



Broker Price Opinion

Exterior Inspection
 Interior Inspection

| | |
|----------------------------------------|-----------------------------|
| Property Address: 3500 Rose Ave | Vendor ID: 4670706 |
| City, State, Zip: Long Beach, CA 90807 | Deal Name: |
| Loan Number: 3500 Rose Ave | Inspection Date: 11/08/2018 |
| 2nd Loan / Client #: | Subject APN: 7147-024-010 |

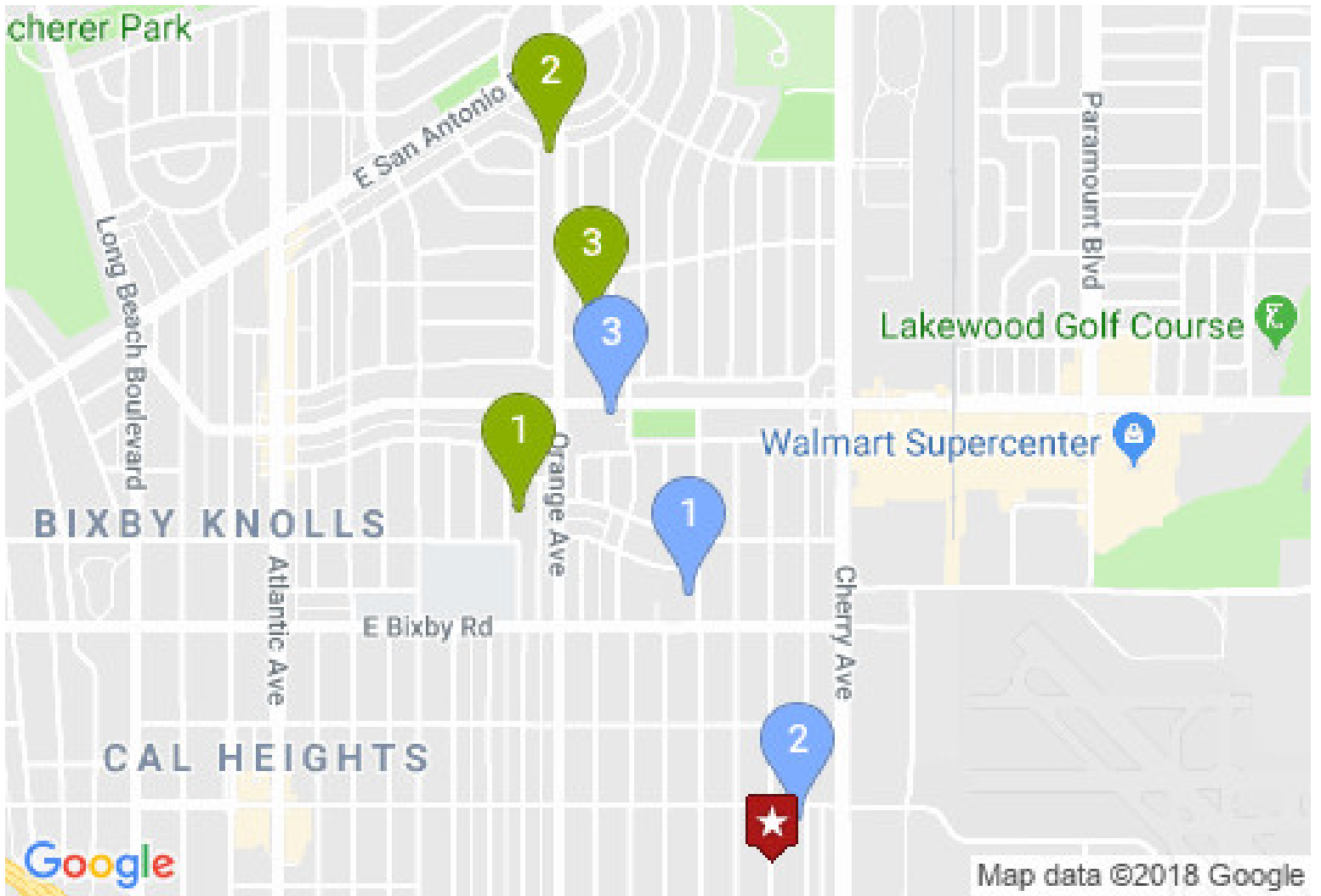
| | | | |
|-----------------------------------------------------------------|--------------------------------------------------------------------|----------------------------|--------------------------------------------------------------|
| Property Occupancy Status: <input type="text" value="Owner"/> | Does the Property Appear Secure?: <input type="text" value="Yes"/> | Est. Monthly Rent: \$3,200 | Sold in the last 12 Months?: <input type="text" value="No"/> |
| Currently Listed: <input type="text" value="No"/> | List Broker Contact #: | Initial List Price: | Sale Price: |
| Is the Subject Listing Currently Pending?: <input type="text"/> | Date of Contract: | CDOM to Contract: | Sale Date: |

