



# Broker Price Opinion

Exterior Inspection  
 Interior Inspection

Property Address:	233 W GLENDON WAY	Vendor ID:	9535524.1_202615
City, State, Zip:	SAN GABRIEL, CA 91776	Deal Name:	
Loan Number:	233WGlendonWay	Inspection Date:	06/16/2020
2nd Loan / Client #:		Subject APN:	5360-036-015

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

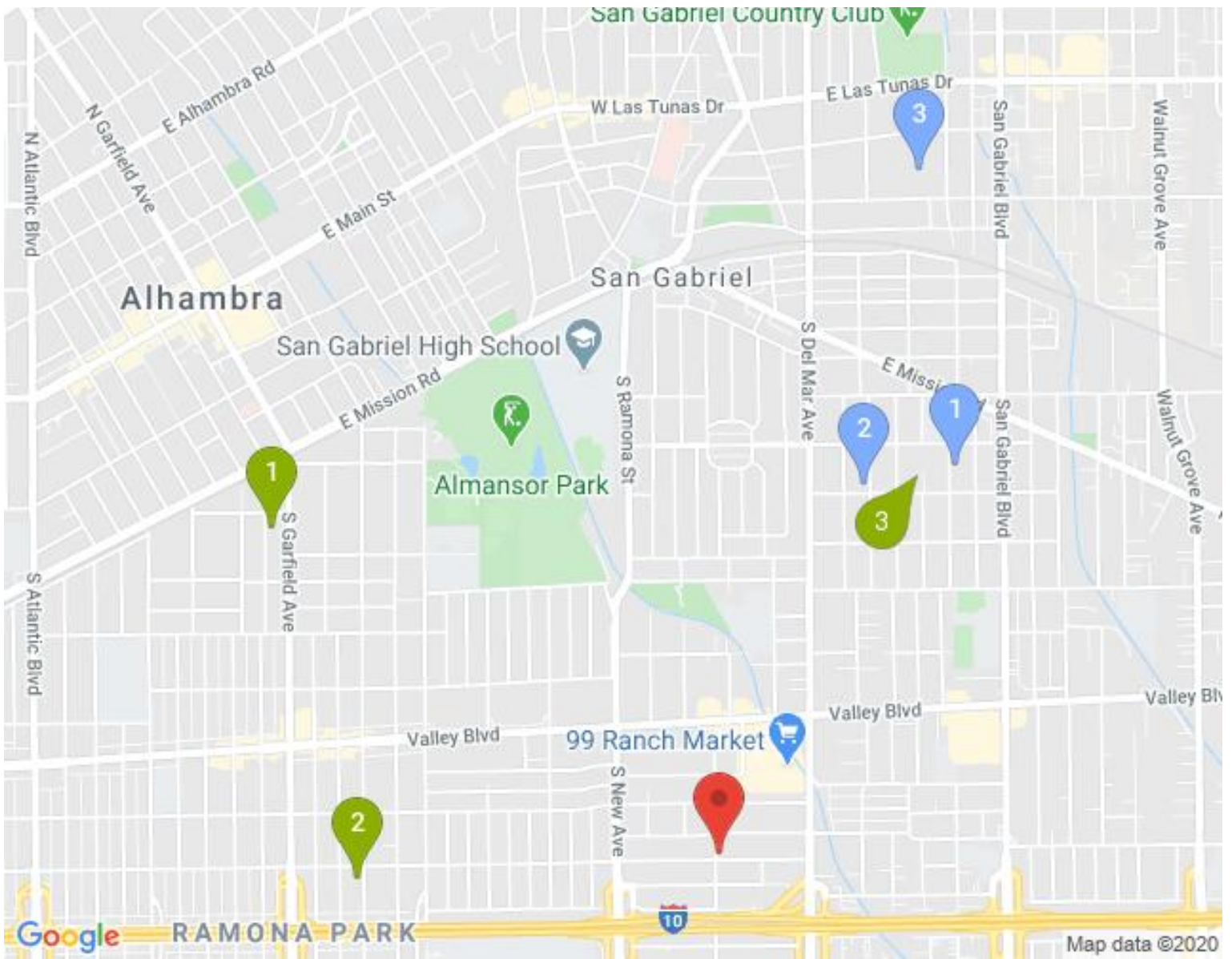
Currently Listed  Currently List Broker  List Broker Contact #  Initial List Price  Initial List Date  Current List Price  DOM / CDOM  Sale Price:

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

Subject Property Comments / External Influences  
**The subject appeared to be in overall average condition showing no signs of deferred maintenance from the inspection.**

Subject	Sold Comp 1	Sold Comp 2	Sold Comp 3	List Comp 1	List Comp 2	List Comp 3	
							
Address	233 W GLENDON WAY SAN GABRIEL, CA 91776	1020 S CALIFORNIA ST SAN GABRIEL, CA 91776	1041 EUCLID AVE SAN GABRIEL, CA 91776	237 CAMERON WAY SAN GABRIEL, CA 91776	812 S 1ST ST ALHAMBRA, CA 91801	1809 S CHAPEL AVE ALHAMBRA, CA 91801	431 CENTRAL TER SAN GABRIEL, CA 91776
Proximity		1.17	1.02	1.84	1.43	0.94	1.1
Sale/List Price		\$735,000	\$745,000	\$820,000	\$749,900	\$850,000	\$668,888
Sale Date		1/10/2020	10/17/2019	10/29/2019	3/5/2020	5/11/2020	03/25/2020
Price Per Sq.ft.	\$752.78	\$626.60	\$595.51	\$506.17	\$460.62	\$564.40	\$741.55
Initial List Price	\$725,000	\$788,000	\$750,000	\$699,000	\$749,900	\$850,000	\$668,888
Initial List Date	06/10/2020	11/7/2019	9/6/2019	10/9/2019	3/5/2020	5/11/2020	03/25/2020
Current/Final List	\$725,000	\$788,000	\$750,000	\$799,000	\$749,900	\$850,000	\$668,888
DOM/CDOM	6	64 / 64	41 / 41	19 / 19	93 / 93	28 / 28	83 / 83
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	1076	1173	1251	1620	1628	1506	902
#Rooms/Bed/Bath All	5 / 2 / 1	5 / 3 / 2	6 / 2 / 2	5 / 3 / 2	7 / 3 / 2	5 / 3 / 2	5 / 2 / 1
Year Built	1916	1947	1949	1950	1929	1925	1947
Bsmnt SqFt/Finished							
Lot Size	0.17	0.17	0.18	0.20	0.12	0.15	0.15
Property Type	SF Detach	SF Detach	SF Detach	SF Detach	SF Detach	SF Detach	SF Detach
Style / Quality	Contemp / Q3	Contemp / Q3	Contemp / Q3	Contemp / Q3	Contemp / Q3	Contemp / Q3	Contemp / Q3
# of Units	1	1	1	1	1	1	1
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 Attached	2 Attached	2 Attached	2 Attached	2 Attached	2 Attached	2 Attached
Other Features	None	None	None	None	None	None	None
HOA Fees	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Subdivision	NONE	NONE	NONE	NONE	CUSTOM VINTAGE	NONE	NONE
Rent Potential	\$2,500						
Annual Gross Income	\$30,000						
Likely Sale Price					\$749,900	\$850,000	\$668,888
Gross Rent Multiplier	27						
School District	San Gabriel Un...	San Gabriel Un...	San Gabriel Un...	San Gabriel Un...	Alhambra	Alhambra	San Gabriel Un...
Common Amenities							
Data Source - ID	County Tax	MLS-CV19258681	MLS-CV19212908	MLS-WS19218267	MLS-WS20046649	MLS-WS20083859	MLS-CV20064880

