



Broker Price Opinion

Exterior Inspection
 Interior Inspection

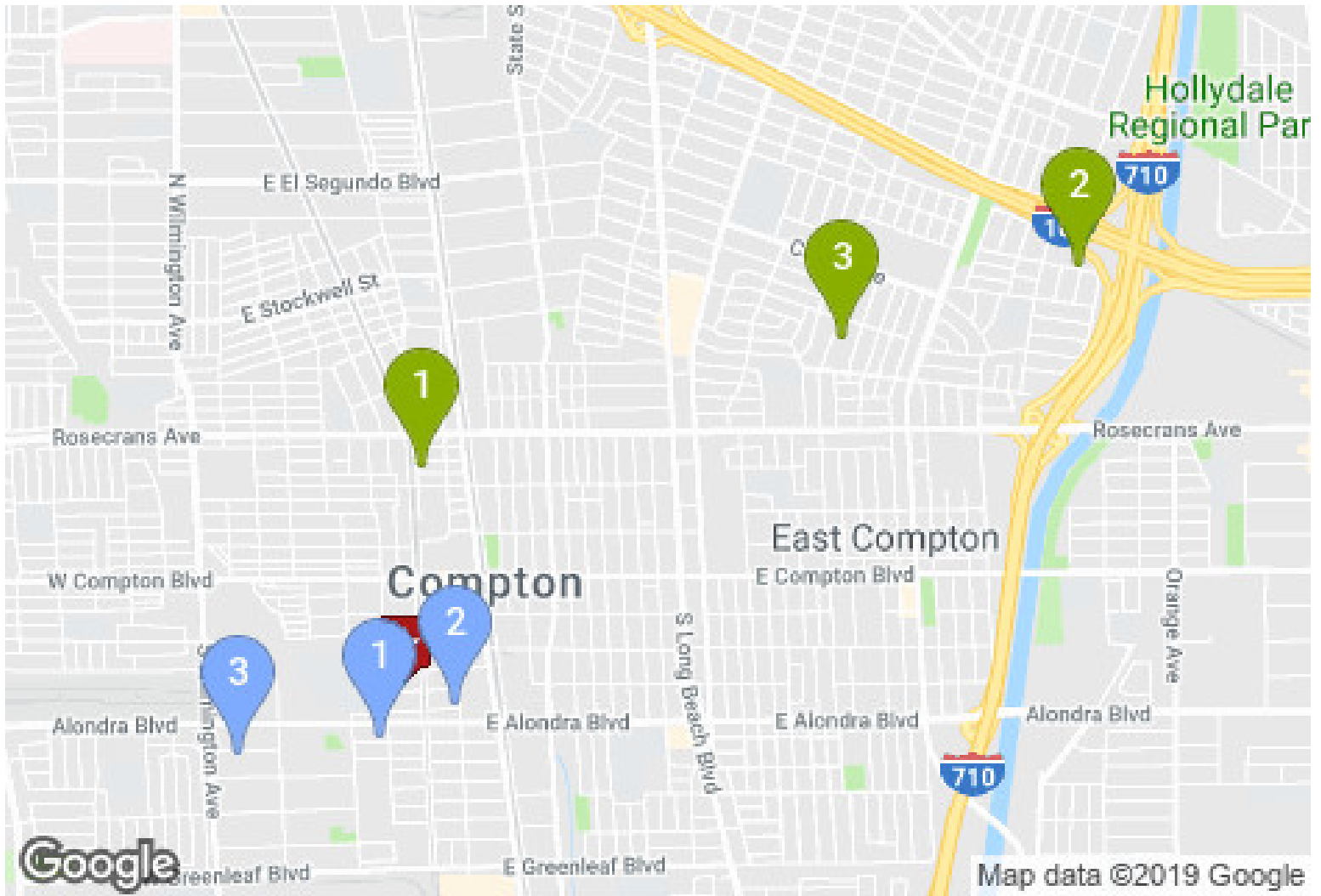
Property Address: 200 W Cypress St	Vendor ID: 4753632
City, State, Zip: Compton, CA 90220	Deal Name:
Loan Number: 200 W Cypress St	Inspection Date: 3/27/2019
2nd Loan / Client #:	Subject APN: 6160-008-012

Property Occupancy Status: Owner	Does the Property Appear Secure?: Yes	Est. Monthly Rent: \$4,200	Sold in the last 12 Months?: No
Currently Listed: Yes	Currently List Broker: Keller Williams Inglewood	List Broker Contact #: 3235599081	Sale Price:
	Initial List Price: \$545,000	Initial List Date: 2/27/2019	Sale Date:
	Current List Price: \$545,000	DOM / CDOM: 28 / 28	
Is the Subject Listing Currently Pending?: Yes	Date of Contract: 3/01/2019	CDOM to Contract: 26	

Subject Property Comments / External Influences
 All information was gathered from Tax Record.

