

Broker Price Opinion

Property Add	ress: 6530 Regent Str	eet		Vendor ID: 4737228				
City, State	, Zip: Huntington Park	CA 90255		Deal Name:				
Loan Nun	nber: 000923		Ins	Inspection Date: 2/15/2019				
2nd Loan / Clie	ent #:			Subject APN: 6321-018-019				
Property Occupancy	Status Owner	Does the Pro	perty Appear Secure	? Yes Est. Month	nly Rent \$2,200	Sold in the	e last	
Currently Listed C	urrently List Broker	List Broker Contact #	Initial List Price	Initial List Date Cur	rent List Price DOM	/ CDOM 12 Month	s? No	
No					1	Sale Price	e:	
Is the Subject Listing	Currently Pending?	Date of Cont	tract Cl	DOM to Contract		Sale Date	:	
Subject Property Cor	mments / External Influ	lences						
Sfr								
Sfr	Subject	Sold Comp 1	Sold Comp 2	Sold Comp 3	List Comp 1	List Comp 2	List Comp 3	
Sfr	Subject	Sold Comp 1	Sold Comp 2	Sold Comp 3	List Comp 1	List Comp 2	List Comp 3	
Sfr Address	Subject Subject 6530 Regent Street Huntington Park, CA 90255	1946 E 76th St Los Angeles, CA 90001	Sold Comp 2 Sold Comp 2 2464 California St Huntington Park, CA 90255	A state	List Comp 1	List Comp 2	List Comp 3	
	6530 Regent Street Huntington Park,	1946 E 76th St Los Angeles, CA 90001	2464 California St Huntington Park,	2304 Zoe Ave Huntington Park,	1521 E 66th St	7926 Alix Ave	1850 E 67th St	

	Subject	Sold Comp 1	Sold Comp 2	Sold Comp 3	List Comp 1	List Comp 2	List Comp 3
Address	Huntington Park, Los Angeles, CA 90001 Hu		2464 California St Huntington Park, CA 90255	2304 Zoe Ave Huntington Park, CA 90255	1521 E 66th St Los Angeles, CA 90001	7926 Alix Ave Los Angeles, CA 90001	1850 E 67th St Los Angeles, CA 90001
Proximity		0.6 Miles	0.63 Miles	0.19 Miles	0.71 Miles	0.92 Miles	0.29 Miles
Sale/List Price		\$400,500	\$340,000	\$410,000	\$355,000	\$399,900	\$389,000
Sale Date		11/7/2018	1/29/2019	12/4/2018	pending	pending	active
Price Per Sq.ft.	\$370.55	\$351.32	\$332.03	\$493.38	\$389.25	\$384.15	\$336.80
Initial List Price		\$389,000	\$359,000	\$405,000	\$355,000	\$399,900	\$389,000
Initial List Date		9/23/2018	12/11/2018	3/26/2018	10/9/2018	8/29/2018	9/8/2018
Current/Final List		\$389,000	\$359,000	\$405,000	\$355,000	\$399,900	\$389,000
DOM/CDOM	/	45 / 8	49 / 27	253 / 130	129 / 129	170 / 170	160 / 160
Sales Type		Fair Market	Fair Market	Fair Market	Fair Market	Fair Market	Fair Market
Finance Incentives		0	0	0	0	0	0
Living Area	1012	1140	1024	831	912	1041	1155
#Rooms/Bed/Bath 1	5/2/1	6/3/1	5/2/1	5/2/1	5/2/1	7/3/2	5/2/1
Year Built	1943	1925	1923	1938	1926	1930	1913
Bsmnt SF/% Finished	1	1	1	1	1	1	1
Lot Size	0.18ac	0.11ac	0.13ac	0.15ac	0.15ac	0.10ac	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	No / No	No / No	No / No	No / No	No / No	No / No
View	Residential	Residential	Residential	Residential	Skyline/City Lights	Skyline/City Lights	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	No	No	Yes	No	No	No	No
Garage	None	1 Detached	2 Detached	2 Detached	2 Detached	2 Attached	None
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	\$2,200						
Annual Gross Income	\$26.400						
Likely Sale Price	+,				\$355,000	\$399,900	\$389,000
Gross Rent Multiplier	14.20						
School District	Los Angeles	Los Angeles Unified	Los Angeles Unified	Los Angeles Unified	Los Angeles Unified	Los Angeles Unified	Los Angeles Unified
Complex Name						g	
Floor Level							
Common Amenities							
Data Source - ID	County Tax -	MLS - CV18232144	MLS - DW18289753	MLS - DW18133120	MLS - DW18245393	MLS - RS18214736	MLS - DW18200925
Overall Comparison							
Market Time 9	0-120 days	As-Is Price Estimat	te As-Repair	ed Price Estimate	Land Only Price		
90-Da	y Marketing Time	\$375,000	\$	375,000	\$200,750		
Recomm	nended List Price	\$385,000	4	\$385,000			
Recommende	d Sales Strategy:		🗙 As - Is		Repaired		

