



Broker Price Opinion

☒ Exterior Inspection
☐ Interior Inspection

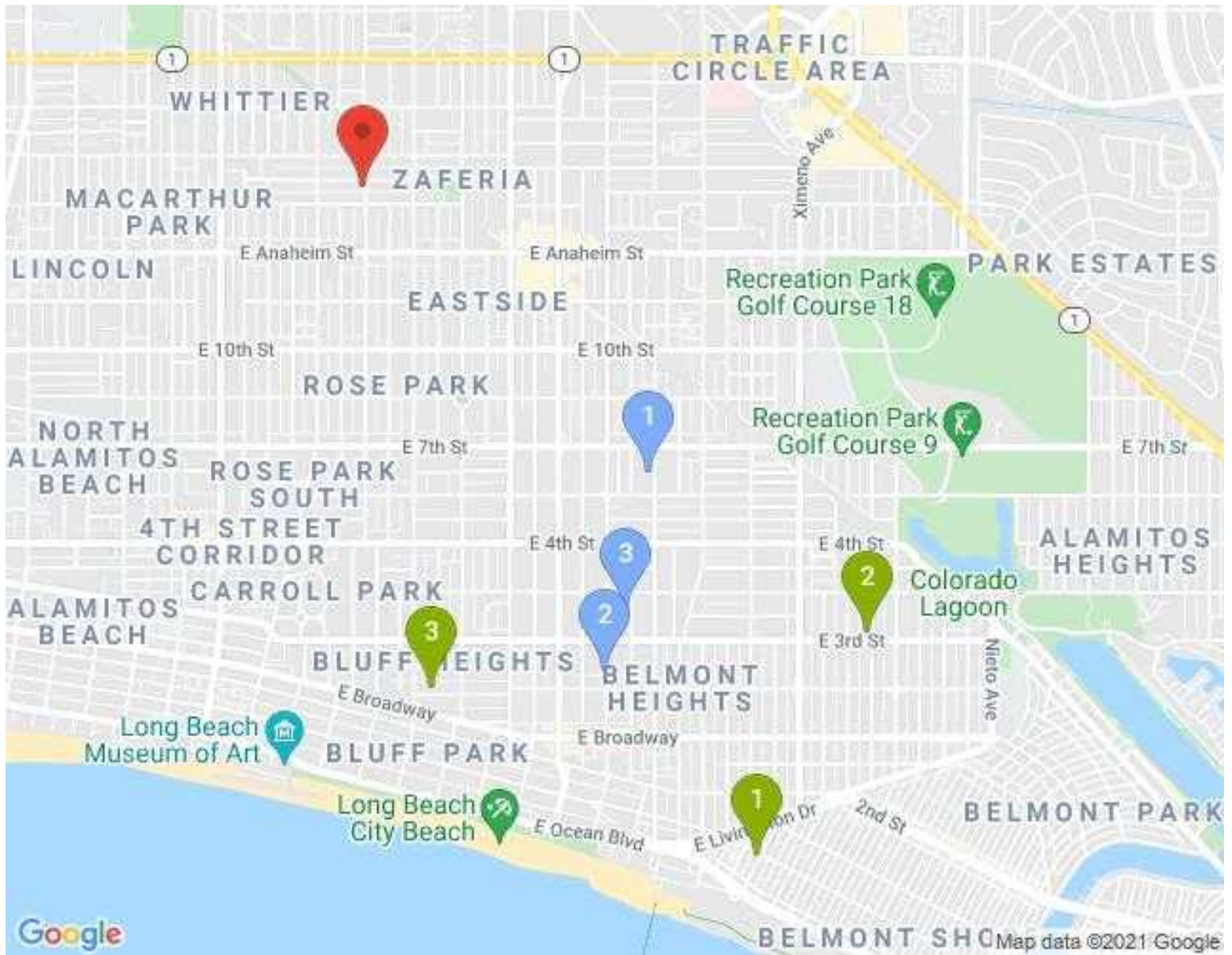
Property Address:	2598 EAST SPAULDING ST	Vendor ID:	12343110.1_198468
City, State, Zip:	LONG BEACH, CA 90804	Deal Name:	
Loan Number:	1428	Inspection Date:	08/22/2021
2nd Loan / Client #:		Subject APN:	7260-019-029
Borrower / Owner of Record	ukn ukn	Lender / Client	Premier Money Source, Inc.
Property Occupancy Status	Tenant	Does the Property Appear Secure?	Yes
Currently Listed		Est. Monthly Rent	\$10,000
Currently List Broker		Sold in the last	12 Months?
List Broker Contact #		Sale Price:	
Initial List Price		Sale Date:	
Initial List Date			
Current List Price			
DOM / CDOM			
No			
Is the Subject Listing Currently Pending?		Date of Contract	
		CDOM to Contract	

