



Broker Price Opinion

Exterior Inspection
 Interior Inspection

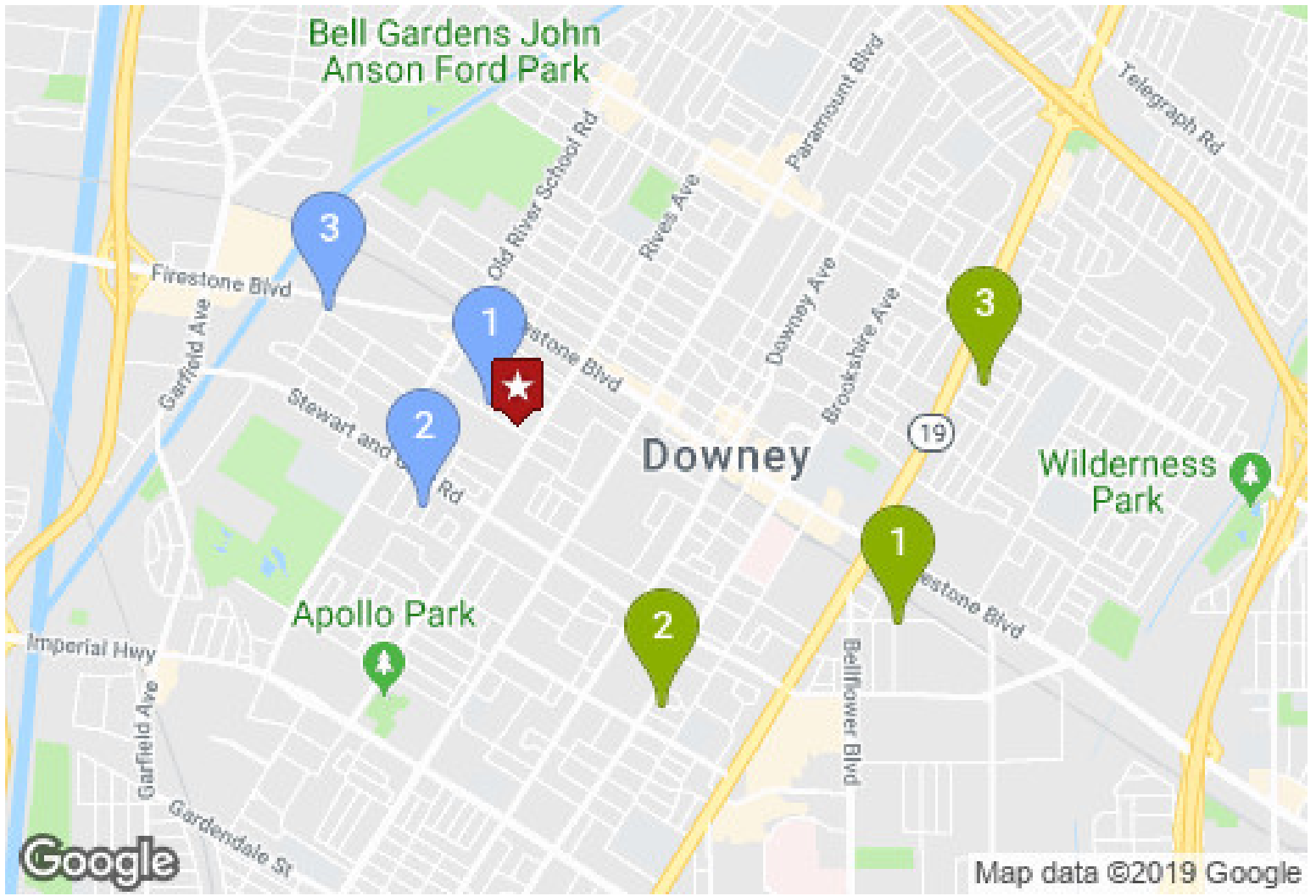
Property Address: 7746 Adwen St	Vendor ID: 4742631
City, State, Zip: Downey, CA 90241	Deal Name:
Loan Number: 7746ADWENST	Inspection Date: 3/04/2019
2nd Loan / Client #:	Subject APN: 6248-022-002