	E Gage Ave	•			3		Hu	ntingto Park	n
o Central Ave	0	RENCE Fra Roos	ankl			Florence Ave S Alameda St	2 Santa Fe Ave	Pacific Blvd	Miles Ave
6		Florence- NAD					Wa	alnut Par	k
Ca								vlap data @201	19 Google
6	STORE IS		DD	DA	Lat Size	Colo# Data		Map data ©20	CULTE DELCETTUR
6	Address	City	BR		Lot Size	Sale/List Date	Year Built	Vlap data ©20 Sale/List Price	19 Google Distance
	6530 Regent Street	Huntington Park	2	1	0.18ac		Year Built 1943	Sale/List Price	Distance
•	6530 Regent Street 1946 E 76th St	Huntington Park Los Angeles	2 3	1 1	0.18ac 0.11ac	11/7/2018	Year Built 1943 1925	Sale/List Price \$400,500	Distance 0.6 Miles
• 1 2 3	6530 Regent Street 1946 E 76th St 2464 California St	Huntington Park Los Angeles Huntington Park	2 3 2	1 1 1	0.18ac 0.11ac 0.13ac	11/7/2018 1/29/2019	Year Built 1943 1925 1923	\$400,500 \$340,000	0.6 Miles 0.63 Miles
• 1 2 3	6530 Regent Street 1946 E 76th St 2464 California St 2304 Zoe Ave	Huntington Park Los Angeles Huntington Park Huntington Park	2 3 2 2	1 1 1 1	0.18ac 0.11ac 0.13ac 0.15ac	11/7/2018 1/29/2019 12/4/2018	Year Built 1943 1925 1923 1938	Sale/List Price \$400,500 \$340,000 \$410,000	Distance 0.6 Miles 0.63 Miles 0.19 Miles
1	6530 Regent Street 1946 E 76th St 2464 California St 2304 Zoe Ave 1521 E 66th St	Huntington Park Los Angeles Huntington Park Huntington Park Los Angeles	2 3 2 2 2 2	1 1 1 1 1 1	0.18ac 0.11ac 0.13ac 0.15ac 0.15ac	11/7/2018 1/29/2019 12/4/2018 10/9/2018	Year Built 1943 1925 1923 1938 1926	\$400,500 \$400,000 \$340,000 \$410,000 \$355,000	Distance 0.6 Miles 0.63 Miles 0.19 Miles 0.71 Miles
1 2	6530 Regent Street 1946 E 76th St 2464 California St 2304 Zoe Ave 1521 E 66th St 7926 Alix Ave	Huntington Park Los Angeles Huntington Park Huntington Park Los Angeles Los Angeles	2 3 2 2 2 2 3	1 1 1 1 1 2	0.18ac 0.11ac 0.13ac 0.15ac 0.15ac 0.15ac	11/7/2018 1/29/2019 12/4/2018 10/9/2018 8/29/2018	Year Built 1943 1925 1923 1938 1926 1930	Sale/List Price \$400,500 \$340,000 \$410,000 \$355,000 \$399,900	Distance 0.6 Miles 0.63 Miles 0.19 Miles 0.71 Miles 0.92 Miles
1 2 3	6530 Regent Street 1946 E 76th St 2464 California St 2304 Zoe Ave 1521 E 66th St 7926 Alix Ave 1850 E 67th St	Huntington Park Los Angeles Huntington Park Huntington Park Los Angeles	2 3 2 2 2 2	1 1 1 1 1 1	0.18ac 0.11ac 0.13ac 0.15ac 0.15ac	11/7/2018 1/29/2019 12/4/2018 10/9/2018	Year Built 1943 1925 1923 1938 1926	\$400,500 \$400,000 \$340,000 \$410,000 \$355,000	Distance 0.6 Miles 0.63 Miles 0.19 Miles 0.71 Miles
1 2 3	6530 Regent Street 1946 E 76th St 2464 California St 2304 Zoe Ave 1521 E 66th St 7926 Alix Ave 1850 E 67th St ghborhood Data:	Huntington Park Los Angeles Huntington Park Huntington Park Los Angeles Los Angeles Los Angeles	2 3 2 2 2 3 3 2	1 1 1 1 2 1	0.18ac 0.11ac 0.13ac 0.15ac 0.15ac 0.10ac 0.10ac	11/7/2018 1/29/2019 12/4/2018 10/9/2018 8/29/2018 9/8/2018	Year Built 1943 1925 1923 1938 1926 1930 1913	Sale/List Price \$400,500 \$340,000 \$340,000 \$355,000 \$399,900 \$389,000	Distance 0.6 Miles 0.63 Miles 0.19 Miles 0.71 Miles 0.92 Miles 0.29 Miles
1 2 3	6530 Regent Street 1946 E 76th St 2464 California St 2304 Zoe Ave 1521 E 66th St 7926 Alix Ave 1850 E 67th St	Huntington Park Los Angeles Huntington Park Los Angeles Los Angeles Los Angeles Market	2 3 2 2 2 3 2 2 3 2 2	1 1 1 1 2 1 Appre	0.18ac 0.11ac 0.13ac 0.15ac 0.15ac 0.10ac 0.10ac 0.13ac	11/7/2018 1/29/2019 12/4/2018 10/9/2018 8/29/2018	Year Built 1943 1925 1923 1938 1926 1930 1913	Sale/List Price \$400,500 \$340,000 \$410,000 \$355,000 \$399,900	Distance 0.6 Miles 0.63 Miles 0.19 Miles 0.71 Miles 0.92 Miles 0.29 Miles
