

Broker Price Opinion

Exterior Inspection
 Interior Inspection

Property Address:	4138 FAIRMAN STREET	Vendor ID:	11360676.1_311405
City, State, Zip:	LAKEWOOD, CA 90712	Deal Name:	
Loan Number:	001279	Inspection Date:	01/20/2021
2nd Loan / Client #:		Subject APN:	7150-018-005
Borrower / Owner of Record	Joseph Andrew Molina	Lender / Client	Premier Money Source, Inc.

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








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

Sold in the last Months?
 Sale Price:
 Sale Date:

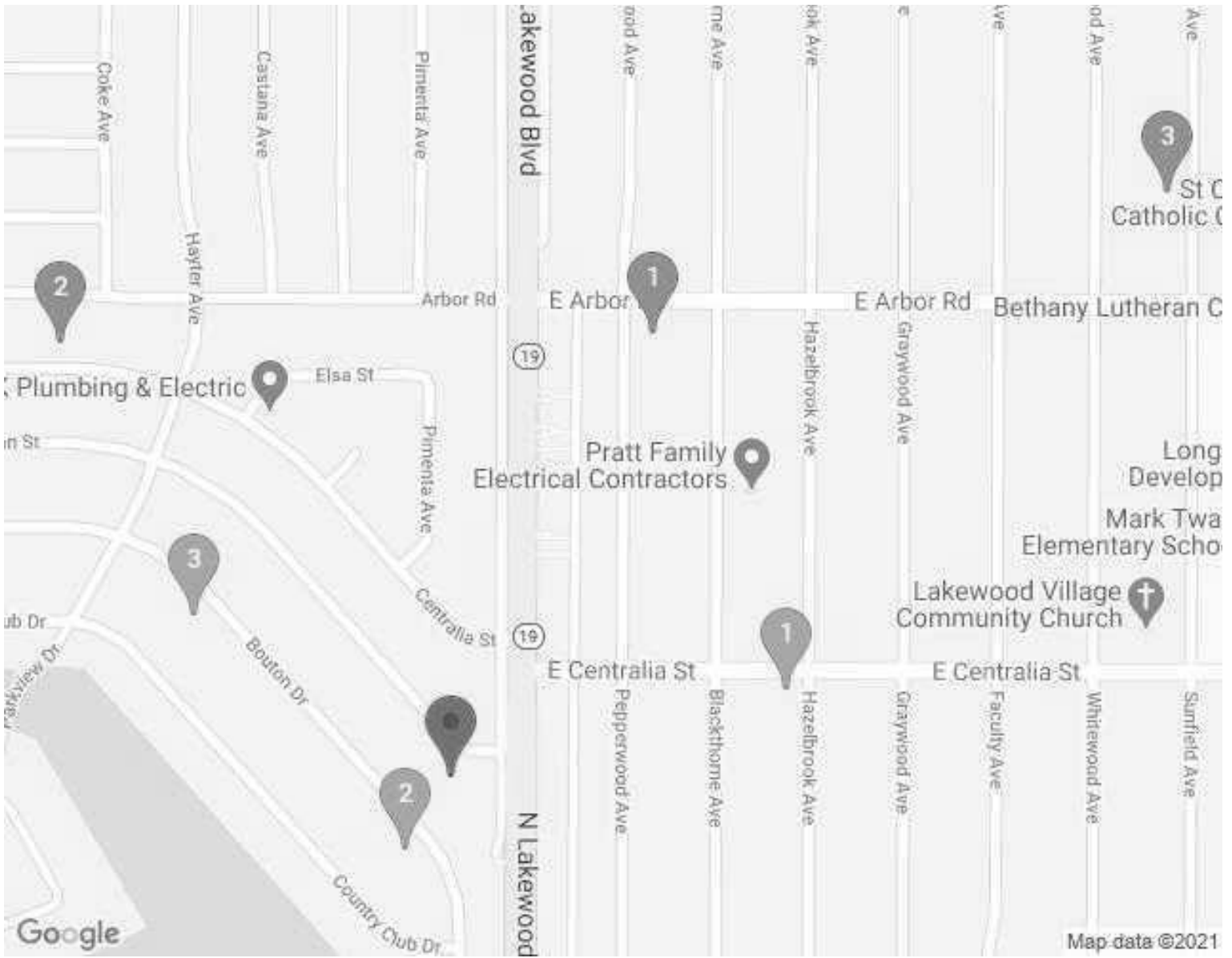
Is the Subject Listing Currently Pending? Date of Contract CDOM to Contract