Property Occupancy Status: <input type="text" value="Vacant"/>	Does the Property Appear Secure?: <input checked="" type="checkbox"/> Yes	Est. Monthly Rent: <input type="text" value="\$1,500"/>	Sold in the last 12 Months?: <input type="text" value="No"/>
Currently Listed: <input checked="" type="checkbox"/> Yes	Currently List Broker: Homesmart Legends	List Broker Contact #: 7604511600	Sale Price: <input type="text"/>
Initial List Price: \$439,000	Initial List Date: 2/19/2019	Current List Price: \$439,000	DOM / CDOM: 10 / 10
Is the Subject Listing Currently Pending?: <input checked="" type="checkbox"/> Yes	Date of Contract: 3/01/2019	CDOM to Contract: 10	Sale Date: <input type="text"/>

Subject Property Comments / External Influences
The subject and surrounding area/neighborhood has not sustained any fire damage or been impacted by fire/hurricane.

Subject	Sold Comp 1	Sold Comp 2	Sold Comp 3	List Comp 1	List Comp 2	List Comp 3	
							
Address	7746 Adwen St Downey, CA 90241	11547 Horton Ave Downey, CA 90241	12009 Horton Ave Downey, CA 90241	7105 Adwen St Downey, CA 90241	9206 Hall Rd Downey, CA 90241	8522 Boyne St Downey, CA 90241	9051 Bigby St Downey, CA 90241
Proximity		0.17 Miles	0.42 Miles	0.83 Miles	1.48 Miles	1.07 Miles	1.65 Miles
Sale/List Price		\$485,000	\$508,000	\$527,500	\$465,000	\$495,000	\$510,000
Sale Date		7/20/2018	6/15/2018	5/30/2018	active	active	pending
Price Per Sq.ft.	\$653.85	\$601.74	\$575.96	\$703.33	\$532.65	\$550.00	\$547.21
Initial List Price	\$439,000	\$489,000	\$489,900	\$519,000	\$465,000	\$515,000	\$510,000
Initial List Date	2/19/2019	3/17/2018	5/7/2018	5/11/2018	1/11/2019	1/5/2019	11/24/2018
Current/Final List	\$439,000	\$489,000	\$489,900	\$519,000	\$465,000	\$495,000	\$510,000
DOM/CDOM	10 /	76 / 76	8 / 8	5 / 5	52 / 52	55 / 55	2 / 2
Sales Type		Fair Market	Fair Market	Fair Market	Fair Market	Fair Market	Fair Market
Finance Incentives	None	None	None	None	None	None	None
Living Area	806	806	882	750	873	900	932
#Rooms/Bed/Bath 1	4 / 2 / 2	4 / 2 / 1	4 / 2 / 1	4 / 2 / 1	5 / 2 / 1	4 / 2 / 1	4 / 2 / 1
Year Built	1950	1950	1950	1949	1948	1941	1950
Bsmnt SF/% Finished	/	/	/	/	/	/	/
Lot Size	0.12ac	0.12ac	0.13ac	0.15ac	0.14ac	0.12ac	0.17ac
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	Residential	Residential	Residential
Porch/Patio/Deck	No / Yes / 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	1 Detached	1 Attached	1 Attached	1 Attached	1 Attached	2 Attached	2 Attached
Other Features	Covered Patio/ Fence	Fence	Covered Patio/ Fence	Fence	Fence	Fence	Fence
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	\$1,500						
Annual Gross Income	\$18,000						
Likely Sale Price					\$465,000	\$495,000	\$510,000
Gross Rent Multiplier	29.28						
School District	Downey	Downey	Downey	Downey	Downey	Downey	Downey
Complex Name							
Floor Level							
Common Amenities							
Data Source - ID	County Tax - 190009675	MLS - DW18055549	MLS - PW18107657	MLS - PW18111465	MLS - DW19006101	MLS - DW19003604	MLS - PW19036664
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="\$527,000"/>	<input type="text" value="\$528,000"/>	<input type="text" value="\$150,000"/>
Recommended List Price	<input type="text" value="\$529,000"/>	<input type="text" value="\$530,000"/>	
Recommended Sales Strategy:	<input type="checkbox"/> As - Is		<input checked="" type="checkbox"/> Repaired



