



Broker Price Opinion

Exterior Inspection
 Interior Inspection




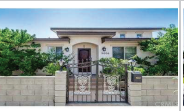



Property Address: 9508 MILLS AVENUE	Vendor ID: 8109570.1_251730
City, State, Zip: WHITTIER, CA 90603	Deal Name:
Loan Number: 001057	Inspection Date: 02/26/2020
2nd Loan / Client #:	Subject APN: 8151006013

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

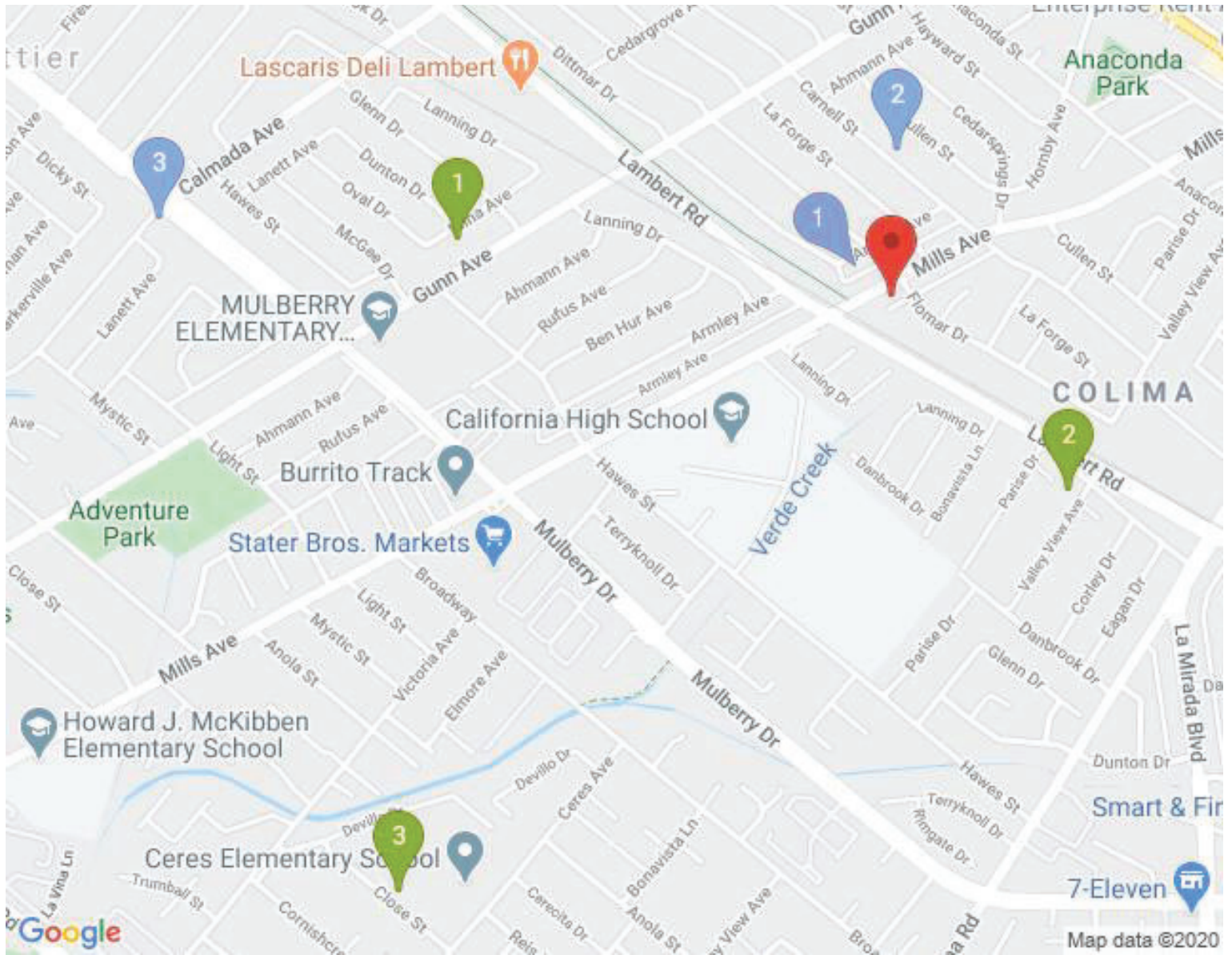
Currently Listed Currently List Broker List Broker Contact # Initial List Price Initial List Date Current List Price DOM / CDOM Sale Price:

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

Subject Property Comments / External Influences
Conforming neighborhood with homes of similar style and age. Neighborhood appears maintained and near school, parks, and rec

Subject	Sold Comp 1	Sold Comp 2	Sold Comp 3	List Comp 1	List Comp 2	List Comp 3	
							
Address	9514 ARMLEY AVE WHITTIER, CA 90603	14417 CARNELL ST WHITTIER, CA 90603	9606 CALMADA AVE WHITTIER, CA 90603	9576 MINA AVE WHITTIER, CA 90605	10215 VALLEY VIEW AVE WHITTIER, CA 90604	14215 CLOSE ST WHITTIER, CA 90604	
Proximity	0.06	0.19	0.95	0.57	0.34	1	
Sale/List Price	\$572,000	\$555,000	\$575,000	\$549,900	\$670,000	\$615,500	
Sale Date	11/8/2019	10/3/2019	11/27/2019	1/16/2020	2/3/2020	11/29/2019	
Price Per Sq.ft.	\$362.02	\$356.23	\$283.25	\$388.06	\$286.68	\$368.56	
Initial List Price	\$559,000	\$559,000	\$580,000	\$549,900	\$670,000	\$615,500	
Initial List Date	10/2/2019	7/3/2019	8/27/2019	1/16/2020	2/3/2020	11/29/2019	
Current/Final List	\$559,000	\$559,000	\$580,000	\$549,900	\$670,000	\$615,500	
DOM/CDOM	37 / 37	92 / 92	92 / 92	39 / 39	14 / 14	42 / 42	
Sales Type	Fair Market	Fair Market	Fair Market	Fair Market	Fair Market	Fair Market	
Finance Incentives	0	0	0	0	0	0	
Living Area	1580	1558	2030	1417	2337	1670	
#Rooms/Bed/Bath All	6 / 3 / 2	6 / 3 / 2	5 / 2 / 2	5 / 3 / 1	7 / 4 / 2	7 / 4 / 2	
Year Built	1951	1951	1952	1952	1952	1951	
Bsmnt SqFt/Finished							
Lot Size	0.14	0.15	0.15	0.14	0.25	0.17	
Property Type	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	
# of Units	1	1	1	1	1	1	
Condition	C4	C4	C4	C4	C4	C4	
Pool/Spa	No / No	No / No	No / No	No / No	No / No	No / No	
View	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	
Fireplace	Yes	Yes	Yes	Yes	Yes	Yes	
Garage	2 Attached	2 Attached	2 Attached	2 Attached	2 Attached	2 Attached	
Other Features	n/a	n/a	n/a	n/a	n/a	n/a	
HOA Fees	\$0	\$0	\$0	\$0	\$0	\$0	
Subdivision	non sub	non sub	non sub	non sub	non sub	non sub	
Rent Potential	\$3,000						
Annual Gross Income	\$36,000						
Likely Sale Price				\$549,900	\$670,000	\$615,500	
Gross Rent Multiplier	15.97						
School District	Whittier Union...	Whittier Union...	Whittier Union...	Whittier Union...	Whittier Union...	Whittier Union...	
Common Amenities							
Data Source - ID	County Tax-tax	MLS-PW19233091	MLS-PW19157918	MLS-WS19205390	MLS-IG20011667	MLS-DW20023813	MLS-MB19272838

Market Time 90-120 days	As-Is Price Estimate	As-Repaired Price Estimate	Land Only Price	30-Day Quick Sale Price
90-Day Marketing Time	<input type="text" value="\$575,000"/>	<input type="text" value="\$575,000"/>	<input type="text" value="\$90,000"/>	<input type="text" value="\$550,000"/>
Recommended List Price	<input type="text" value="\$575,000"/>	<input type="text" value="\$575,000"/>		
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
•	9508 MILLS AVENUE	WHITTIER	3	2	0.15		1951		
1	9514 ARMLEY AVE	WHITTIER	3	2	0.14	11/8/2019	1951	\$572,000	0.06
2	14417 CARNELL ST	WHITTIER	3	2	0.15	10/3/2019	1952	\$555,000	0.19
3	9606 CALMADA AVE	WHITTIER	2	2	0.15	11/27/2019	1952	\$575,000	0.95
1	9576 MINA AVE	WHITTIER	3	1	0.14	1/16/2020	1952	\$549,900	0.57
2	10215 VALLEY VIEW AVE	WHITTIER	4	2	0.25	2/3/2020	1952	\$670,000	0.34
3	14215 CLOSE ST	WHITTIER	4	2	0.17	11/29/2019	1951	\$615,500	1

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:

None Noted

Neighborhood Comments:

Property Maintenance: Subject appears in maintained condition from exterior. Landscape & Lawn: Subject is maintained and landscaped.