Subject Property Comments / External Influences

Subject appears to be in average condition with no signs of deferred maintenance visible from exterior inspection.

	Subject	Sold comps 1	Sold comps 2	Sold comps 3	List comps 1	List comps 2	List comps 3
Address	2598 EAST SPAULDING ST LONG BEACH, CA 90804	645 GRAND AVE # 2 LONG BEACH, CA 90814	259 LOMA AVE LONG BEACH, CA 90803	331 EUCLID AVE LONG BEACH, CA 90814	4216 E 1ST ST LONG BEACH, CA 90803	305 ROYCROFT AVE LONG BEACH, CA 90814	2835 E VISTA ST LONG BEACH, CA 90803
Proximity		1.05	1.4	1.29	2.01	1.74	1.31
Sale/List Price		\$1,675,000	\$1,537,000	\$1,500,000	\$1,790,000	\$1,499,900	\$1,498,000
Sale Date		12/18/2020	05/17/2021	02/04/2021	08/23/2021	09/13/2021	08/05/2021
Price Per Sq.ft.	\$522.14	\$465.54	\$491.68	\$600	\$615.33	\$537.60	\$519.42
Initial List Price		\$1,675,000	\$1,537,000	\$1,500,000	\$1,790,000	\$1,499,900	\$1,498,000
Initial List Date		11/11/2020	03/13/2021	12/17/2020	08/23/2021	09/13/2021	08/05/2021
Current/Final List		\$1,675,000	\$1,537,000	\$1,500,000	\$1,790,000	\$1,499,900	\$1,498,000
DOM/CDOM		120 / 120	65 / 65	100 / 100	22 / 22	1 / 1	35 / 35
Sales Type		Fair Market	Fair Market	Fair Market	Fair Market	Fair Market	Fair Market
Living Area	3026	3598	3126	2500	2909	2790	2884
#Rooms/Bed/Bath 1	6 / 2 / 2	4 / 1 / 1	4 / 1 / 1	6 / 2 / 2	6 / 2 / 2	4 / 1 / 1	6 / 2 / 2
#Rooms/Bed/Bath 2	5 / 1 / 1	4 / 1 / 1	4 / 1 / 1	5 / 1 / 1	5 / 1 / 1	4 / 1 / 1	5 / 1 / 1
#Rooms/Bed/Bath 3	4 / 1 / 1	//	//	4 / 1 / 1	4 / 1 / 1	//	4 / 1 / 1
#Rooms/Bed/Bath 4	//	//	//	//	//	//	//
#Rooms/Bed/Bath All	15 / 4 / 4	8 / 2 / 2	8 / 2 / 2	15 / 4 / 4	15 / 4 / 4	8 / 2 / 2	15 / 4 / 4
Year Built	1919	1968	1921	1920	1935	1916	1932
Bsmnt SqFt/Finished							
Lot Size	0.18	0.15	0.15	0.14	0.17	0.14	0.17
Property Type	3 unit	2 unit	2 unit	3 unit	3 unit	2 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	3	2	2	3	3	2	3
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 / 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	4 Attached	3 Attached	4 Attached	2 Attached	2 Attached	1 Attached	4 Attached
Other Features	None	None	None	None	None	None	None
Subdivision	CIRCLE	Alamitos Heights (AH)/Alamitos Heights (AH)	Belmont Heights (BH)/Belmont Heights (BH)	Belmont Heights (BH)/Belmont Heights (BH)	Belmont Shore (BSD)/Belmont Shore (BSD)	Belmont Heights (BH)/Belmont Heights (BH)	BELMONT HEIGHTS
School District	Long Beach	N/A	N/A	N/A	N/A	N/A	Long Beach Uni ...
Common Amenities		None	None	None	None	None	None
Data Source - ID	DataQuick-	MLS-RS20237252	MLS-OC21054373	MLS-PW20259253	MLS-PW21186128	MLS-PW21202026	MLS-SB21176761

