



Broker Price Opinion

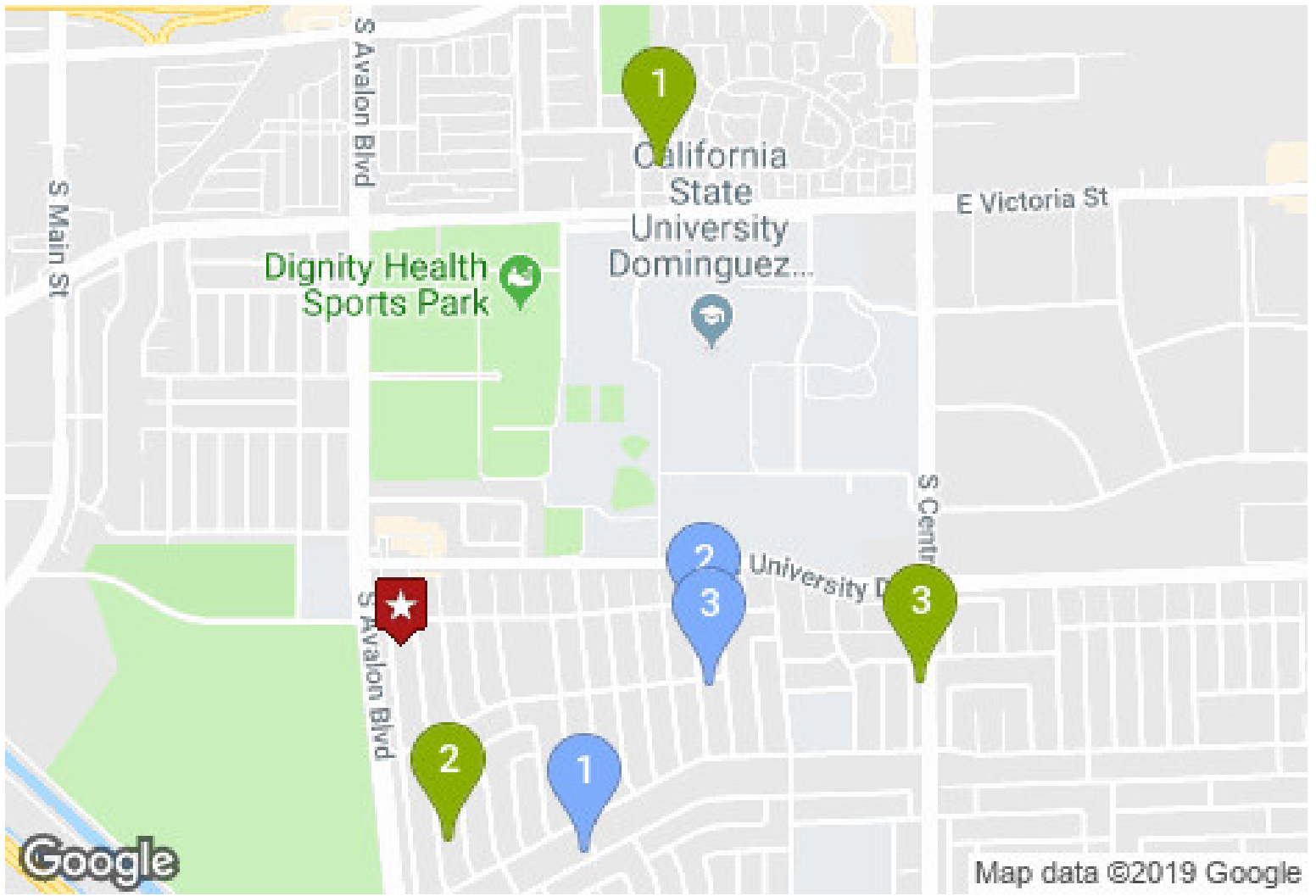
Exterior Inspection
 Interior Inspection