Subject Property Comments / External Influences

Average Condition

| | Subject | Sold Comp 1 | Sold Comp 2 | Sold Comp 3 | List Comp 1 | List Comp 2 | List Comp 3 |
|---------------------|-----------------------------------------------------------------------------------|-----------------------------------------------------------------------------------|-----------------------------------------------------------------------------------|------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|
| |  |  |  |  |  |  |  |
| Address | 3500 Rose Ave Long Beach, CA 90807 | 3827 Walnut Ave Long Beach, CA 90807 | 3577 Gardenia Ave Long Beach, CA 90807 | 1311 E Somerset Pl Long Beach, CA 90807 | 3916 Cerritos Ave Long Beach, CA 90807 | 4496 Cerritos Ave Long Beach, CA 90807 | 4208 Maury Ave Long Beach, CA 90807 |
| Proximity | | 0.51 Miles | 0.09 Miles | 0.86 Miles | 0.79 Miles | 1.34 Miles | 1.02 Miles |
| Sale/List Price | | \$745,000 | \$695,000 | \$705,000 | \$674,900 | \$724,900 | \$729,900 |
| Sale Date | | 7/2/2018 | 7/16/2018 | 7/18/2018 | active | pending | active |
| Price Per Sq.ft. | \$387.79 | \$400.54 | \$409.79 | \$358.60 | \$402.44 | \$402.05 | \$406.18 |
| Initial List Price | | \$695,000 | \$685,000 | \$888,000 | \$674,900 | \$724,900 | \$729,900 |
| Initial List Date | | 5/24/2018 | 2/23/2018 | 10/19/2018 | 10/11/2018 | 10/8/2018 | 10/24/2018 |
| Current/Final List | | \$695,000 | \$685,000 | \$888,000 | \$674,900 | \$724,900 | \$729,900 |
| DOM/CDOM | | 39 / 39 | 143 / 143 | 93 / 93 | 18 / 18 | 61 / 20 | 15 / 15 |
| Sales Type | | Fair Market | Fair Market | Fair Market | Fair Market | Fair Market | Fair Market |
| Finance Incentives | | none | none | none | none | none | none |
| Living Area | 1818 | 1860 | 1696 | 1966 | 1677 | 1803 | 1797 |
| #Rooms/Bed/Bath 1 | 10 / 4 / 2 | 9 / 4 / 3 | 7 / 3 / 2 | 9 / 4 / 2.5 | 7 / 3 / 2 | 8 / 3 / 3 | 7 / 3 / 2 |
| Year Built | 1939 | 1949 | 1939 | 1950 | 1950 | 1950 | 1942 |
| Bsmnt SF/% Finished | | | | | | | |
| Lot Size | 0.13ac | 0.15ac | 0.14ac | 0.17ac | 0.16ac | 0.24ac | 0.14ac |
| 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 / Q4 | Single Story / Q4 | Single Story / Q4 | Single Story / Q4 | Single Story / 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 | Yes / No |
| View | Residential | Residential | Residential | Residential | Residential | Residential | Residential |
| Porch/Patio/Deck | No / No / No | No / No / No | No / No / No | No / No / No | No / No / No | No / No / No | No / No / No |
| Fireplace | No | No | No | No | No | No | No |
| Garage | 2 Detached | 2 Detached | 2 Detached | 2 Detached | 2 Detached | 2 Detached | 2 Detached |
| Other Features | n/a | n/a | n/a | n/a | n/a | n/a | n/a |
| HOA Fees | 0/mo | 0/mo | 0/mo | 0/mo | 0/mo | 0/mo | 0/mo |
| Subdivision | n/a | Patch Tract | n/a | n/a | n/a | n/a | n/a |
| School District | Long Beach Unified | Long Beach Unified | Long Beach Unified | Long Beach Unified | Long Beach Unified | Long Beach Unified | Long beach Unified |
| Common Amenities | | | | | | | |
| Data Source - ID | County Tax - n/a | MLS - 18-340668 | MLS - OC18043169 | MLS - RS18254871 | MLS - PW18244626 | MLS - OC18244630 | MLS - PW18258406 |