Marketability of Subject:Most Likely Buyer: traditional Types of Financing the Subject will NOT qualify for:

Will this be a problem for resale? If yes, please explain:

Comparables:

Sale 1 Comments	The Grand Open Living Room features a Fireplace and refinished original hardwood floors that flow into the open dining room leading to the outdoor patio
Sale 2 Comments	This is the perfect family home that is nestled on a beautiful tree lined street and is centrally located to shopping, restaurants and entertainment
Sale 3 Comments	Large master bedroom with walk-in closet. Beautiful kitchen with walk-in pantry.
List 1 Comments	The sprawling backyard is a great place to entertain with decorative pavers, covered patio, lush green grass and garden area.
List 2 Comments	4 bedrooms 2 bath rooms with a living square footage of 2337. The lot is over 10,000 square feet with a beautiful manicured front and backyard
List 3 Comments	This single level home with an in-ground pool and spa has multiple doors leading outside to a generous sized yard and private refreshing pool located in great school districts

Comments:

Service Provider Comments:

Located in area of Maintained homes, subject conforms to area. No adverse conditions were noted at time of inspection based on exterior drive by Central location, close to schools, shopping, and transportation. Located in area of maintained homes subject conforms. The subject is in overall good condition with no items of deferred maintenance noted. The comparable sales and listings are all suburban, detached, single family homes like the subject and are good indicators of value for the subject property. Due to a lack of comps in area had to extend beyond 15% gla , and bed/bath count in order to locate comps . Due to a lack of comps in area had to extend beyond 15% range of value .

Vendor Comments:

Service Provider Signature

Service Provider Company

BPO Effective Date

Service Provider Lic. Num.

RepairsRecommended Repairs would bring the subject to:

Internal Repairs	Comment	Total
Painting		\$ 0
Walls/Ceiling		\$ 0
Carpet/Floors		\$ 0
Cabinet/Counter		\$ 0
Plumbing		\$ 0
Electrical		\$ 0
Heating/AC		\$ 0
Appliances		\$ 0
Doors/Trim		\$ 0
Cleaning/Trash Removal		\$ 0
Other		\$ 0
Internal Repair Total:		\$ 0
External Repairs	Comment	Total
Roof		\$ 0
Siding/Trim		\$ 0
Structural		\$ 0
Windows/Doors		\$ 0
Painting		\$ 0
Foundation		\$ 0
Garage		\$ 0
Landscaping		\$ 0
Fence		\$ 0
Other		\$ 0
External Repair Total:		\$ 0
Repair Total:		\$ 0