Subject	Sold Comp 1	Sold Comp 2	Sold Comp 3	List Comp 1	List Comp 2	List Comp 3	
Address	200 W Cypress St Compton, CA 90220	311 W Raymond St Compton, CA 90220	141 E Cocoa St Compton, CA 90220	700 W Raymond St Compton, CA 90220	806 N Willowbrook Ave Compton, CA 90220	5417 Lavinia Ave Lynwood, CA 90262	12638 Harris Ave Lynwood, CA 90262
Proximity	0.16 Miles	0.19 Miles	0.62 Miles	0.81 Miles	2.83 Miles	2	
Sale/List Price	\$630,000	\$702,000	\$780,000	\$699,999	\$825,000	\$599,900	
Sale Date	4/6/2018	11/20/2018	2/1/2019	active	active	active	
Price Per Sq.ft.	\$299.15	\$351.56	\$292.99	\$438.94	\$280.00	\$265.70	\$343.78
Initial List Price	\$545,000	\$579,900	\$698,900	\$849,999	\$699,999	\$825,000	\$599,900
Initial List Date	2/27/2019	3/1/2018	9/26/2018	12/21/2018	12/10/2018	7/31/2018	2/21/2019
Current/Final List	\$545,000	\$579,900	\$698,900	\$849,999	\$699,999	\$825,000	\$599,900
DOM/CDOM	28 /	36 / 36	55 / 55	42 / 42	107 / 107	239 / 239	34 / 34
Sales Type	Fair Market	Fair Market	Fair Market	Fair Market	Fair Market	Fair Market	Fair Market
Living Area	2340	1792	2396	1777	2500	3105	1745
#Rooms/Bed/Bath 1	4 / 2 / 1	4 / 2 / 1	4 / 2 / 1	4 / 2 / 1	6 / 3 / 2	6 / 3 / 2	4 / 2 / 1
#Rooms/Bed/Bath 2	4 / 2 / 1	3 / 1 / 1	3 / 1 / 1	3 / 1 / 1	6 / 3 / 2	4 / 2 / 1	4 / 2 / 1
#Rooms/Bed/Bath 3	4 / 2 / 1	3 / 1 / 1	3 / 1 / 1	//	//	5 / 3 / 1	3 / 1 / 1
#Rooms/Bed/Bath 4	3 / 1 / 1	//	3 / 1 / 1	//	//	//	//
Year Built	1956	1922	1951	1924	2018	1947	1943
Bsmnt SF/% Finished	/	/	/	/	/	/	/
Lot Size	0.15ac	0.17ac	0.18ac	0.63ac	0.11ac	0.22ac	0.24ac
Property Type	4 unit	3 unit	4 unit	2 unit	2 unit	3 unit	3 unit
Style / Quality	Multi-Unit / Q4	Multi-Unit / Q4	Multi-Unit / Q4	Multi-Unit / Q4	Multi-Unit / Q4	Multi-Unit / Q4	Multi-Unit / Q4
# of Units	4	3	4	2	2	3	3
Condition	C4	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 / Yes / No	No / Yes / No	No / Yes / No	No / Yes / No	No / Yes / No	No / Yes / No	No / Yes / No
Fireplace	No	No	No	No	No	No	No
Garage	None	2 Detached	4 Detached	2 Detached	4 Detached	4 Detached	None
Other Features	NA	NA	NA	NA	NA	NA	NA
School District	Compton Unified	Compton Unified	Compton Unified	Compton Unified	Compton Unified	Los Angeles Unified	Los Angeles Unified
Complex Name							
Floor Level							
Common Amenities		None	None	None	None	None	None
Data Source - ID	County Tax - 19438800	MLS - WS18047073	MLS - DW18234939	MLS - DW18295028	MLS - DW18288906	MLS - DW18185016	MLS - DW19040136
Overall Comparison							

