

Broker Price Opinion

 Exterior Inspection
 Interior Inspection

Property Address: 1709 S Date Ave	Vendor ID: 4634775
City, State, Zip: Alhambra, CA 91803	Deal Name:
Loan Number: 1709 S Date Ave	Inspection Date: 9/06/2018
2nd Loan / Client #:	Subject APN: 5355-024-015

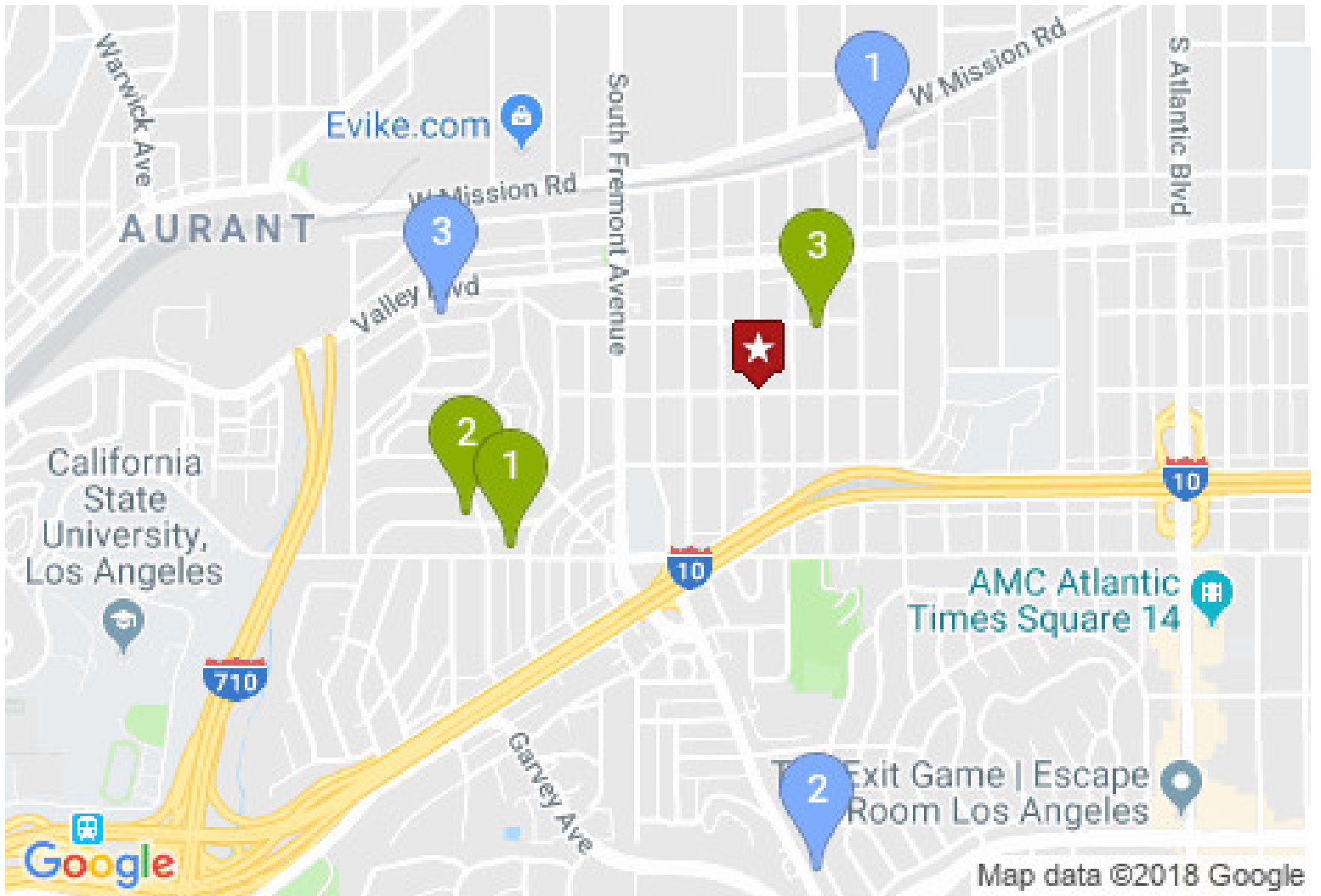
Property Occupancy Status: Owner	Does the Property Appear Secure?: Yes	Est. Monthly Rent: \$1,800	Sold in the last 12 Months?: No
Currently Listed: Yes	Currently List Broker: SOUTHLAND	List Broker Contact #: 6269146999	Initial List Price: \$630,000
		Initial List Date: 8/29/2018	Current List Price: \$630,000
		DOM / CDOM: 8 / 8	Sale Price:
Is the Subject Listing Currently Pending?: Yes	Date of Contract: 9/02/2018	CDOM to Contract: 8	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	1709 S Date Ave Alhambra, CA 91803	2809 W Hellman Ave Alhambra, CA 91803	2907 W Ross Ave Alhambra, CA 91803	1601 S Raymond Ave Alhambra, CA 91803	1824 Front St Alhambra, CA 91803	2625 Whitney Dr Alhambra, CA 91803	2945 W Norwood Pl Alhambra, CA 91803
Proximity		0.48 Miles	0.53 Miles	0.19 Miles	0.51 Miles	0.82 Miles	0.57 Miles
Sale/List Price		\$766,650	\$775,000	\$858,000	\$758,880	\$788,000	\$850,000
Sale Date		8/28/2018	4/11/2018	6/1/2018	active	active	active
Price Per Sq.ft.	\$600.43	\$531.66	\$550.82	\$575.07	\$636.64	\$629.90	\$542.78