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1 2 3	6530 Regent Street 1946 E 76th St 2464 California St 2304 Zoe Ave 1521 E 66th St 7926 Alix Ave 1850 E 67th St ghborhood Data: Location Type: Suburban Housing Supply: Stable	Huntington Park Los Angeles Huntington Park Los Angeles Los Angeles Los Angeles Market	2 3 2 2 2 3 2 3 2 7 Trend: dalism:	1 1 1 1 2 1 Appre Low F	0.18ac 0.11ac 0.13ac 0.15ac 0.15ac 0.10ac 0.10ac 0.13ac	11/7/2018 1/29/2019 12/4/2018 10/9/2018 8/29/2018 9/8/2018 Economic Trend: Sta REO Driven? No	Year Built 1943 1925 1923 1938 1926 1930 1913 ble	Sale/List Price \$400,500 \$340,000 \$410,000 \$355,000 \$359,900 \$389,000 Neighborhood Trend:	Distance 0.6 Miles 0.63 Miles 0.19 Miles 0.71 Miles 0.92 Miles 0.29 Miles Stable 84
1 2 3	6530 Regent Street 1946 E 76th St 2464 California St 2304 Zoe Ave 1521 E 66th St 7926 Alix Ave 1850 E 67th St ghborhood Data: Location Type: Suburban Housing Supply: Stable Neighbor	Huntington Park Los Angeles Huntington Park Huntington Park Los Angeles Los Angeles Market Crime/Vanc hood Pride of Ownership:	2 3 2 2 3 2 3 2 7 Trend: dalism:	1 1 1 1 2 1 Appre Low F	0.18ac 0.11ac 0.13ac 0.15ac 0.15ac 0.10ac 0.10ac 0.13ac	11/7/2018 1/29/2019 12/4/2018 10/9/2018 8/29/2018 9/8/2018 Economic Trend: Sta REO Driven? No Avg	Year Built 1943 1925 1923 1938 1926 1930 1930 1913 ble	Sale/List Price \$400,500 \$340,000 \$410,000 \$355,000 \$399,900 \$389,000 Neighborhood Trend: Avg Age of Home: of Comparable Listings:	Distance 0.6 Miles 0.63 Miles 0.19 Miles 0.71 Miles 0.92 Miles 0.29 Miles Stable 84 3 to 6 Mos.
1 2 3	6530 Regent Street 1946 E 76th St 2464 California St 2304 Zoe Ave 1521 E 66th St 7926 Alix Ave 1850 E 67th St ghborhood Data: Location Type: Suburban Housing Supply: Stable	Huntington Park Los Angeles Huntington Park Los Angeles Los Angeles Los Angeles Market Crime/Vand to \$435,000	2 3 2 2 3 2 3 2 Trend: dalism:	1 1 1 1 2 1 Appre Low F	0.18ac 0.11ac 0.13ac 0.15ac 0.15ac 0.10ac 0.10ac 0.13ac	11/7/2018 1/29/2019 12/4/2018 10/9/2018 8/29/2018 9/8/2018 Economic Trend: Sta REO Driven? No Avg	Year Built 1943 1925 1923 1938 1926 1930 1913 ble Marketing Time hate Value: \$360	Sale/List Price \$400,500 \$340,000 \$340,000 \$355,000 \$399,900 \$389,000 Neighborhood Trend: Avg Age of Home: of Comparable Listings: ,000 Average	Distance 0.6 Miles 0.63 Miles 0.19 Miles 0.71 Miles 0.92 Miles 0.29 Miles Stable 84 3 to 6 Mos. DOM: 90
1 2 3	6530 Regent Street 1946 E 76th St 2464 California St 2304 Zoe Ave 1521 E 66th St 7926 Alix Ave 1850 E 67th St ghborhood Data: Location Type: Suburban Housing Supply: Stable Neighbor	Huntington Park Los Angeles Huntington Park Huntington Park Los Angeles Los Angeles Market Crime/Vanc hood Pride of Ownership:	2 3 2 2 3 2 3 2 Trend: dalism:	1 1 1 1 2 1 Appre Low F	0.18ac 0.11ac 0.13ac 0.15ac 0.15ac 0.10ac 0.10ac 0.13ac	11/7/2018 1/29/2019 12/4/2018 10/9/2018 8/29/2018 9/8/2018 Economic Trend: Sta REO Driven? No Avg	Year Built 1943 1925 1923 1938 1926 1930 1913 ble Marketing Time hate Value: \$360	Sale/List Price \$400,500 \$340,000 \$410,000 \$355,000 \$399,900 \$389,000 Neighborhood Trend: Avg Age of Home: of Comparable Listings:	Distance 0.6 Miles 0.63 Miles 0.19 Miles 0.71 Miles 0.92 Miles 0.29 Miles Stable 84 3 to 6 Mos. DOM: 90
