



# Broker Price Opinion

Exterior Inspection  
 Interior Inspection

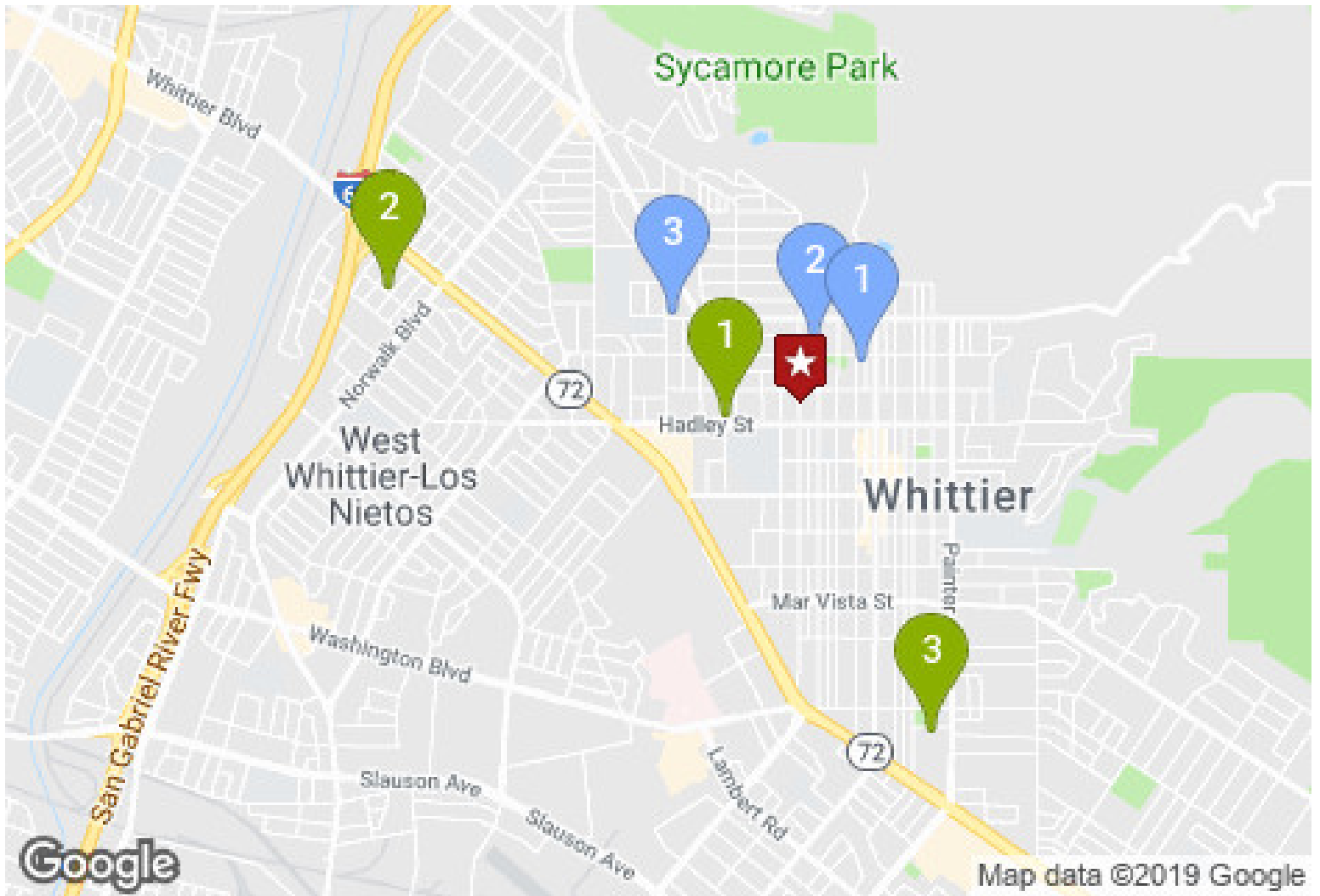
Property Address: 6341 Pickering Avenue	Vendor ID: 4748016
City, State, Zip: Whittier, CA 90601	Deal Name:
Loan Number: 000934	Inspection Date: 3/13/2019
2nd Loan / Client #:	Subject APN: 8140-022-010

Property Occupancy Status: Owner	Does the Property Appear Secure?: Yes	Est. Monthly Rent: \$3,800	Sold in the last 12 Months?: No
Currently Listed: Yes	Currently List Broker: TAMAYO & ASSOC. R.E.	List Broker Contact #: 3239791980	Sale Price:
	Initial List Price: \$609,999	Initial List Date: 1/07/2019	Sale Date:
	Current List Price: \$609,999	DOM / CDOM: 65 / 65	
Is the Subject Listing Currently Pending?: No	Date of Contract:	CDOM to Contract:	