<b>Market Time 0-30 days</b>	<b>As-Is Price Estimate</b>	<b>As-Repaired Price Estimate</b>	<b>Land Only Price</b>	<b>30-Day Quick Sale Price</b>
90-Day Marketing Time	<input type="text" value="\$810,000"/>	<input type="text" value="\$810,000"/>	<input type="text" value="\$75,000"/>	<input type="text" value="\$790,000"/>
Recommended List Price	<input type="text" value="\$820,000"/>	<input type="text" value="\$820,000"/>		
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
•	233 W GLENDON WAY	SAN GABRIEL	2	1	0.17		1916		
1	1020 S CALIFORNIA ST	SAN GABRIEL	3	2	0.17	1/10/2020	1947	\$735,000	1.17
2	1041 EUCLID AVE	SAN GABRIEL	2	2	0.18	10/17/2019	1949	\$745,000	1.02
3	237 CAMERON WAY	SAN GABRIEL	3	2	0.20	10/29/2019	1950	\$820,000	1.84
1	812 S 1ST ST	ALHAMBRA	3	2	0.12	3/5/2020	1929	\$749,900	1.43
2	1809 S CHAPEL AVE	ALHAMBRA	3	2	0.15	5/11/2020	1925	\$850,000	0.94
3	431 CENTRAL TER	SAN GABRIEL	2	1	0.15	03/25/2020	1947	\$668,888	1.1

**Neighborhood Data:**

Location Type:       Economic Trend:       Neighborhood Trend:

Market Trend:       REO Driven?:       Avg Age of Home:

Housing Supply:       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: owner  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 1 similar to subject due to similar condition and property type, well maintained.
Sale 2 Comments	Sale 2 is similar to subject with similar condition. Similar property style and dimensions.
Sale 3 Comments	Sale 3 is similar to subject due to condition and property type. Similar property style and similar dimensions.
List 1 Comments	List 1 is in similar condition to subject, well maintained.
List 2 Comments	List 2 is similar to subject due to similar GLA, condition and location.
List 3 Comments	List 3 is similar to subject due to condition and similar subject dimensions. Similar property style and area.

**Comments:**

Service Provider Comments:

Value based on comp data found from the MLS, I used comparables within the same market. Based on the current comps and market the subject should sell in the indicated range as based on competitive sales and listings. After a thorough search in the MLS for comps of similar size and property type, I had to extend over a 1 mile radius in this area due to a lack of comparables found that were similar and reasonable substitutes for subject property. Subject's lot size varies over 10% of comparables, the age difference in some comparables are over 5 years and distance of some comparables are over 1/2 mile from subject in terms of driving distance, this is due to the property type, size and location, I had to extend search criteria to obtain sales and listings comparable to subject. The comparables used are still suitable comparables to subject property and market value is not affected.

Vendor Comments:

Service Provider Signature

Service Provider Company

BPO Effective Date

Service Provider Lic. Num.

**Repairs**Recommended Repairs would bring the subject to: 

<b>Internal Repairs</b>		<b>Comment</b>	<b>Total</b>
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
<b>External Repairs</b>		<b>Comment</b>	<b>Total</b>
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**

