



Broker Price Opinion

Exterior Inspection
 Interior Inspection

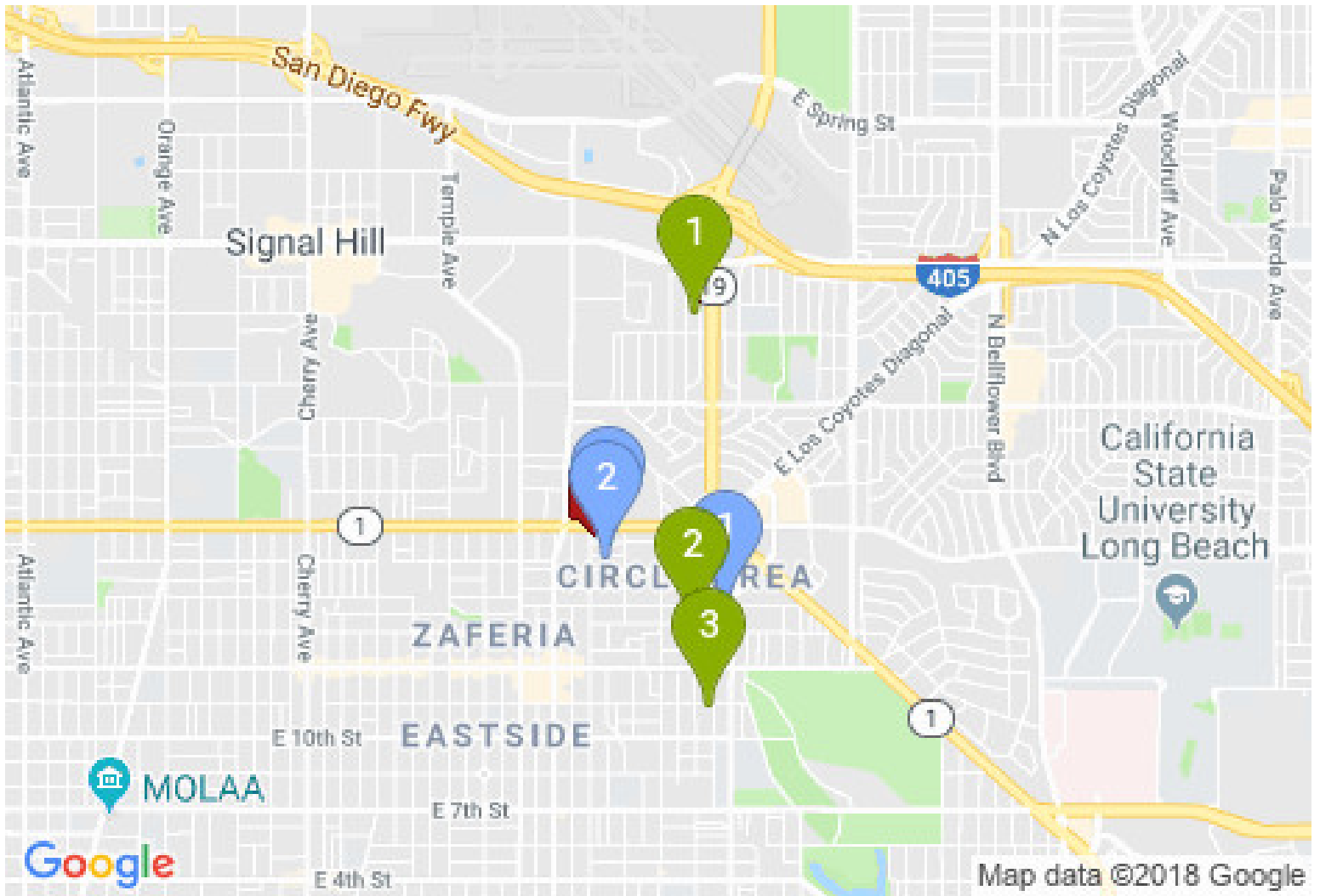
Property Address: 3630 E Esther St	Vendor ID: 4697438
City, State, Zip: Long Beach, CA 90804	Deal Name:
Loan Number: 3630EEstherSt	Inspection Date: 12/10/2018
2nd Loan / Client #:	Subject APN: 7253-002-005