1 2 3 Nei	6530 Regent Street 1946 E 76th St 2464 California St 2304 Zoe Ave 1521 E 66th St 7926 Alix Ave 1850 E 67th St ghborhood Data: Location Type: Suburban Housing Supply: Stable Neighbor Price Range: \$325,000	Huntington Park Los Angeles Huntington Park Los Angeles Los Angeles Los Angeles Market Crime/Vand to \$435,000 Number of units for rer	2 3 2 2 3 2 3 2 7 Trend: dalism: Avera Me	1 1 1 2 1 Appre Low F	0.18ac 0.11ac 0.13ac 0.15ac 0.15ac 0.10ac 0.10ac 0.13ac	11/7/2018 1/29/2019 12/4/2018 10/9/2018 8/29/2018 9/8/2018 Economic Trend: Sta REO Driven? No Avg	Year Built 1943 1925 1923 1938 1926 1930 1913 ble Marketing Time hate Value: \$360	Sale/List Price \$400,500 \$340,000 \$340,000 \$355,000 \$399,900 \$389,000 Neighborhood Trend: Avg Age of Home: of Comparable Listings: ,000 Average	Distance 0.6 Miles 0.63 Miles 0.19 Miles 0.71 Miles 0.92 Miles 0.29 Miles Stable 84 3 to 6 Mos. DOM: 90
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1 2 3 Neig Nor Neig	6530 Regent Street 1946 E 76th St 2464 California St 2304 Zoe Ave 1521 E 66th St 7926 Alix Ave 1850 E 67th St ghborhood Data: Location Type: Suburban Housing Supply: Stable Neighbor Price Range: \$325,000 gative Neighborhood Factors to he Noted ghborhood Comments:	Huntington Park Los Angeles Huntington Park Los Angeles Los Angeles Los Angeles Market Crime/Vanc hood Pride of Ownership: to \$435,000 Number of units for rer	2 3 2 2 3 2 Trend: dalism: Avera Me nt: subjec	1 1 1 1 2 1 Appre Low F age edian F	0.18ac 0.11ac 0.13ac 0.15ac 0.15ac 0.10ac 0.10ac 0.13ac eciating Risk	11/7/2018 1/29/2019 12/4/2018 10/9/2018 8/29/2018 9/8/2018 Economic Trend: Sta REO Driven? No Avg 000	Year Built 1943 1925 1923 1938 1926 1930 1913 ble Marketing Time nate Value: \$360 Num	Sale/List Price \$400,500 \$340,000 \$340,000 \$355,000 \$399,900 \$389,000 Neighborhood Trend: Avg Age of Home: of Comparable Listings: ,000 Average	Distance 0.6 Miles 0.63 Miles 0.19 Miles 0.71 Miles 0.92 Miles 0.29 Miles Stable 84 3 to 6 Mos. DOM: 90
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1 2 3 Neig Nor Neig The Mos Will	6530 Regent Street 1946 E 76th St 2464 California St 2304 Zoe Ave 1521 E 66th St 7926 Alix Ave 1850 E 67th St ghborhood Data: Location Type: Suburban Housing Supply: Stable Neighbor Price Range: \$325,000 price Range: \$325,000 gative Neighborhood Factors to ne Noted ghborhood Comments: e neighborhood consist of com-	Huntington Park Los Angeles Huntington Park Huntington Park Los Angeles Los Angeles Los Angeles Market Crime/Vand hood Pride of Ownership: to \$435,000 Number of units for rer that will detract from the	2 3 2 2 3 2 3 2 3 2 3 2 3 2 3 2 3 2 3 2	1 1 1 1 2 1 Appre Low F age edian F ct:	0.18ac 0.11ac 0.13ac 0.15ac 0.15ac 0.10ac 0.13ac eciating Risk Price: \$400,0 R's with ave	11/7/2018 1/29/2019 12/4/2018 10/9/2018 8/29/2018 9/8/2018 Economic Trend: Sta REO Driven? No Avg 000 Predomin	Year Built 1943 1925 1923 1938 1926 1930 1913 ble Marketing Time nate Value: \$360 Num	Sale/List Price \$400,500 \$340,000 \$340,000 \$355,000 \$399,900 \$389,000 Neighborhood Trend: Avg Age of Home: of Comparable Listings: ,000 Average	Distance 0.6 Miles 0.63 Miles 0.19 Miles 0.71 Miles 0.92 Miles 0.29 Miles Stable 84 3 to 6 Mos. DOM: 90