	Address	City	BR	BA	Lot Size	Sale/List Date	Year Built	Sale/List Price	Distance
•	7746 Adwen St	Downey	2	2	0.12ac		1950		
1	11547 Horton Ave	Downey	2	1	0.12ac	7/20/2018	1950	\$485,000	0.17 Miles
2	12009 Horton Ave	Downey	2	1	0.13ac	6/15/2018	1950	\$508,000	0.42 Miles
3	7105 Adwen St	Downey	2	1	0.15ac	5/30/2018	1949	\$527,500	0.83 Miles
1	9206 Hall Rd	Downey	2	1	0.14ac	1/11/2019	1948	\$465,000	1.48 Miles
2	8522 Boyne St	Downey	2	1	0.12ac	1/5/2019	1941	\$495,000	1.07 Miles
3	9051 Bigby St	Downey	2	1	0.17ac	11/24/2018	1950	\$510,000	1.65 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	home with 2 bedrooms and 1 bathroom on a full size 5,000+ Lot. Updated Roof, Newer Carpeting, Concrete Driveway, Updated Windows, Private Garage and Large Backyard with Room to Grow.
Sale 2 Comments	Nice two bedrooms, one bath home in a great area of Downey!! Spacious living room with adjacent dining area, two good size bedrooms and updated bathroom. Large remodeled kitchen, stainless steel appliances, high end range, glass inset cabinet door details, large tile floors.
Sale 3 Comments	This lovely home has been completely remodeled from top to bottom. The open concept invites you from the charming living room into the bright and spacious kitchen, where you will find recessed lighting, custom wine storage, newly installed white shaker cabinets.
List 1 Comments	home featuring 2 bedrooms 1 bath 1 car garage. Large yard for entertainment. Pet friendly. Located in the Downey Unified School District. Close to Stonewood Mall and Downey Landing. Near great restaurants and entertainment.
List 2 Comments	Fully updated 2 bed 1 bath home with 2 car garage and large backyard that is perfect for entertaining. Located in a prime part of Downey, walking distance to the promenade and landing you will love this home. Everything is updated from the hardwood floors.
List 3 Comments	This lovingly maintained home features 2 spacious bedrooms and 1 full bathroom along with an attached 2 car garage. Spacious living room with laminate floors, crown molding and newer shutters.

Comments:

Service Provider Comments:

When gathering the sold comps that were within the permitted parameters, I had to extend the search to 0.9 mile radius and 12 months in time, in other to stay within the 20% +/- GLA and that the selected comps would all be in the same side of the FWY of the subject property. For the active comps, I saw the need to go even farther, because the lack of comps within the 0.5 mile radius from the subject. In order to select comps that were active within the last 4 months and 20% +/- GLA, I had to extend the search to .51 miles from the subject property. The adjustments needed were -\$6000 because of the lot size difference +\$3000 because of the GLA difference and +\$2000 because of the room difference. Adjusted comp value = \$527000.

Vendor Comments:

Service Provider
Signature
Service Provider
Company

/s/ John Jones

Elite REO Services

BPO Effective Date

3/5/2019

Service Provider Lic.
Num.