Property Address: 19302 Dunbrooke Ave	Vendor ID: 4726516						
City, State, Zip: Carson, CA 90746	Deal Name:						
Loan Number: 19302 DUNBROOKE AVE	Inspection Date: 1/23/2019						
2nd Loan / Client #:	Subject APN: 7321-012-005						
Property Occupancy Status: Owner	Does the Property Appear Secure? Yes	Est. Monthly Rent: \$2,800	Sold in the last 12 Months? No				
Currently Listed: Yes	Currently List Broker: Realty Masters & Associates	List Broker Contact #: 9097217400	Initial List Price: \$515,000	Initial List Date: 10/30/2018	Current List Price: \$515,000	DOM / CDOM: 85 / 85	Sale Price:
Is the Subject Listing Currently Pending? No	Date of Contract:	CDOM to Contract:	Sale Date:				

Subject Property Comments / External Influences
Single Family Resid

	Subject	Sold Comp 1	Sold Comp 2	Sold Comp 3	List Comp 1	List Comp 2	List Comp 3
							
Address	19302 Dunbrooke Ave Carson, CA 90746	869 E Gladwick St Carson, CA 90746	19232 Scobey Ave Carson, CA 90746	19404 Scobey Ave Carson, CA 90746	17901 Mackeson Ct Carson, CA 90746	19830 Reinhart Ave Carson, CA 90746	19326 Huggins Dr Carson, CA 90746
Proximity		0.48 Miles	0.54 Miles	0.55 Miles	0.97 Miles	0.35 Miles	0.93 Miles
Sale/List Price		\$630,000	\$625,000	\$592,000	\$646,000	\$639,900	\$599,990
Sale Date		7/27/2018	1/17/2019	8/22/2018	active	pending	pending
Price Per Sq.ft.	\$436.18	\$366.92	\$407.43	\$413.41	\$411.99	\$417.69	\$380.46
Initial List Price	\$515,000	\$629,900	\$639,000	\$588,800	\$658,000	\$639,900	\$599,990
Initial List Date	10/30/2018	6/29/2018	11/29/2018	6/30/2018	7/25/2018	12/10/2018	11/16/2018
Current/Final List	\$515,000	\$629,900	\$639,000	\$588,800	\$646,000	\$639,900	\$599,990
DOM/CDOM	85 /	6 / 6	14 / 14	15 / 15	182 / 182	8 / 8	40 / 40
Sales Type		Fair Market	Fair Market	Fair Market	Fair Market	Fair Market	Fair Market
Finance Incentives	0	0	5000	1000	0	0	0
Living Area	1465	1717	1534	1432	1568	1532	1577
#Rooms/Bed/Bath 1	6 / 3 / 2	6 / 3 / 2	6 / 4 / 2	6 / 3 / 2	6 / 3 / 2	6 / 4 / 2	6 / 4 / 2
Year Built	1960	1968	1961	1964	1966	1968	1962
Bsmnt SF/% Finished	/	/	/	/	/	/	/
Lot Size	0.14ac	0.12ac	0.14ac	0.16ac	0.09ac	0.13ac	0.15ac
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	C3	C3	C3	C3	C3
Pool/Spa	None	Yes / Yes	No / Yes	Yes / Yes	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 / No	No / Yes / No	No / Yes / No
Fireplace	Yes	Yes	No	Yes	No	No	No
Garage	2 Attached	2 Attached	2 Attached	2 Attached	2 Attached	2 Attached	2 Attached
Other Features	None	None	None	None	None	None	None
HOA Fees	0/mo0/mo	0/mo0/mo	0/mo0/mo	0/mo0/mo	0/mo0/mo	0/mo0/mo	0/mo0/mo
Rent Potential	\$2,800						
Annual Gross Income	\$33,600						
Likely Sale Price					\$646,000	\$639,900	\$599,990
Gross Rent Multiplier	19.02						
School District	Los Angeles Unified	Los Angeles Unified	Long Beach Unified	Los Angeles Unified	Los Angeles Unified	Los Angeles Unified	Los Angeles Unified
Complex Name							
Floor Level							
Common Amenities							
Data Source - ID	County Tax - CV18263207	MLS - WS18156272	MLS - PW18281934	MLS - PW18157548	MLS - SB-18180051	MLS - 18414754	MLS - PW18274480