Initial List Price	\$630,000	\$800,000	\$749,900	\$799,000	\$798,880	\$788,000	\$786,000
Initial List Date	8/29/2018	4/18/2018	2/20/2018	4/9/2018	8/20/2018	8/28/2018	7/2/2018
Current/Final List	\$630,000	\$770,000	\$749,900	\$799,000	\$758,880	\$788,000	\$850,000
DOM/CDOM	8 / 8	52 / 52	13 / 13	7 / 7	21 / 21	9 / 9	66 / 66
Sales Type		Fair Market	Fair Market	Fair Market	Fair Market	Fair Market	Fair Market
Finance Incentives	None	1000	None	None	None	None	None
Living Area	1404	1442	1407	1492	1192	1251	1566
#Rooms/Bed/Bath 1	6 / 3 / 2	5 / 3 / 2	5 / 2 / 2	6 / 3 / 2	5 / 3 / 2	5 / 3 / 2	6 / 3 / 2
Year Built	1925	1937	1936	1939	1923	1950	1930
Bsmnt SF/% Finished							
Lot Size	0.15ac	0.13ac	0.18ac	0.15ac	0.15ac	0.20ac	0.13ac
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	C4	C4	C4	C4	C4	C4
Pool/Spa	None	Yes / No	No / No	Yes / No	No / No	No / No	No / No
View	Residential	Residential	Residential	Residential	Residential	Residential	Residential
Porch/Patio/Deck	No / No / No	No / No / No	No / Yes / No	No / Yes / No	No / No / No	No / Yes / No	No / No / No
Fireplace	Yes	Yes	Yes	Yes	No	No	Yes
Garage	2 Detached	2 Attached	2 Detached	2 Detached	1 Detached	2 Detached	2 Detached
Other Features	Fence	Fence	Fence	Fence/Fenced Yard	Fence	Fence	Fence
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	Alhambra City	Alhambra City	Alhambra City	Alhambra City	Alhambra City	Alhambra City	Alhambra City