Subject Property Comments / External Influences

The Subject is a 2 story SFR in average condition with a 2 car detached garage. Roof tarp seen indicating leakage.

	subject	Sold comps 1	Sold comps 2	Sold comps 3	List comps 1	List comps 2	List comps 3
							
Address	4138 FAIRMAN STREET LAKEWOOD, CA 90712	4457 HAZELBROOK AVE LONG BEACH, CA 90808	4126 BOUTON DR LAKEWOOD, CA 90712	3938 BOUTON DR LAKEWOOD, CA 90712	4650 PEPPERWOOD AVE LONG BEACH, CA 90808	3709 CENTRALIA ST LAKEWOOD, CA 90712	4735 SUNFIELD AVE LONG BEACH, CA 90808
Proximity		0.22	0.06	0.2	0.32	0.38	0.6
Sale/List Price		\$895,000	\$1,327,500	\$1,366,500	\$999,000	\$925,000	\$1,149,000
Sale Date		07/28/2020	03/09/2020	01/01/2021	12/18/2020	11/12/2020	01/08/2021
Price Per Sq.ft.	\$356.55	\$263.39	\$464.81	\$442.23	\$345.56	\$318.31	\$441.92
Initial List Price	\$760,000	\$895,000	\$1,399,900	\$1,259,000	\$999,000	\$940,000	\$1,149,000
Initial List Date	01/08/2021	01/31/2020	10/29/2019	11/07/2020	12/18/2020	11/12/2020	01/08/2021
Current/Final List	\$760,000	\$895,000	\$1,399,900	\$1,366,500	\$999,000	\$925,000	\$1,149,000
DOM/CDOM	11	3 / 3	85 / 85	10 / 10	214 / 33	69 / 69	12 / 12
Sales Type		REO	REO	Fair Market	Fair Market	Fair Market	Fair Market
Finance Incentives	0	0	0	0	0	0	0
Living Area	3015	3398	2856	3090	2891	2906	2600
#Rooms/Bed/Bath All	10 / 6 / 3	10 / 5 / 4	9 / 4 / 4	8 / 4 / 3	8 / 4 / 3	10 / 6 / 3	8 / 4 / 3
Year Built	1951	1944	1961	1961	1942	1952	1944
Bsmnt SqFt/Finished							
Lot Size	0.23	0.20	0.23	0.23	0.18	0.12	0.19
Property Type	SF Detach	SF Detach	SF Detach	SF Detach	SF Detach	SF Detach	SF Detach
Style / Quality	2-Story Conv / Q4	2-Story Conv / Q4	2-Story Conv / Q4	Single Story / Q4	Single Story / Q4	2-Story Conv / Q4	Single Story / Q4
# of Units	1	1	1	1	1	1	1
Condition	C4	C4	C3	C4	C3	C4	C4
Pool/Spa	None	No / No	Yes / Yes	Yes / No	No / No	No / No	No / No
View	Residential	Residential	Residential	Residential	Residential	Residential	Residential
Porch/Patio/Deck	Yes / Yes / No	Yes / Yes / No	Yes / Yes / No	Yes / Yes / No	Yes / Yes / No	Yes / Yes / No	Yes / Yes / No
Fireplace	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Garage	2 Attached	3 Attached	2 Attached	3 Attached	2 Attached	1 Attached	2 Attached
Other Features	Not Upgraded	Not Upgraded	Upgraded Kitchen	Not Upgraded	Remodeled Interior	Not Upgraded	Not Upgraded
HOA Fees	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Subdivision	LAKEWOOD MUTUALS	LAKEWOOD VILLAGE	LKWD COUN CLUB	LKWD COUN CLUB	LAKEWOOD VILLAGE	LAKEWOOD MUTUALS	LAKEWOOD VILLAGE
Rent Potential	\$5,700						
Annual Gross Income	\$68,400						
Likely Sale Price					\$999,000	\$925,000	\$1,149,000
Gross Rent Multiplier	15.72						
School District	Long Beach Uni ...	Long Beach Uni ...	Long Beach Uni ...	Long Beach Uni ...	Long Beach Uni ...	Long Beach Uni ...	Long Beach Uni ...
Common Amenities							
Data Source - ID	County Tax-715 ...	MLS-PW20020015	MLS-PW19252999	MLS-PW20235104	MLS-PW20257008	MLS-PW20236049	MLS-OC20264117

