.ft.	\$404.75	\$436.07	\$430.56	\$377.47	\$496.23	\$440.00	\$396.92
Initial List Price	\$549,900	\$638,500	\$690,000	\$639,000	\$659,000	\$689,000	\$645,000
Initial List Date	5/31/2018	3/15/2018	5/19/2018	4/12/2018	8/10/2018	9/6/2018	6/14/2018
Current/Final List	\$549,900	\$638,500	\$649,000	\$655,000	\$659,000	\$649,000	\$645,000
DOM/CDOM	53 / 53	11 / 11	20 / 20	19 / 19	46 / 46	58 / 58	103 / 103
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	1601	1486	1440	1722	1328	1475	1625
#Rooms/Bed/Bath 1	5 / 4 / 3	5 / 4 / 2	5 / 3 / 2	6 / 4 / 3	5 / 3 / 2	5 / 3 / 2	6 / 4 / 2
Year Built	1948	1948	1953	1987	1950	1947	1956
Bsmnt SF/% Finished							
Lot Size	0.12ac	0.13ac	0.12ac	0.17ac	0.19ac	0.16ac	0.13ac
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	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 / Yes / No	No / Yes / No	No / Yes / No	No / Yes / Yes	No / Yes / Yes	No / Yes / No
Fireplace	No	No	Yes	Yes	No	No	Yes
Garage	1 Attached	1 Attached	2 Attached	3 Attached	1 Attached	1 Attached	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 -	MLS - CV18059902	MLS - SB18115450	MLS - RS18039848	County Tax - 18374748	County Tax - SB18165718	County Tax - PW18142523

