



Broker Price Opinion

Exterior Inspection
 Interior Inspection

Property Address: 934 North Soldano Avenue	Vendor ID: 4695566
City, State, Zip: Azusa, CA 91702	Deal Name:
Loan Number: 000890	Inspection Date: 12/06/2018
2nd Loan / Client #:	Subject APN: 8608-017-004

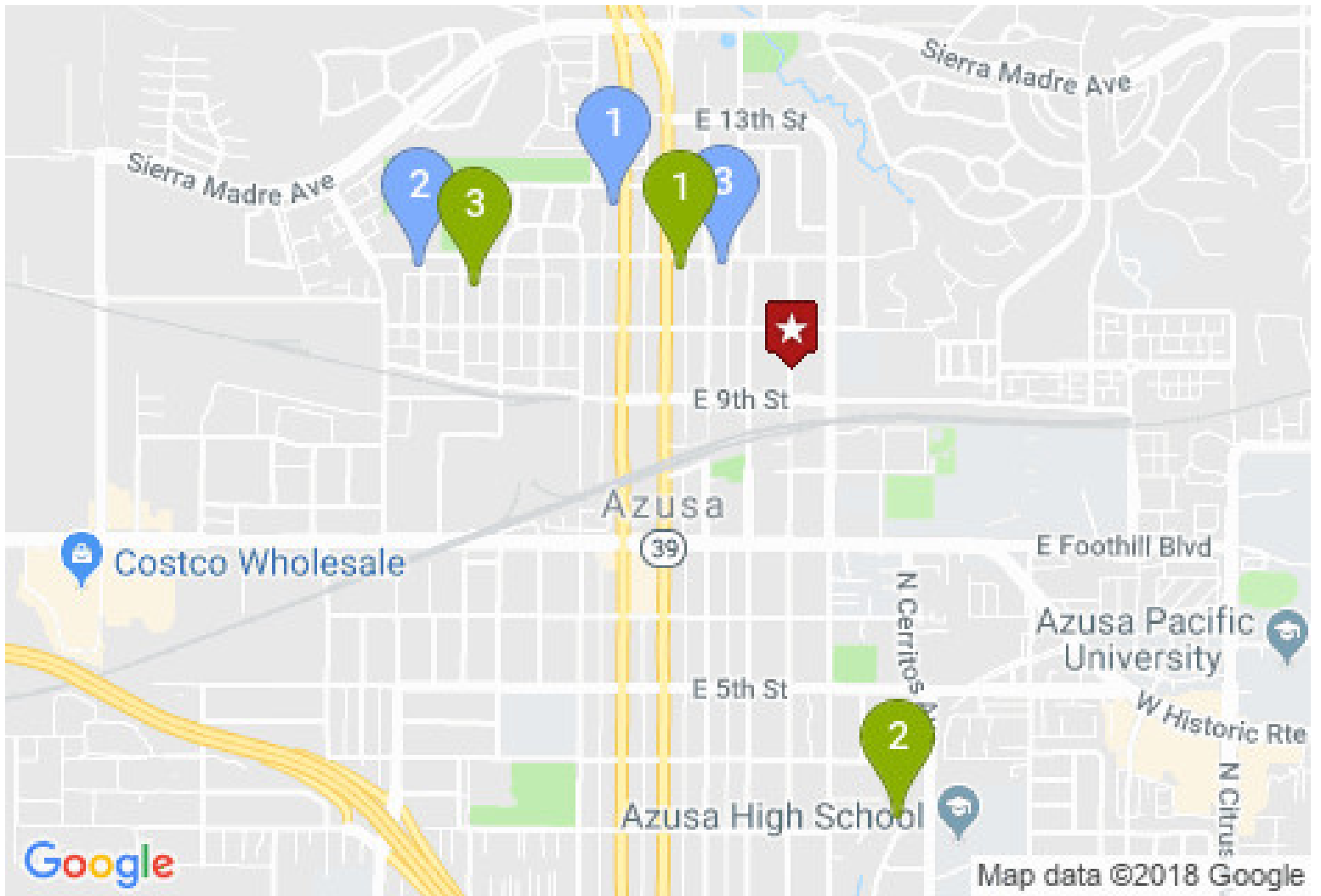
Property Occupancy Status: Unknown	Does the Property Appear Secure?: Yes	Est. Monthly Rent: \$1,900	Sold in the last 12 Months?: No
Currently Listed: Yes	Currently List Broker: Susan Miller, Broker	List Broker Contact #: 3109901019	Initial List Price: \$475,000
		Initial List Date: 11/19/2018	Current List Price: \$475,000
		DOM / CDOM: 7 / 7	Sale Price:
Is the Subject Listing Currently Pending?: Yes	Date of Contract: 11/26/2018	CDOM to Contract: 7	Sale Date:

Subject Property Comments / External Influences
 singel family home in the norther residential neighborhood of the city