Comparables:

Sale 1 Comments	Property is inferior in year built to the subject.
Sale 2 Comments	Property is inferior in lot size to the subject.
Sale 3 Comments	Property is inferior in GLA to the subject.
List 1 Comments	Property is equal in lot size to the subject.
List 2 Comments	Property is superior in bedroom/bathroom count to the subject.
List 3 Comments	Property is inferior in year built to the subject.

Comments:

Service Provider Comments:

Search in year built was extended order to provide comparables within 1 mile and with similar condition to the subject. The neighborhood consist of conforming, average to good quality SFR's with average to good maintenance levels. Subject is located near to commercial area or none residential area this will have no effect in the subject's marketability. Subject is near to train tracks this will impact negatively it's marketability however I couldn't provide any Sale or Listing even when search in GLA and months were extended.

Vendor Comments:

Service Provider Signature Service Provider Company

/s/ Victor Pereda

Vianso Corporation

BPO Effective Date

2/15/2019

Service Provider Lic. Num. 01453059

Repairs

Pocommondod Popair	s would bring the subject to: \$375,000	
Recommended Repairs		
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

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

6530 Regent Street Huntington Park, CA90255



Address



Side



Side



Street



Street



View across street



Comparable Sale #1

1946 E 76th St Los Angeles, CA90001 Sale Date: 11/7/2018 Sale Price: \$400,500

Comparable Sale #2

2464 California St Huntington Park, CA90255 Sale Date: 1/29/2019 Sale Price: \$340,000

Comparable Sale #3

2304 Zoe Ave Huntington Park, CA90255 Sale Date: 12/4/2018 Sale Price: \$410,000





Comparable Listing #1

1521 E 66th St Los Angeles, CA90001 Current List: \$355,000

Comparable Listing #2

7926 Alix Ave Los Angeles, CA90001 Current List: \$399,900

Comparable Listing #3

1850 E 67th St Los Angeles, CA90001 Current List: \$389,000 Neither Xome Valuation Services LLC nor any of its affiliates, members, managers or contractors makes any representation or warranty as to the accuracy or completeness of the information contained in this broker price opinion. You should use good faith efforts in determining that the content of all information to be provided to or obtained by you is accurate. This analysis has been performed by a licensed real estate professional and is intended for the benefit of the addressee only. The Brokers Price Opinion is not to be construed as an appraisal and may not be used as such for any purpose. The purpose of this BPO is to provide an estimate of the probable sales price of the property, utilizing the sales comparison approach methodology and will not be used for loan origination. This opinion may not be used by any party as the primary basis to determine the value of a parcel of real property for a mortgage loan origination, including first and second mortgages, refinances or equity lines of credit. Notwithstanding any preprinted language to the contrary, this opinion is not an appraisal of the market value of the property. If an appraisal is desired, the services of a licensed appraiser must be obtained.