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="\$1,075,000"/>	<input type="text" value="\$1,085,000"/>	<input type="text" value="\$275,000"/>	<input type="text" value="\$1,000,000"/>
Recommended List Price	<input type="text" value="\$1,125,000"/>	<input type="text" value="\$1,130,000"/>		
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
•	4138 FAIRMAN STREET	LAKWOOD	6	3	0.23		1951		
1	4457 HAZELBROOK AVE	LONG BEACH	5	4	0.20	07/28/2020	1944	\$895,000	0.22
2	4126 BOUTON DR	LAKWOOD	4	4	0.23	03/09/2020	1961	\$1,327,500	0.06
3	3938 BOUTON DR	LAKWOOD	4	3	0.23	01/01/2021	1961	\$1,366,500	0.2
1	4650 PEPPERWOOD AVE	LONG BEACH	4	3	0.18	12/18/2020	1942	\$999,000	0.32
2	3709 CENTRALIA ST	LAKWOOD	6	3	0.12	11/12/2020	1952	\$925,000	0.38
3	4735 SUNFIELD AVE	LONG BEACH	4	3	0.19	01/08/2021	1944	\$1,149,000	0.6

Neighborhood Data:

Location Type: Market Trend: Economic Trend: Neighborhood Trend:
Housing Supply: REO Driven?: Avg Age of Home:
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 Occupied Types of Financing the Subject will NOT qualify for:

Not Applicable

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

None Noted

Comparables:

Sale 1 Comments	\$921k adjusted sale price after +\$26k in total adjustments made itemized as -\$29k for 383sf more GLA, +420k for 1 less bedroom, -\$10k for 1 more bathroom, -\$15k for 1 more garage space, +\$60k for Long Beach area location.
Sale 2 Comments	\$1234.5k adjusted sale price after -\$93k in total adjustments made itemized as +\$12k for 159sf less GLA, +\$40k for 2 less bedrooms, -\$60k for C3 condition, -\$10k for 1 more bathroom, -\$10k for 10 years newer age, -\$25k for updated kitchen, -\$30k for pool, -\$10k for spa.
Sale 3 Comments	\$921k adjusted sale price after -\$15k in total adjustments made itemized as +\$40k for 2 less bedrooms, -\$10k for 10 years newer age, -\$15k for 1 more garage space, -\$30k for pool.
List 1 Comments	\$999k un-adjusted list price after Zero in total net adjustments were made itemized as +\$9k for 124sf less GLA, +\$40k for 2 less bedrooms, -\$60k for C3 condition level, +\$11k for 22% smaller lot size, -\$60k for remodeled interior, +\$60k for Long Beach area location.
List 2 Comments	\$972k adjusted list price after +\$47k in total adjustments made itemized as +\$8k for 189sf less GLA, +\$24k for 48% smaller GLA, +\$15k for 1 less garage space.
List 3 Comments	\$1200k adjusted list price after +\$51k in total adjustments made itemized as +\$31k for 415sf less GLA, +\$40k for 2 less bedrooms, -\$80k for ADU unit, +\$60k for Long Beach area location.

Comments:

Service Provider Comments:

The Subject is a 2 story split level SFR built in 1951 with a tax record reported 6 bedrooms 3 bathrooms and 3015sf of GLA. The exterior condition is average and some roof damage was noted to the East section of the 1 story clay tiled roof which has tarps spread across a wide area and is indicative of roof leakage or broken tiles and a roof inspection is recommended for cost to correct. The Subject is on a 10,036sf R1 zoned lot of 0.23 acres that measures 81 x 124 feet. For reference purposes, the adjustment factors used for the comps were \$15k per 200sf of GLA variance (\$75/sf), \$20k per bedroom, \$10k per bathroom, -\$60k per C3 condition comp, \$10k per 10 years of age difference, \$15k per 30% lot size variance, \$15k per garage space, -\$25k for the Sale 2 upgraded kitchen, -\$60k for the List 1 remodeled interior, -\$30k per pool comp, -\$10k per comp with a spa, -\$80k for the ADU of List 3, and +\$60k for all comps with a Long Beach location that is not in the Lakewood area of the Subject. As a result, the adjusted values of the comps are summarized as \$921k for Sale 1, \$1234.5k for Sale 2, \$1351.5k for Sale 3, \$999k for List 1, \$972k for List 2, \$1200k for List 3. The Subject should sell within the adjusted values of the 3 sold comps between the low of Sale 1 at \$921k and the high of Sale 3 at \$1351.5k. The Subject's recommended list price of \$1075k price positions between the adjusted value of List 1 at \$999k and List 3 at \$1200k. A active listing MLS record indicates the Subject is priced at \$760k and is a pending status with just 12 days on the market and the agent listing comments state it is a major fixer but didn't specify damage. The Subject's rapid contract sale at the current low list price would indicate a under sale may have occurred as it has not had a chance to receive competitive bidding and offers from a 2 week MLS exposure period to give it broader visibility to the buying public.