Market Time 30-90 days	As-Is Price Estimate	As-Repaired Price Estimate	Land Only Price
90-Day Marketing Time	\$700,000	\$700,000	\$490,000
Recommended List Price	\$715,000	\$715,000	
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
•	200 W Cypress St	Compton	7	4	0.15ac		1956		
1	311 W Raymond St	Compton	4	3	0.17ac	4/6/2018	1922	\$630,000	0.16 Miles
2	141 E Cocoa St	Compton	5	4	0.18ac	11/20/2018	1951	\$702,000	0.19 Miles
3	700 W Raymond St	Compton	3	2	0.63ac	2/1/2019	1924	\$780,000	0.62 Miles
1	806 N Willowbrook Ave	Compton	6	4	0.11ac	12/10/2018	2018	\$699,999	0.81 Miles
2	5417 Lavinia Ave	Lynwood	8	4	0.22ac	7/31/2018	1947	\$825,000	2.83 Miles
3	12638 Harris Ave	Lynwood	5	3	0.24ac	2/21/2019	1943	\$599,900	2

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	In order to provide comparable that has been remodeled I was forced to expand the search out to 11 months, 20% variance in GLA per client instructions. It is inferior in age / GLA but it is similar in lot size and it is located near to the subject.
Sale 2 Comments	In order to provide at least 1 comparable of 4 units I was forced to expand the search out to 4 months. It is similar in age / GLA and it is equal in bathroom count.
Sale 3 Comments	I was forced to expand the search out to 20% variance in lot size, 20% variance in GLA, 30 years and had to use this comp of 2 units in order to provide comparable that has been remodeled per client instructions. It is inferior in age/GLA/room count and it is superior in lot size
List 1 Comments	In order to provide at least 1 listing comparable within 1 mile and that is considered with a similar condition (Good condition) at the client's request I was forced to use this comp different in age and had to use this comp of 2 units. It is equal in bathroom count.
List 2 Comments	In order to provide comparable that has been remodeled I was forced to expand the search out to 2.80 miles, 30% variance in GLA per client instructions. It is similar in age, it is equal in bathroom count but it is superior in GLA and lot size.
List 3 Comments	I was forced to expand the search out to 2 miles, 20% variance in GLA and had to use this comp of 3 units in order to provide comparable that has been remodeled per client instructions. It is inferior in room count / GLA but it is similar in age.

Comments:

Service Provider Comments:

Per client instructions requires comparables that are remodeled if the subject needs repairs, does not need comparable support shown in the report for this reason I used these comparables in C3. The client is an investor looking to renovate and re-sell at a profit and is focused on the AS-REPAIRED VALUE for this valuation. For this reason the client requires only comps that are in fully renovated condition from the subject market area. To meet client requirements I had to expand the search out to 11 months, 30% variance in GLA, 30 years, 20% variance in lot size. Subject is a Quadruplex so not many of those in the area, I had to use 2-3 units due to the lack of 4 units in the immediate area. Could not provide any listing comparable Quadruplex even expand the search out to 3 miles, 50% variance in GLA, without years, 12 months back. Even expand the search in all parameters could not provide any comp with same amount of bedrooms than the subject. Best effort was made to bracket subjects key features and characteristics. Comparable chosen represent the best available at the time that this report was completed. The best three comparable sales and listings were taken from the subject's general market area. subject is near RR. This external factor would impact the comps equally to the subject given their location within the same neighborhood as seen by the map.

Vendor Comments:

Service Provider
Signature

/s/ Victor Pereda

Service Provider
Company

Vianso Corporation

BPO Effective Date

3/27/2019

Service Provider Lic.
Num.

01453059

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

**200 W Cypress St
Compton, CA90220**



Address



Address



Address



Address



Side



Side



Street



Street



View across street



Street Sign



Comparable Sale #1

311 W Raymond St
Compton, CA90220
Sale Date: 4/6/2018
Sale Price: \$630,000



Comparable Sale #2

141 E Cocoa St
Compton, CA90220
Sale Date: 11/20/2018
Sale Price: \$702,000



Comparable Sale #3

700 W Raymond St
Compton, CA90220
Sale Date: 2/1/2019
Sale Price: \$780,000



Comparable Listing #1

806 N Willowbrook Ave
Compton, CA90220
Current List: \$699,999



Comparable Listing #2

5417 Lavinia Ave
Lynwood, CA90262
Current List: \$825,000



Comparable Listing #3

12638 Harris Ave
Lynwood, CA90262
Current List: \$599,900

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