Common Amenities	Data Source - ID	County Tax -	MLS - SR18089936	MLS - 818000773	MLS - MB18080608	MLS - DW18200511	MLS - WS18209713	MLS - WS18158111
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Market Time 90-120 days	As-Is Price Estimate	As-Repaired Price Estimate	Land Only Price
Anticipated Sale Price	\$843,000	\$843,000	\$300,000
Recommended List Price	\$849,000	\$849,000	
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
•	1709 S Date Ave	Alhambra	3	2	0.15ac		1925		
1	2809 W Hellman Ave	Alhambra	3	2	0.13ac	8/28/2018	1937	\$766,650	0.48 Miles
2	2907 W Ross Ave	Alhambra	2	2	0.18ac	4/11/2018	1936	\$775,000	0.53 Miles
3	1601 S Raymond Ave	Alhambra	3	2	0.15ac	6/1/2018	1939	\$858,000	0.19 Miles
1	1824 Front St	Alhambra	3	2	0.15ac	8/20/2018	1923	\$758,880	0.51 Miles
2	2625 Whitney Dr	Alhambra	3	2	0.20ac	8/28/2018	1950	\$788,000	0.82 Miles
3	2945 W Norwood Pl	Alhambra	3	2	0.13ac	7/2/2018	1930	\$850,000	0.57 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	Residence upgraded in 2004 with HVAC & electr panel, granite kitchen counters w/ bar.
Sale 2 Comments	This 2 bedroom 1.5 bath house features hardwood floors, formal living room with vaulted ceiling and gas fireplace.
Sale 3 Comments	This turnkey property features three bedrooms, two baths, hardwood floors and a two-car garage. Home was renovated in 2015 with new electrical, copper plumbing, roof, HVAC unit, Nest temperature control and the pool also received a complete overhaul.
List 1 Comments	15 minutes from downtown LA and Pasadena. Great school district. This home features 3 Bedrooms, 2 Bath. It has been COMPLETELY RECONSTRUCTED in 2005, copper plumbing.
List 2 Comments	The home sits on a corner lot nestled in a quiet neighborhood, elevated above street level. It has been extensively remodeled with a modern design and upgraded with superb amenities. Home Features: New Roof, New Rain Gutters, New Kitchen.
List 3 Comments	Entire house was totally remodel, move in ready. Bright and airy with good school district. House has 4 bedrooms and 3 bathrooms. New Plumbing, New Electrical wires, New Hard Wood Flooring, New Central Air/Heating conditioner, New Windows, New Interior, Exterior Paint.

Comments:

Service Provider Comments:

Subject is occupied, there is no accumulated mail or newspapers and there are two motor vehicles 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 0.5 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 1 miles from the subject property. The adjustments needed were -\$2000 because of the room difference -\$5000 because of the GLA difference and -\$10000 because of the pool difference. Adjusted comp value = \$843000

Vendor Comments:

Service Provider
Signature

/s/ John Jones

Service Provider
Company

Elite REO Services

BPO Effective Date

9/7/2018

Service Provider Lic.
Num.

01318149

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:			

09062018



Subject Front

**1709 S Date Ave
Alhambra, CA 91803**

09062018



Address

09062018



Side

09 06 2018



Side

09 06 2018



Street

09 06 2018



Street

09.06.2018



Other

09.06.2018



View across street



Comparable Sale #1

2809 W Hellman Ave
Alhambra, CA 91803
Sale Date: 8/28/2018
Sale Price: \$766,650



Comparable Sale #2

2907 W Ross Ave
Alhambra, CA 91803
Sale Date: 4/11/2018
Sale Price: \$775,000



Comparable Sale #3

1601 S Raymond Ave
Alhambra, CA 91803
Sale Date: 6/1/2018
Sale Price: \$858,000



Comparable Listing #1

1824 Front St
Alhambra, CA 91803
Current List: \$758,880



Comparable Listing #2

2625 Whitney Dr
Alhambra, CA 91803
Current List: \$788,000



Comparable Listing #3

2945 W Norwood Pl
Alhambra, CA 91803
Current List: \$850,000

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