Subject Front

9508 MILLS AVENUE
WHITTIER, CA 90603



Subject Side

9508 MILLS AVENUE
WHITTIER, CA 90603



Subject Side

9508 MILLS AVENUE
WHITTIER, CA 90603



Subject Address Verification

9508 MILLS AVENUE
WHITTIER, CA 90603



Subject Street

9508 MILLS AVENUE
WHITTIER, CA 90603



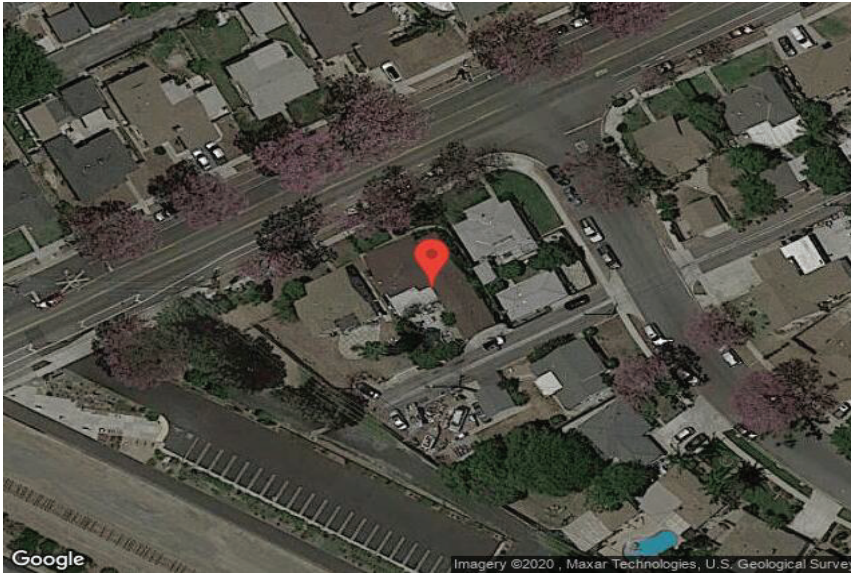
Subject Street

9508 MILLS AVENUE
WHITTIER, CA 90603



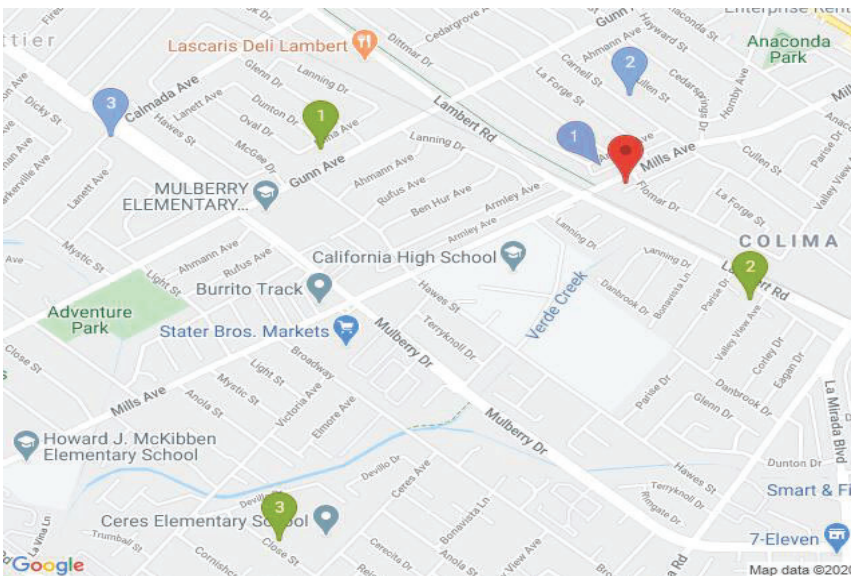
Subject View From Across the Street

9508 MILLS AVENUE
WHITTIER, CA 90603



Subject Satellite View

9508 MILLS AVENUE
WHITTIER, CA 90603



Subject Static Map

9508 MILLS AVENUE
WHITTIER, CA 90603



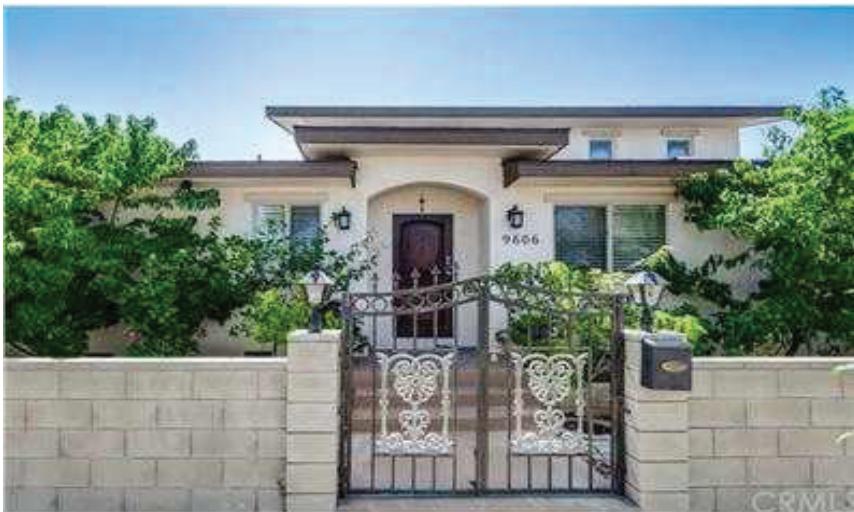
Comparable Sale #1

9514 ARMLEY AVE
WHITTIER, CA 90603
Sale Date: 11/8/2019
Sale Price: \$572,000



Comparable Sale #2

14417 CARNELL ST
WHITTIER, CA 90603
Sale Date: 10/3/2019
Sale Price: \$555,000



Comparable Sale #3

9606 CALMADA AVE
WHITTIER, CA 90603
Sale Date: 11/27/2019
Sale Price: \$575,000



Comparable Listing #1

9576 MINA AVE
WHITTIER, CA 90603
Current List: \$549,900



Comparable Listing #2

10215 VALLEY VIEW AVE
WHITTIER, CA 90603
Current List: \$670,000



Comparable Listing #3

14215 CLOSE ST
WHITTIER, CA 90603
Current List: \$615,500

Disclaimer

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