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	6341 Pickering Avenue Whittier, CA 90601	6212 Comstock Ave Whittier, CA 90601	6043 Newlin Ave Whittier, CA 90601	5856 Magnolia Ave Whittier, CA 90601	12207 Hadley St Whittier, CA 90601	6131 Rockne Ave Whittier, CA 90606	8105 Friends Ave Whittier, CA 90602
Proximity	0.29 Miles	0.26 Miles	0.56 Miles	0.25 Miles	1.5 Miles	1.22 Miles	
Sale/List Price	\$599,000	\$600,000	\$640,000	\$585,000	\$599,999	\$635,000	
Sale Date	2/15/2019	12/28/2018	2/14/2019	active	active	active	
Price Per Sq.ft.	\$324.15	\$366.14	\$377.83	\$285.23	\$302.42	\$321.84	
Initial List Price	\$609,999	\$599,900	\$620,000	\$645,000	\$585,000	\$599,999	\$659,800
Initial List Date	1/07/2019	6/15/2018	10/3/2018	1/12/2019	1/23/2017	11/29/2018	12/7/2018
Current/Final List	\$609,999	\$599,900	\$620,000	\$645,000	\$585,000	\$599,999	\$635,000
DOM/CDOM	65 /	245 / 245	86 / 86	33 / 33	991 / 780	67 / 67	18 / 18
Sales Type	Fair Market	Fair Market	Fair Market	Fair Market	Fair Market	Fair Market	Fair Market
Living Area	1851	1636	1588	1739	2051	1984	1973
#Rooms/Bed/Bath 1	6 / 2 / 2	6 / 2 / 2	5 / 2 / 1	5 / 2 / 1	6 / 2 / 2	6 / 3 / 1	6 / 2 / 2
#Rooms/Bed/Bath 2	4 / 1 / 1	6 / 2 / 2	5 / 2 / 1	5 / 2 / 1	4 / 1 / 1	5 / 2 / 1	4 / 1 / 1
#Rooms/Bed/Bath 3	//	//	//	//	5 / 2 / 1	//	//
#Rooms/Bed/Bath 4	//	//	//	//	//	//	//
Year Built	1912	1918	1901	1953	1923	1926	1939
Bsmnt SF/% Finished	/	/	/	/	/	/	/
Lot Size	0.14ac	0.16ac	0.16ac	0.15ac	0.15ac	0.13ac	0.16ac
Property Type	2 unit	2 unit	2 unit	2 unit	3 unit	2 unit	2 unit
Style / Quality	Contemp / Q4	Contemp / Q4	Contemp / Q4	Contemp / Q4	Contemp / Q4	Contemp / Q4	Contemp / Q4
# of Units	2	2	2	2	3	2	2
Condition	C3	C3	C3	C3	C3	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 / 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	None	2 Detached	1 Detached	2 Detached	2 Detached
Other Features	n/a	n/a	n/a	n/a	n/a	n/a	n/a
School District	Whittier Union High	Whittier Union High	Whittier Union High	Whittier Union High	Whittier Union High	Whittier Union High	Whittier Union high
Complex Name							
Floor Level							
Common Amenities		none	none	none	none	none	none
Data Source - ID	County Tax - n/a	MLS - PW18142905	MLS - DW18240778	MLS - PW19010418	MLS - DW17014350	MLS - PW18279551	MLS - CV18286206
Overall Comparison							

<b>Market Time 90-120 days</b>	<b>As-Is Price Estimate</b>	<b>As-Repaired Price Estimate</b>	<b>Land Only Price</b>
90-Day Marketing Time	<b>\$600,000</b>	<b>\$600,000</b>	<b>\$124,650</b>
Recommended List Price	<b>\$610,000</b>	<b>\$610,000</b>	
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
•	6341 Pickering Avenue	Whittier	3	3	0.14ac		1912		
1	6212 Comstock Ave	Whittier	4	4	0.16ac	2/15/2019	1918	\$599,000	0.29 Miles
2	6043 Newlin Ave	Whittier	4	2	0.16ac	12/28/2018	1901	\$600,000	0.26 Miles
3	5856 Magnolia Ave	Whittier	4	2	0.15ac	2/14/2019	1953	\$640,000	0.56 Miles
1	12207 Hadley St	Whittier	5	4	0.15ac	1/23/2017	1923	\$585,000	0.25 Miles
2	6131 Rockne Ave	Whittier	5	2	0.13ac	11/29/2018	1926	\$599,999	1.5 Miles
3	8105 Friends Ave	Whittier	3	3	0.16ac	12/7/2018	1939	\$635,000	1.22 Miles

**Neighborhood Data:**

Location Type:  Market Trend:  Economic Trend:  Neighborhood Trend:

Housing Supply:  Crime/Vandalism:  REO Driven?  Avg Age of Home:

Sale to List Ratio:  Neighborhood Pride of Ownership:  Avg Marketing Time of Comparable Listings:

Price Range:  to  Median Price:  Predominate Value:  Average DOM:

% Owners:  % Tenants:  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 has similar building size, room counts, age, condition, and appeal.
Sale 2 Comments	Sale comp 2 is similar to the subject in building size, room counts, 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 has similar building size, room counts, age, condition, and appeal.
List 3 Comments	List comp 3 is similar to the subject in building size, room counts, condition, and appeal.

**Comments:**

## Service Provider Comments:

The condition of the subject is in average condition with no deferred maintenance showing from outside inspection. No particular negative factor showed for the neighborhoods and the subject. Since it is duplex, it might interest the investor as a investing property. Neighborhood is quiet.

## Vendor Comments:

Service Provider  
Signature  
Service Provider  
Company

/s/ Insook Uhm

Century 21 Astro

BPO Effective Date

3/14/2019

Service Provider Lic.  
Num.

01845839

**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

**6341 Pickering Avenue  
Whittier, CA90601**



Address



Side



Side



Street



Street



View across street



**Comparable Sale #1**

6212 Comstock Ave  
Whittier, CA90601  
Sale Date: 2/15/2019  
Sale Price: \$599,000



**Comparable Sale #2**

6043 Newlin Ave  
Whittier, CA90601  
Sale Date: 12/28/2018  
Sale Price: \$600,000



**Comparable Sale #3**

5856 Magnolia Ave  
Whittier, CA90601  
Sale Date: 2/14/2019  
Sale Price: \$640,000





**Comparable Listing #1**

12207 Hadley St  
Whittier, CA90601  
Current List: \$585,000



**Comparable Listing #2**

6131 Rockne Ave  
Whittier, CA90606  
Current List: \$599,999



**Comparable Listing #3**

8105 Friends Ave  
Whittier, CA90602  
Current List: \$635,000

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