Market Time 30-90 days

As-Is Price Estimate

As-Repaired Price Estimate

Land Only Price

Anticipated Sale Price

\$648,000

\$648,000

\$415,000

Recommended List Price

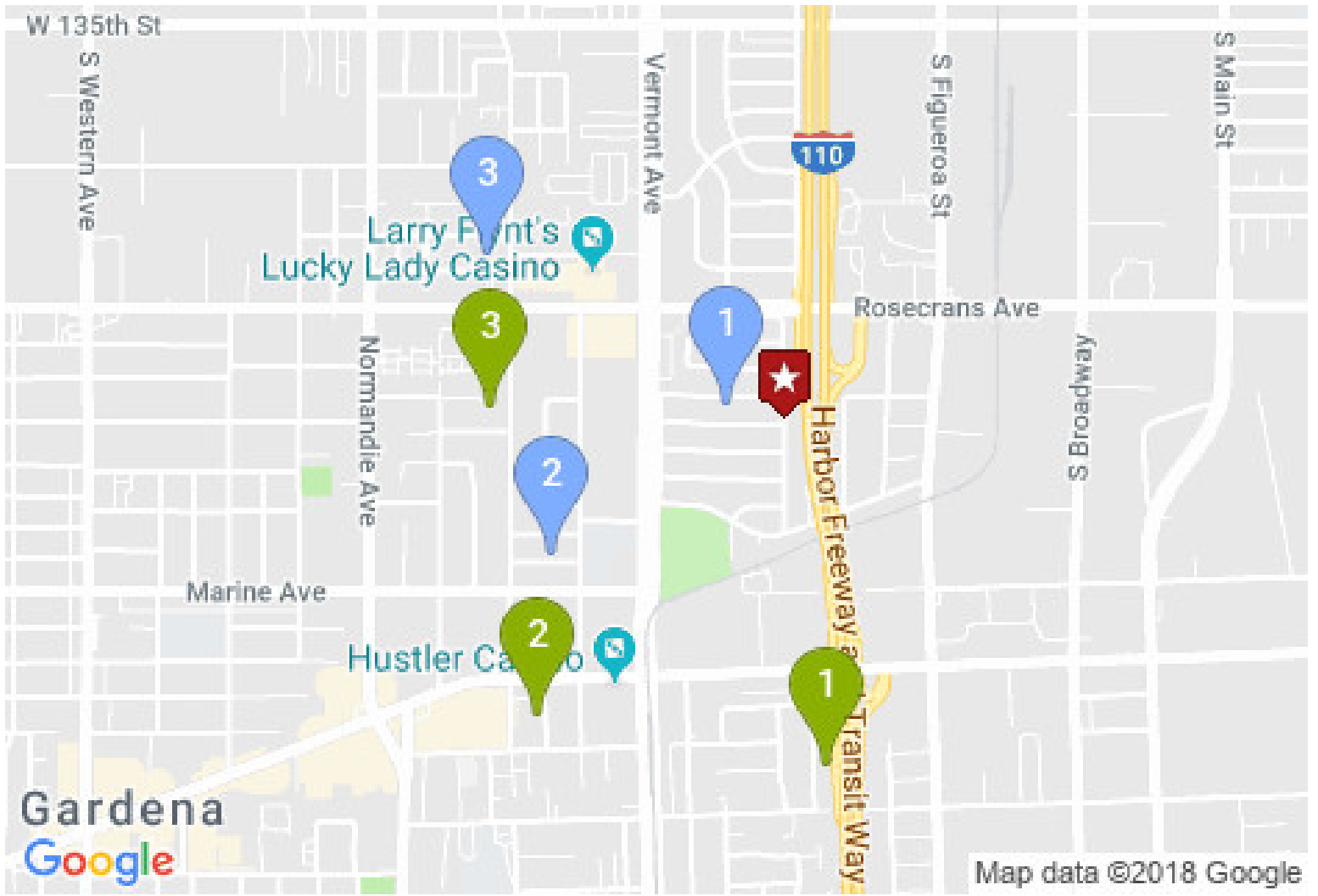
\$648,999

\$648,999

Recommended Sales Strategy:

As - Is

Repaired



	Address	City	BR	BA	Lot Size	Sale/List Date	Year Built	Sale/List Price	Distance
•	14702 S Orchard Ave	Gardena	4	3	0.12ac		1948		
1	802 W 146th St	Gardena	4	2	0.13ac	4/24/2018	1948	\$648,000	0.13 Miles
2	1133 W 150th St	Gardena	3	2	0.12ac	7/9/2018	1953	\$620,000	0.49 Miles
3	14100 Van Buren Ct	Gardena	4	3	0.17ac	5/10/2018	1987	\$650,000	0.63 Miles
1	15522 Bonsallo Ave	Gardena	3	2	0.19ac	8/10/2018	1950	\$659,000	0.61 Miles
2	15407 S Catalina Ave	Gardena	3	2	0.16ac	9/6/2018	1947	\$649,000	0.69 Miles
3	1226 W 145th Pl	Gardena	4	2	0.13ac	6/14/2018	1956	\$645,000	0.54 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:

Subject is situated 0.02 miles west of the 110 freeway - This could be a negative factor

Neighborhood Comments:

Area is comprised of mostly single family homes and is situated in the eastern section of the city

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 inferior bath count; Similar lot size Upgraded
Sale 2 Comments	Similar GLA and inferior bath count; Similar lot size Upgraded
Sale 3 Comments	Similar GLA and Equal bath count; Superior lot size; Superior garage Upgraded
List 1 Comments	Inferior GLA and bath count; Superior lot size Upgraded
List 2 Comments	Similar GLA and inferior bath count; Superior lot size Upgraded
List 3 Comments	Equal GLA and inferior bath count; Similar lot size Upgraded

Comments:

Service Provider Comments:

Subject exterior shows that it has been renovated and is in good condition. There were no signs of damage or repairs required based on observation. Subject is currently listed as a short sale, however the comments states it needs repairs. This listing may have been submitted prior to renovation work. Recommend a full interior inspection

Vendor Comments:

Service Provider
Signature

/s/ Michael Midland

Service Provider
Company

Midland Real Estates Services

BPO Effective Date

9/25/2018

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

**14702 S Orchard Ave
Gardena, CA 90247**



Address



Side



Side



Street



Street



View across street



Comparable Sale #1

802 W 146th St
Gardena, CA 90247
Sale Date: 4/24/2018
Sale Price: \$648,000



Comparable Sale #2

1133 W 150th St
Gardena, CA 90247
Sale Date: 7/9/2018
Sale Price: \$620,000



Comparable Sale #3

14100 Van Buren Ct
Gardena, CA 90247
Sale Date: 5/10/2018
Sale Price: \$650,000



Comparable Listing #1

15522 Bonsallo Ave
Gardena, CA 90247
Current List: \$659,000



Comparable Listing #2

15407 S Catalina Ave
Gardena, CA 90247
Current List: \$649,000



Comparable Listing #3

1226 W 145th Pl
Gardena, CA 90247
Current List: \$645,000

Neither Assurant Valuations nor any of its affiliates, members, managers or contractors makes any representation or warranty as to the accuracy or completeness of the information contained in this broker price opinion. You should use good faith efforts in determining that the content of all information to be provided to or obtained by you is accurate. This analysis has been performed by a licensed real estate professional and is intended for the benefit of the addressee only. The Brokers Price Opinion is not to be construed as an appraisal and may not be used as such for any purpose. The purpose of this BPO is to provide an estimate of the probable sales price of the property, utilizing the sales comparison approach methodology and will not be used for loan origination. This opinion may not be used by any party as the primary basis to determine the value of a parcel of real property for a mortgage loan origination, including first and second mortgages, refinances or equity lines of credit. Notwithstanding any preprinted language to the contrary, this opinion is not an appraisal of the market value of the property. If an appraisal is desired, the services of a licensed appraiser must be obtained.