01318149

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	Landscape and lawn needs to be maintained		\$500
Fence			\$0
Other			\$0
External Repair Total:			\$500
Repair Total:			\$500

03 04 2019



Subject Front

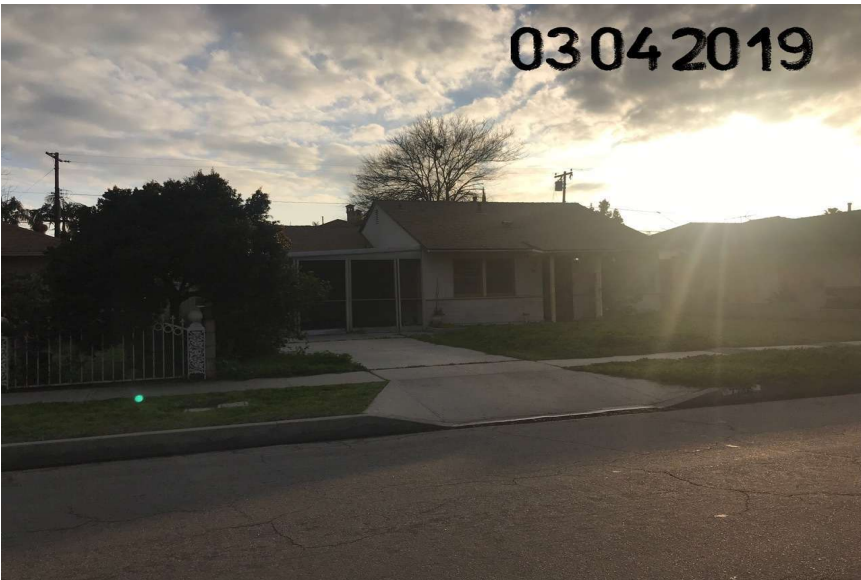
7746 Adwen St
Downey, CA90241

03 04 2019



Address

03 04 2019



Side

03 04 2019



Side

03 04 2019



Street

03 04 2019



Street



Damage Photo

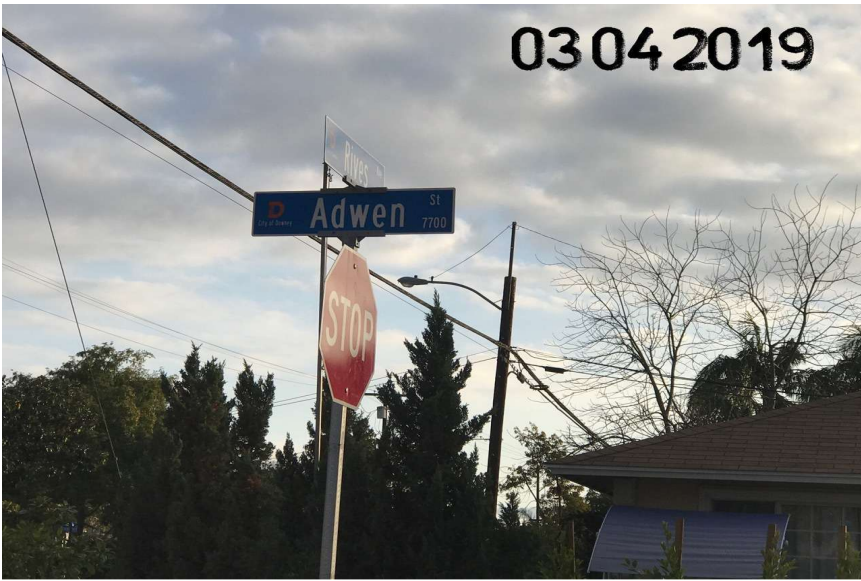


Other



View across street

03 04 2019



Street Sign



Comparable Sale #1

11547 Horton Ave
Downey, CA90241
Sale Date: 7/20/2018
Sale Price: \$485,000



Comparable Sale #2

12009 Horton Ave
Downey, CA90241
Sale Date: 6/15/2018
Sale Price: \$508,000



Comparable Sale #3

7105 Adwen St
Downey, CA90241
Sale Date: 5/30/2018
Sale Price: \$527,500



Comparable Listing #1

9206 Hall Rd
Downey, CA90241
Current List: \$465,000



Comparable Listing #2

8522 Boyne St
Downey, CA90241
Current List: \$495,000



Comparable Listing #3

9051 Bigby St
Downey, CA90241
Current List: \$510,000

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