Property Occupancy Status: Vacant	Does the Property Appear Secure?: Yes	Est. Monthly Rent: \$2,200	Sold in the last 12 Months?: No
Currently Listed: Yes	Currently List Broker: Williams Realty Group	List Broker Contact #: 9515385027	Initial List Price: \$575,900
	Initial List Date: 11/06/2018	Current List Price: \$559,900	DOM / CDOM: 33 / 33
Is the Subject Listing Currently Pending?: Yes	Date of Contract: 12/04/2018	CDOM to Contract: 33	Sale Price:
			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	3630 E Esther St Long Beach, CA 90804	1435 Ximeno Ave Long Beach, CA 90804	3644 E 17th St Long Beach, CA 90804	3700 E Esther St Long Beach, CA 90804	2361 Roswell Ave, Long Beach, CA 90804	4116 E 14th St, Long Beach, CA 90804	1095 Bennett Ave, Long Beach, CA 90804
Proximity		0.5 Miles	0.05 Miles	0.02 Miles	0.89 Miles	0.43 Miles	0.68 Miles
Sale/List Price		\$584,500	\$579,000	\$577,500	\$575,000	\$529,900	\$609,000
Sale Date		7/13/2018	9/5/2018	10/5/2018	active	active	pending
Price Per Sq.ft.	\$565.56	\$619.17	\$670.14	\$641.67	\$609.11	\$613.31	\$676.67
Initial List Price	\$575,900	\$589,900	\$619,000	\$584,900	\$575,000	\$529,000	\$619,000
Initial List Date	11/06/2018	5/13/2018	6/7/2018	8/22/2018	12/6/2018	11/27/2018	10/19/2018
Current/Final List	\$559,900	\$584,500	\$579,000	\$577,500	\$575,000	\$529,900	\$609,000
DOM/CDOM	33 / 33	6 / 6	52 / 52	14 / 14	4 / 4	1 / 1	19 / 19
Sales Type		Fair Market	Fair Market	Fair Market	Fair Market	Fair Market	Fair Market
Finance Incentives	0	0	1200	0	0	0	0
Living Area	1022	944	864	900	944	864	900
#Rooms/Bed/Bath 1	6 / 3 / 1	5 / 2 / 1	4 / 2 / 1	5 / 2 / 1	4 / 2 / 1	4 / 2 / 1	4 / 2 / 1
Year Built	1952	1942	1920	1923	1942	1920	1923
Bsmnt SF/% Finished							
Lot Size	0.09ac	0.14ac	0.04ac	0.08ac	0.14ac	0.04ac	0.08ac
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	C4	C4	C4	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 / Yes	No / Yes / Yes	No / Yes / No	No / Yes / No	No / Yes / No
Fireplace	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Garage	2 Detached	2 Detached	1 Attached	1 Attached	2 Detached	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	Long Beach	Long Beach	Long Beach	Long Beach	Long Beach	Long Beach	Long Beach
Common Amenities							
Data Source - ID	County Tax - SW18267481	MLS - PW18112653	MLS - PW18137577	MLS - PW18204975	MLS - PW18286655	MLS - PW18288886	MLS - PW18252618

Market Time 30-90 days	As-Is Price Estimate	As-Repaired Price Estimate	Land Only Price
Anticipated Sale Price	\$578,000	\$578,000	\$390,000
Recommended List Price	\$578,999	\$578,999	
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
•	3630 E Esther St	Long Beach	3	1	0.09ac		1952		
1	1435 Ximeno Ave	Long Beach	2	1	0.14ac	7/13/2018	1942	\$584,500	0.5 Miles
2	3644 E 17th St	Long Beach	2	1	0.04ac	9/5/2018	1920	\$579,000	0.05 Miles
3	3700 E Esther St	Long Beach	2	1	0.08ac	10/5/2018	1923	\$577,500	0.02 Miles
1	2361 Roswell Ave,	Long Beach	2	1	0.14ac	12/6/2018	1942	\$575,000	0.89 Miles
2	4116 E 14th St,	Long Beach	2	1	0.04ac	11/27/2018	1920	\$529,900	0.43 Miles
3	1095 Bennett Ave,	Long Beach	2	1	0.08ac	10/19/2018	1923	\$609,000	0.68 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 superior bath count; Similar lot size
Sale 2 Comments	Similar GLA and equal bath count; Equal lot size
Sale 3 Comments	Similar GLA and equal bath count Equal lot size
List 1 Comments	Similar GLA and equal bath count; Inferior lot size
List 2 Comments	Similar GLA and equal bath count; Inferior lot size
List 3 Comments	Similar GLA and equal bath count; Similar lot size

Comments:

Service Provider Comments:

Subject is a single family detached home situated in the southern and eastern section of the city of Long Beach. The subject exterior appears to be well maintained and is consistent with the area. There were no signs of damage or repairs required based on observation. Expanded search radius to 1 mile for both listings and sales due to the lack of SFR comps with this small of GLA.

Vendor Comments:

Service Provider
Signature

/s/ Michael Midland

Service Provider
Company

Midland Real Estates Services

BPO Effective Date

12/10/2018

Service Provider Lic.
Num.

01408897

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

**3630 E Esther St
Long Beach, CA 90804**



Address



Side



Side



Street



Street



Other



View across street



Comparable Sale #1

1435 Ximeno Ave
Long Beach, CA 90804
Sale Date: 7/13/2018
Sale Price: \$584,500



Comparable Sale #2

3644 E 17th St
Long Beach, CA 90804
Sale Date: 9/5/2018
Sale Price: \$579,000



Comparable Sale #3

3700 E Esther St
Long Beach, CA 90804
Sale Date: 10/5/2018
Sale Price: \$577,500



Comparable Listing #1

2361 Roswell Ave,
Long Beach, CA 90804
Current List: \$575,000



Comparable Listing #2

4116 E 14th St,
Long Beach, CA 90804
Current List: \$529,900



Comparable Listing #3

1095 Bennett Ave,
Long Beach, CA 90804
Current List: \$609,000

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