Market Time 30-90 days	As-Is Price Estimate	As-Repaired Price Estimate	Land Only Price
90-Day Marketing Time	\$639,000	\$639,000	\$389,000
Recommended List Price	\$639,000	\$639,000	
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
•	19302 Dunbrooke Ave	Carson	3	2	0.14ac		1960		
1	869 E Gladwick St	Carson	3	2	0.12ac	7/27/2018	1968	\$630,000	0.48 Miles
2	19232 Scobey Ave	Carson	4	2	0.14ac	1/17/2019	1961	\$625,000	0.54 Miles
3	19404 Scobey Ave	Carson	3	2	0.16ac	8/22/2018	1964	\$592,000	0.55 Miles
1	17901 Mackeson Ct	Carson	3	2	0.09ac	7/25/2018	1966	\$646,000	0.97 Miles
2	19830 Reinhart Ave	Carson	4	2	0.13ac	12/10/2018	1968	\$639,900	0.35 Miles
3	19326 Huggins Dr	Carson	4	2	0.15ac	11/16/2018	1962	\$599,990	0.93 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 equal bath count; Similar lot size
Sale 2 Comments	Similar GLA and equal bath count; Similar lot size
Sale 3 Comments	Similar GLA and equal bath count; Similar lot size
List 1 Comments	Similar GLA and equal bath count; Similar lot size
List 2 Comments	Similar GLA and equal bath count; Similar lot size
List 3 Comments	Similar GLA and equal bath count; Similar lot size

Comments:

Service Provider Comments:

Per client instructions - Our client is an investor looking to renovate and re-sell at a profit and is focused on the AS-REPAIRED VALUE for this valuation. Report completed per instruction. The subjects value is reflected this way. The subject is currently listed and the current value is higher than the list price. Area is comprised of mostly single family homes and commercial on the main streets. There were no signs of damage or repairs required based on exterior observation. Expanded search radius to 1 mile to find comps of renovated condition and of similar GLA

Vendor Comments:

Service Provider
Signature

/s/ Michael Midland

Service Provider
Company

Midland Real Estates Services

BPO Effective Date

1/23/2019

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

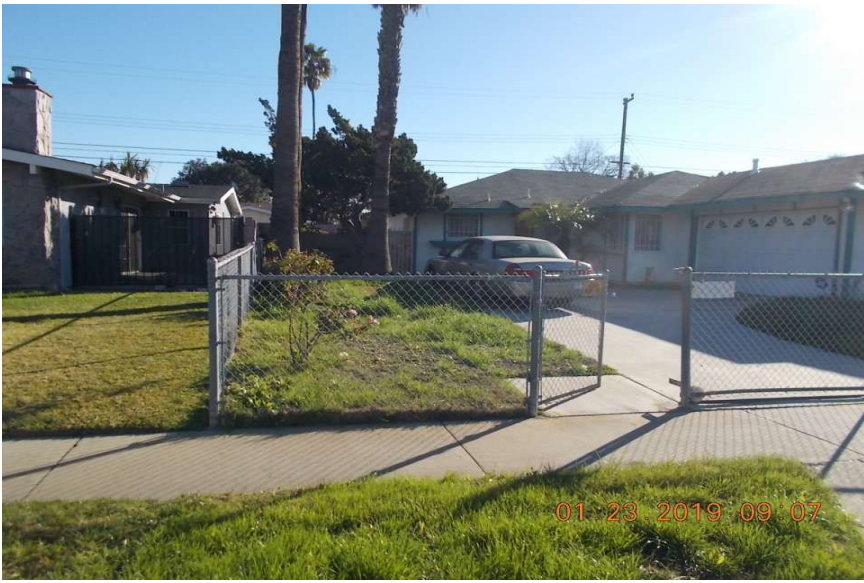
**19302 Dunbrooke Ave
Carson, CA90746**



Address



Side



Side



Street



Street



Other



View across street



Comparable Sale #1

869 E Gladwick St
Carson, CA90746
Sale Date: 7/27/2018
Sale Price: \$630,000



Comparable Sale #2

19232 Scobey Ave
Carson, CA90746
Sale Date: 1/17/2019
Sale Price: \$625,000



Comparable Sale #3

19404 Scobey Ave
Carson, CA90746
Sale Date: 8/22/2018
Sale Price: \$592,000



Comparable Listing #1

17901 Mackeson Ct
Carson, CA90746
Current List: \$646,000



Comparable Listing #2

19830 Reinhart Ave
Carson, CA90746
Current List: \$639,900



Comparable Listing #3

19326 Huggins Dr
Carson, CA90746
Current List: \$599,990

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