| | | | |
|--------------------------------|---------------------------------------------|-----------------------------------|------------------------|
| Market Time 90-120 days | As-Is Price Estimate | As-Repaired Price Estimate | Land Only Price |
| Anticipated Sale Price | \$705,000 | \$705,000 | \$32,291 |
| Recommended List Price | \$715,000 | \$715,000 | |
| 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 |
|---|--------------------|------------|----|-----|----------|----------------|------------|-----------------|------------|
| • | 3500 Rose Ave | Long Beach | 4 | 2 | 0.13ac | | 1939 | | |
| 1 | 3827 Walnut Ave | Long Beach | 4 | 3 | 0.15ac | 7/2/2018 | 1949 | \$745,000 | 0.51 Miles |
| 2 | 3577 Gardenia Ave | Long Beach | 3 | 2 | 0.14ac | 7/16/2018 | 1939 | \$695,000 | 0.09 Miles |
| 3 | 1311 E Somerset Pl | Long Beach | 4 | 2.5 | 0.17ac | 7/18/2018 | 1950 | \$705,000 | 0.86 Miles |
| 1 | 3916 Cerritos Ave | Long Beach | 3 | 2 | 0.16ac | 10/11/2018 | 1950 | \$674,900 | 0.79 Miles |
| 2 | 4496 Cerritos Ave | Long Beach | 3 | 3 | 0.24ac | 10/8/2018 | 1950 | \$724,900 | 1.34 Miles |
| 3 | 4208 Maury Ave | Long Beach | 3 | 2 | 0.14ac | 10/24/2018 | 1942 | \$729,900 | 1.02 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 | Sale comp 1 is similar to the subject in building size, room counts, but has upgrades. |
| Sale 2 Comments | Sale comp 2 has similar building size, room counts, age, condition, and appeal. |
| Sale 3 Comments | Sale comp 3 has similar building size, room counts, age, condition, and appeal. |
| List 1 Comments | List comp 1 has similar building size, room counts, age, condition, and appeal. |
| List 2 Comments | List comp 2 is similar to the subject in building size, room counts, condition, and appeal. |
| List 3 Comments | List comp 3 has similar building size, room counts, age, condition, and appeal. |

Comments:

Service Provider Comments:

The subject has no major upgrades and maintained as original condition. The woods around the windows shows termite damage on exterior. The area is quiet and cozy. There's no major negative factors existing for the subject and the neighborhoods as a whole. No major deferred maintenance showed.

Vendor Comments:

Service Provider
Signature

/s/ Insook Uhm

Service Provider
Company

Century 21 Astro

BPO Effective Date

11/8/2018

Service Provider Lic.
Num.

01845839

RepairsRecommended 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

**3500 Rose Ave
Long Beach, CA 90807**



Address



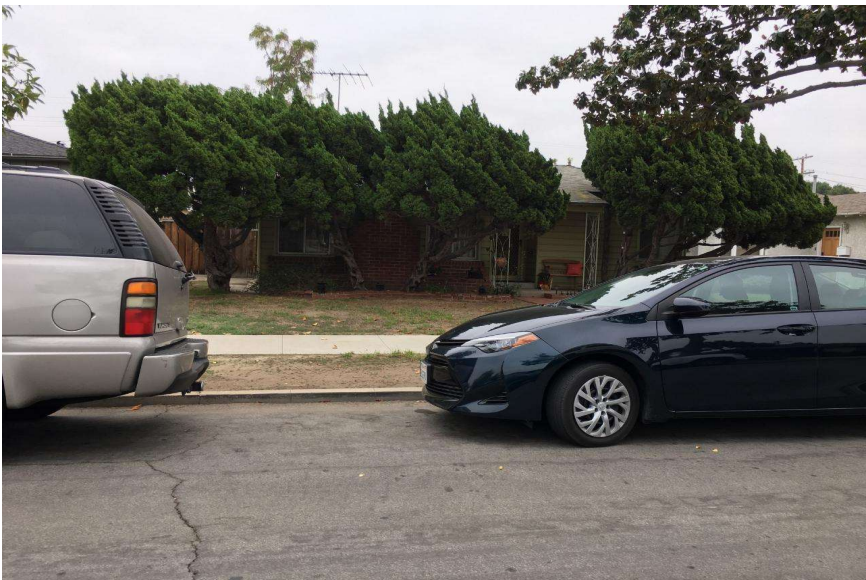
Side



Side



Side



Side



Side



Street



Street



Street



Street



View across street



Comparable Sale #1

3827 Walnut Ave
Long Beach, CA 90807
Sale Date: 7/2/2018
Sale Price: \$745,000



Comparable Sale #2

3577 Gardenia Ave
Long Beach, CA 90807
Sale Date: 7/16/2018
Sale Price: \$695,000



Comparable Sale #3

1311 E Somerset Pl
Long Beach, CA 90807
Sale Date: 7/18/2018
Sale Price: \$705,000



Comparable Listing #1

3916 Cerritos Ave
Long Beach, CA 90807
Current List: \$674,900



Comparable Listing #2

4496 Cerritos Ave
Long Beach, CA 90807
Current List: \$724,900



Comparable Listing #3

4208 Maury Ave
Long Beach, CA 90807
Current List: \$729,900

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