



Broker Price Opinion

Exterior Inspection
 Interior Inspection

Property Address: 6530 Regent Street	Vendor ID: 4737228
City, State, Zip: Huntington Park, CA 90255	Deal Name:
Loan Number: 000923	Inspection Date: 2/15/2019
2nd Loan / Client #:	Subject APN: 6321-018-019

Property Occupancy Status Does the Property Appear Secure? Est. Monthly Rent

Currently Listed Currently List Broker List Broker Contact # Initial List Price Initial List Date Current List Price DOM / CDOM

Sold in the last 12 Months?

Sale Price:

Sale Date:

Is the Subject Listing Currently Pending? Date of Contract CDOM to Contract

Subject Property Comments / External Influences

Sfr

Subject	Sold Comp 1	Sold Comp 2	Sold Comp 3	List Comp 1	List Comp 2	List Comp 3	
							
Address	6530 Regent Street Huntington Park, CA 90255	1946 E 76th St Los Angeles, CA 90001	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	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	7 / 3 / 2	5 / 2 / 1	
Year Built	1943	1925	1923	1938	1926	1930	1913
Bsmnt SF/% Finished	/	/	/	/	/	/	/
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							
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 90-120 days	As-Is Price Estimate	As-Repaired Price Estimate	Land Only Price
90-Day Marketing Time	<input type="text" value="\$375,000"/>	<input type="text" value="\$375,000"/>	<input type="text" value="\$200,750"/>
Recommended List Price	<input type="text" value="\$385,000"/>	<input type="text" value="\$385,000"/>	
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
•	6530 Regent Street	Huntington Park	2	1	0.18ac		1943		
1	1946 E 76th St	Los Angeles	3	1	0.11ac	11/7/2018	1925	\$400,500	0.6 Miles
2	2464 California St	Huntington Park	2	1	0.13ac	1/29/2019	1923	\$340,000	0.63 Miles
3	2304 Zoe Ave	Huntington Park	2	1	0.15ac	12/4/2018	1938	\$410,000	0.19 Miles
1	1521 E 66th St	Los Angeles	2	1	0.15ac	10/9/2018	1926	\$355,000	0.71 Miles
2	7926 Alix Ave	Los Angeles	3	2	0.10ac	8/29/2018	1930	\$399,900	0.92 Miles
3	1850 E 67th St	Los Angeles	2	1	0.13ac	9/8/2018	1913	\$389,000	0.29 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	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

/s/ Victor Pereda

Service Provider
Company

Vianso Corporation

BPO Effective Date

2/15/2019

Service Provider Lic.
Num.

01453059

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

**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

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