Market Time 0-30 days	As-Is Price Estimate	As-Repaired Price Estimate	Land Only Price	30-Day Quick Sale Price
90-Day Marketing Time	\$1,580,000	\$1,580,000	\$395,000	\$1,501,000
Recommended List Price	\$1,659,000	\$1,659,000		
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
•	2598 EAST SPAULDING ST	LONG BEACH	4	4	0.18		1919		
1	645 GRAND AVE # 2	LONG BEACH	2	2	0.15	12/18/2020	1968	\$1,675,000	1.05
2	259 LOMA AVE	LONG BEACH	2	2	0.15	05/17/2021	1921	\$1,537,000	1.4
3	331 EUCLID AVE	LONG BEACH	4	4	0.14	02/04/2021	1920	\$1,500,000	1.29
1	4216 E 1ST ST	LONG BEACH	4	4	0.17	08/23/2021	1935	\$1,790,000	2.01
2	305 ROYCROFT AVE	LONG BEACH	2	2	0.14	09/13/2021	1916	\$1,499,900	1.74
3	2835 E VISTA ST	LONG BEACH	4	4	0.17	08/05/2021	1932	\$1,498,000	1.31

Neighborhood Data:

Location Type:	Urban	Market Trend:	Stable	Economic Trend:	Stable	Neighborhood Trend:	Stable
Housing Supply:	Declining	REO Driven?	No	Avg Age of Home:	95		
Sale to List Ratio:	1	Avg Marketing Time of Comparable Listings:	Under 3 Mos.				
Price Range:	\$999,000 to \$2,045,000	Median Price:	\$1,050,000	Predominate Value:	\$1,550,000	Average DOM:	35
% Owners:	70	% Tenants:	30	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:

The subject is located in a urban location that has close proximity to parks, shops and major highways. Market conditions are stable and supply and d

Marketability of Subject:

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

qualify for ALL

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

None Noted

Comparables:

Sale 1 Comments	Both units are 1 bedroom, 1 bathroom, hardwood flooring throughout. Unit one has a converted, huge master closet that can be converted back to a bedroom.
Sale 2 Comments	2 separate side by side two car garages plus driveway parking spaces and a privacy gate. kitchen with beautiful shaker cabinets, Samsung "smart" appliances, , and center island with microwave drawer
Sale 3 Comments	kitchens with gray shaker cabinets and and backsplashes, stunning Acacia hardwood flooring in the front house and laminate flooring in the back units.
List 1 Comments	The front home is a detached two bedroom one bath home. The duplex in the rear section of the lot consists of a two bedroom unit and a one bedroom unit.It also has on site laundry and two garages.
List 2 Comments	fireplace, an updated kitchen, laundry room, dining room, private side patio, central air and heat and ample closet space. The large dining room has potential to be converted into a 3rd bedroom
List 3 Comments	The living room boasts original craftsman cabinetry and shelving. One can park 2 cars on the long front driveway. The back rental units have original hardwood floors, coved ceilings