233 W GLENDON WAY  
SAN GABRIEL, CA 91776



**Subject Side**

233 W GLENDON WAY  
SAN GABRIEL, CA 91776



**Subject Side**

233 W GLENDON WAY  
SAN GABRIEL, CA 91776



**Subject Address Verification**

233 W GLENDON WAY  
SAN GABRIEL, CA 91776



**Subject Street**

233 W GLENDON WAY  
SAN GABRIEL, CA 91776



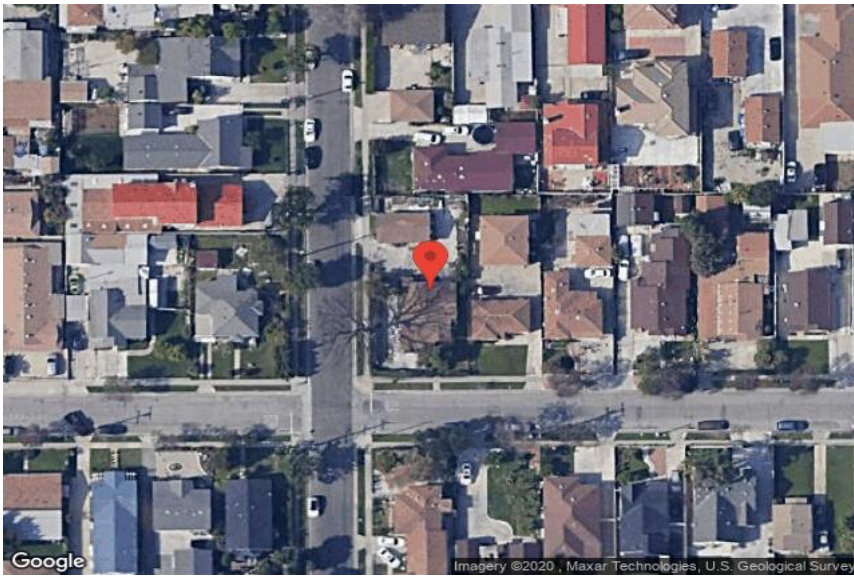
**Subject Street**

233 W GLENDON WAY  
SAN GABRIEL, CA 91776



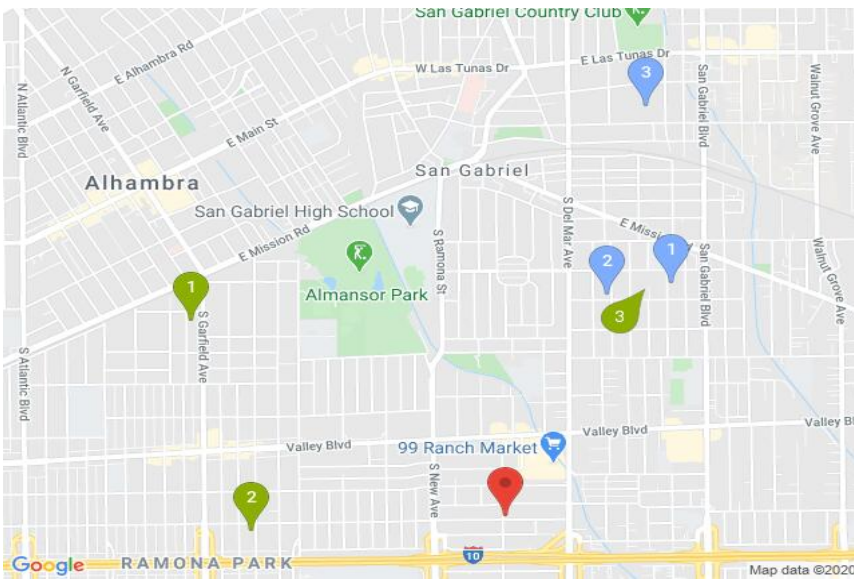
**Subject View From Across the Street**

233 W GLENDON WAY  
SAN GABRIEL, CA 91776



**Subject Satellite View**

233 W GLENDON WAY  
SAN GABRIEL, CA 91776



**Subject Static Map**

233 W GLENDON WAY  
SAN GABRIEL, CA 91776



**Comparable Sale #1**

1020 S CALIFORNIA ST  
SAN GABRIEL, CA 91776  
Sale Date: 1/10/2020  
Sale Price: \$735,000



**Comparable Sale #2**

1041 EUCLID AVE  
SAN GABRIEL, CA 91776  
Sale Date: 10/17/2019  
Sale Price: \$745,000



**Comparable Sale #3**

237 CAMERON WAY  
SAN GABRIEL, CA 91776  
Sale Date: 10/29/2019  
Sale Price: \$820,000





**Comparable Listing #1**

812 S 1ST ST  
SAN GABRIEL, CA 91776  
Current List: \$749,900



**Comparable Listing #2**

1809 S CHAPEL AVE  
SAN GABRIEL, CA 91776  
Current List: \$850,000



**Comparable Listing #3**

431 CENTRAL TER  
SAN GABRIEL, CA 91776  
Current List: \$668,888

# Disclaimer

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