	Subject	Sold Comp 1	Sold Comp 2	Sold Comp 3	List Comp 1	List Comp 2	List Comp 3
							
Address	934 North Soldano Avenue Azusa, CA 91702	1135 N San Gabriel Ave Azusa, CA 91702	1041 N Mckeever Ave Azusa, CA 91702	1044 N Alameda Ave Azusa, CA 91702	1040 N Azusa Ave Azusa, CA 91702	303 Nrodecker Dr Azusa, CA 91702	1026 N Enid Ave Azusa, CA 91702
Proximity		0.42 Miles	0.7 Miles	0.21 Miles	0.26 Miles	0.84 Miles	0.59 Miles
Sale/List Price		\$487,000	\$485,000	\$476,500	\$379,500	\$472,500	\$489,000
Sale Date		7/6/2018	7/31/2018	10/30/2018	active	pending	pending
Price Per Sq.ft.	\$400.00	\$408.90	\$373.65	\$383.66	\$304.09	\$384.77	\$408.86
Initial List Price	\$475,000	\$469,000	\$465,000	\$489,999	\$379,500	\$478,000	\$489,000
Initial List Date	11/19/2018	5/24/2018	5/12/2018	8/17/2018	11/30/2018	4/20/2018	11/1/2018
Current/Final List	\$475,000	\$469,000	\$465,000	\$489,999	\$379,500	\$472,500	\$489,000
DOM/CDOM	7 / 7	4 / 4	10 / 10	111 / 49	5 / 5	188 / 188	5 / 5
Sales Type		Fair Market	Fair Market	Fair Market	Fair Market	Fair Market	Fair Market
Finance Incentives	none	1075	300	0	0	0	0
Living Area	1200	1191	1298	1242	1248	1228	1196
#Rooms/Bed/Bath 1	6 / 3 / 1	5 / 2 / 1	5 / 2 / 1	7 / 3 / 2	5 / 2 / 1	8 / 4 / 2	5 / 2 / 1
Year Built	1920	1952	1948	1948	1901	1950	1937
Bsmnt SF/% Finished							
Lot Size	0.17ac	0.16ac	0.16ac	0.16ac	0.17ac	0.19ac	0.24ac
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	C4	C4	C4	C4
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	Yes / No / No	Yes / No / No	Yes / No / No	Yes / No / No	Yes / No / No	Yes / No / No	Yes / No / No
Fireplace	No	No	No	No	No	No	No
Garage	2 Detached	2 Detached	2 Attached	2 Detached	2 Detached	1 Carport	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	Azusa	Azusa Unified	Azusa	Azusa	Azusa	Azusa	Azusa
School District	Azusa Unified	Azusa Unified	Azusa Unified	Azusa Unified	Azusa Unified	Azusa Unified	Azusa Unified

Common Amenities	Data Source - ID	County Tax -	MLS - CV18123413	MLS - CV18112613	MLS - CV18200737	MLS - CV18283462	MLS - ws18092068	MLS - SR18256254
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Market Time 90-120 days	As-Is Price Estimate	As-Repaired Price Estimate	Land Only Price
Anticipated Sale Price	\$480,000	\$480,000	\$250,860
Recommended List Price	\$490,000	\$490,000	
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
•	934 North Soldano Avenue	Azusa	3	1	0.17ac		1920		
1	1135 N San Gabriel Ave	Azusa	2	1	0.16ac	7/6/2018	1952	\$487,000	0.42 Miles
2	1041 N Mckeever Ave	Azusa	2	1	0.16ac	7/31/2018	1948	\$485,000	0.7 Miles
3	1044 N Alameda Ave	Azusa	3	2	0.16ac	10/30/2018	1948	\$476,500	0.21 Miles
1	1040 N Azusa Ave	Azusa	2	1	0.17ac	11/30/2018	1901	\$379,500	0.26 Miles
2	303 Nrodecker Dr	Azusa	4	2	0.19ac	4/20/2018	1950	\$472,500	0.84 Miles
3	1026 N Enid Ave	Azusa	2	1	0.24ac	11/1/2018	1937	\$489,000	0.59 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	close in size and bed and bath counts
Sale 2 Comments	a little larger in size with one less bedroom from tax records
Sale 3 Comments	close in size with one more bathroom
List 1 Comments	close in size with one less bedroom from tax records
List 2 Comments	close in size with one more bedroom and bathroom
List 3 Comments	close in size with one less bedroom from tax records

Comments:

Service Provider Comments:

Searched +-20% in size, 1 mile radius, and 12 months in time ... Used the best available comps and bracketed as many parameters as possible but not able to bracket all and especially not all at the same time ... home appears to be lived in and maintained and all equipment appear to be in working order as intended and no need for repairs noted ... home is located in a single family neighborhood close to shopping, entertainment and multiple freeways ... price opinion is based mostly on the closed sales considering the requested 90-120 day marketing time that is longer than the current average for the area ... most weight given to the closed sales especially closed sales 1 and 3 that are both close in size.

Vendor Comments:

Service Provider
Signature

/s/ Lehel Szucs

Service Provider
Company

All Seasons Real Estate, Inc.

BPO Effective Date

12/6/2018

Service Provider Lic.
Num.

01336187

Repairs

Recommended Repairs would bring the subject to: \$480,000

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

**934 North Soldano Avenue
Azusa, CA 91702**



Address



Address



Side



Side



Street



Street



Other



View across street



Street Sign



Comparable Sale #1

1135 N San Gabriel Ave
Azusa, CA 91702
Sale Date: 7/6/2018
Sale Price: \$487,000



Comparable Sale #2

1041 N Mckeever Ave
Azusa, CA 91702
Sale Date: 7/31/2018
Sale Price: \$485,000



Comparable Sale #3

1044 N Alameda Ave
Azusa, CA 91702
Sale Date: 10/30/2018
Sale Price: \$476,500



Comparable Listing #1

1040 N Azusa Ave
Azusa, CA 91702
Current List: \$379,500



Comparable Listing #2

303 Nrodecker Dr
Azusa, CA 91702
Current List: \$472,500



Comparable Listing #3

1026 N Enid Ave
Azusa, CA 91702
Current List: \$489,000

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