Vendor Comments:

Service Provider Signature /s/ Gregory Whilden

Service Provider Company Gregory Whilden

BPO Effective Date

01/20/2021

Service Provider Lic. Num.

00769588

Repairs		
Recommended Repairs would bring the subject to: <input type="text" value="\$1,085,000"/>		
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	Repair roof section leak where tarp is seen	\$ 5000
Siding/Trim		\$ 0
Structural		\$ 0
Windows/Doors		\$ 0
Painting		\$ 0
Foundation		\$ 0
Garage		\$ 0
Landscaping		\$ 0
Fence		\$ 0
Other		\$ 0
External Repair Total:		\$ 5000
Repair Total:		\$ 5000



Subject Front

4138 FAIRMAN STREET
LAKEWOOD, CA 90712



Subject Side

4138 FAIRMAN STREET
LAKEWOOD, CA 90712



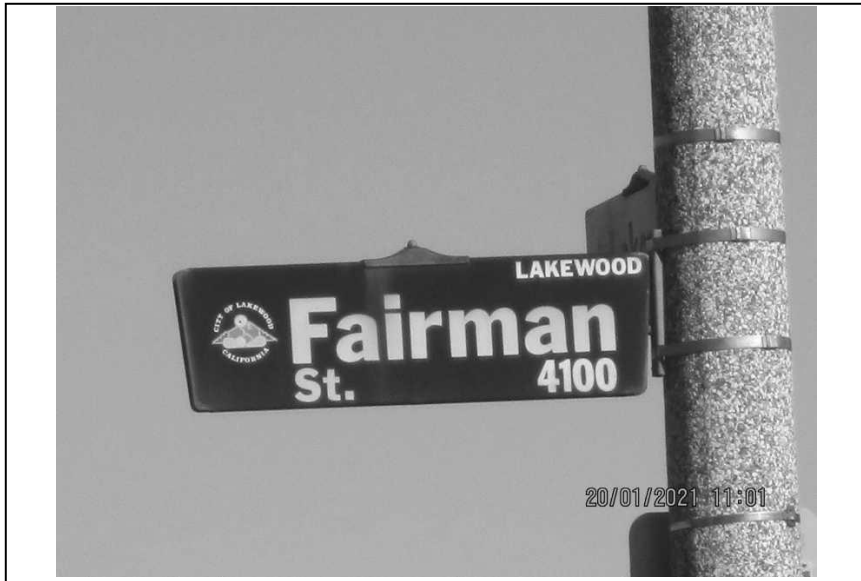
Subject Side

4138 FAIRMAN STREET
LAKEWOOD, CA 90712



Subject Address Verification

4138 FAIRMAN STREET
LAKEWOOD, CA 90712



Subject Street Sign

4138 FAIRMAN STREET
LAKEWOOD, CA 90712



Subject Street

4138 FAIRMAN STREET
LAKEWOOD, CA 90712



Subject Street

4138 FAIRMAN STREET
LAKEWOOD, CA 90712



Subject What's across from Subject

4138 FAIRMAN STREET
LAKEWOOD, CA 90712



Subject Other

4138 FAIRMAN STREET
LAKEWOOD, CA 90712



Subject Other

4138 FAIRMAN STREET
LAKEWOOD, CA 90712



Subject Damage

4138 FAIRMAN STREET
LAKEWOOD, CA 90712



Subject Satellite View

4138 FAIRMAN STREET
LAKEWOOD, CA 90712



Comparable Sale #1

4457 HAZELBROOK AVE
LONG BEACH, CA 90808
Sale Date: 07/28/2020
Sale Price: \$895,000



Comparable Sale #2

4126 BOUTON DR
LAKEWOOD, CA 90712
Sale Date: 03/09/2020
Sale Price: \$1,327,500



Comparable Sale #3

3938 BOUTON DR
LAKEWOOD, CA 90712
Sale Date: 01/01/2021
Sale Price: \$1,366,500



Comparable Listing #1

4650 PEPPERWOOD AVE
LONG BEACH, CA 90808
List Price: \$999,000



Comparable Listing #2

3709 CENTRALIA ST
LAKEWOOD, CA 90712
List Price: \$925,000



Comparable Listing #3

4735 SUNFIELD AVE
LONG BEACH, CA 90808
List Price: \$1,149,000

Disclaimer

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