Comments:

Service Provider Comments:

Due to the lack of more suitable comparisons within 0.50 miles, it was necessary to extend the search upto 2.05 miles and 12 months from inspection date, guidelines for gla, lot size, age and some recommended guidelines when choosing comparable properties. All the necessary adjustments are made. Proximity to the highway would not affect the subject's value or marketability. All the comps are located in similar market areas. Shortage of similar detached 2 unit properties, comps was used 2 unit and 3 unit attached properties as comps which are most similar in size and condition and does not affect subject's value or marketability. Most weight placed on List 3 Similar In Location Condition View Most weight placed on Sale 2 Similar In Location Condition View

Vendor Comments:

Service Provider Signature /s/ Sarah Lin

Service Provider Company A.L.E. Associates Inc

BPO Effective Date

09/15/2021

Service Provider Lic. Num.

01485177

Repairs

Recommended 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

2598 EAST SPAULDING ST
LONG BEACH, CA 90804



Subject Side

2598 EAST SPAULDING ST
LONG BEACH, CA 90804



Subject Side

2598 EAST SPAULDING ST
LONG BEACH, CA 90804



Subject Address Verification

2598 EAST SPAULDING ST
LONG BEACH, CA 90804



Subject Street

2598 EAST SPAULDING ST
LONG BEACH, CA 90804



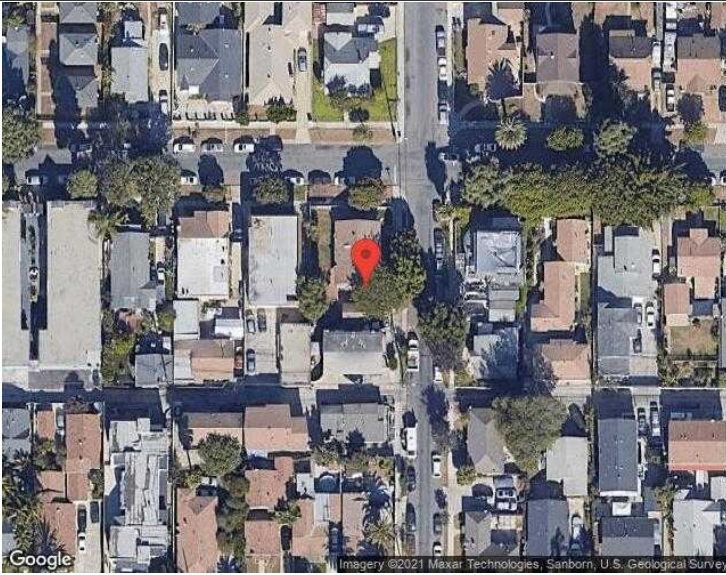
Subject Street

2598 EAST SPAULDING ST
LONG BEACH, CA 90804



Subject What's across from Subject

2598 EAST SPAULDING ST
LONG BEACH, CA 90804



Subject Satellite View

2598 EAST SPAULDING ST
LONG BEACH, CA 90804



Comparable Sale #1

645 GRAND AVE # 2
LONG BEACH, CA 90814
Sale Date: 12/18/2020
Sale Price: \$1,675,000



Comparable Sale #2

259 LOMA AVE
LONG BEACH, CA 90803
Sale Date: 05/17/2021
Sale Price: \$1,537,000



Comparable Sale #3

331 EUCLID AVE
LONG BEACH, CA 90814
Sale Date: 02/04/2021
Sale Price: \$1,500,000



Comparable Listing #1

4216 E 1ST ST
LONG BEACH, CA 90803
List Price: \$1,790,000



Comparable Listing #2

305 ROYCROFT AVE
LONG BEACH, CA 90814
List Price: \$1,499,900



Comparable Listing #3

2835 E VISTA ST
LONG BEACH, CA 90803
List Price: \$1,498,000

Disclaimer

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