

BROKER'S PRICE OPINION - FAS FORM 201
SUBJECT PROPERTY INFORMATION

Loan Number:	001444	Borrower:	Fernando Ponce	APN/Tax ID#:	7162-017-032
Street Address:	9209 Artesia Boulevard	City:	Bellflower	State:	CA Zip Code: 90706

SUBJECT PROPERTY MARKET PRICES

Estimated Market Time:	(90 Days)	(90 Days)	(30 Days)	(90 Days)
Suggested List Price:	As Is List: \$985,000	As Repaired List: \$1,002,000	Quick Sale: \$950,000	Land: \$375,000
Estimated Sales Price:	As Is Sale: \$985,000	As Repaired Sale: \$1,002,000	Quick Sale: \$950,000	Land: \$375,000

SUBJECT PROPERTY REPAIRS

Description:	Exterior paint	Estimate:	\$12,000
Description:	Section 1 Termite Repairs	Estimate:	\$5,000
Description:		Estimate:	\$0
Description:		Estimate:	\$0
Description:		Estimate:	\$0
Lender Required Property Repairs:	\$5,000	Contribution of Value:	\$17,000
Estimate Total:	\$17,000		
Explain Required Repairs:	Section 1 termite repair and clearance typically required to fund a loan.		

SUBJECT PROPERTY CHARACTERISTICS

Subject Property Address	Type	Cond	Sq Ft	BR	Bath	Lot Sz	Gar	Bsmnt	Year	LP	Listed	DOM
9209 Artesia Boulevard	Comm	Fair	4610	10	5	12664SqFt	4 Port	No	1951	\$0	No	N/A

SUBJECT PROPERTY COMMENTS

This property is a mixed use property consisting of 5 residential units and a commercial office unit. It is on one parcel - APN 7162-017-032. 9211 Artesia Blvd. is a 520-sqft. single-story commercial retail space occupied by Bobs Breakers. 9209 Artesia Blvd consists of 2 duplex buildings and a detached single family house in the rear. The residential units have a total of 10 bedrooms and 5 bathrooms. There are 6 open parking spaces. It has a combined square footage of 4,600-sqft on a lot size of 12,660-sqft. The property is in fair condition with signs of deferred maintenance (peeling paint).	PROPERTY STATUS
	Vacant: No
	Vandalized: No
	Locked/Secured: No
	Winterized: No

COMPARABLE SALE INFORMATION

* - Indicates the comparable considered most similar in value to subject

Comparable Sale Address	Type	Cond	Prox	Sq Ft	BR	Bath	Lot Sz	Gar	Bsmnt	Year	LP	SP	Sale Date	\$PSF	DOM
* 801 E PACIFIC COAST HWY	Comm	Avg	6.4 Mi	4518	0	0	4772 SqFt	None	No	1921	950,000	995,000	08/27/2021	220	37
5917 ATLANTIC AVE	Comm	Avg	2.9 Mi	6690	0	0	9319 SqFt	None	No	1954	1,099,000	1,010,000	11/24/2020	151	31
4120 E ANAHEIM ST	Comm	Avg	6.5 Mi	3005	0	0	3828 SqFt	None	No	1932	935,000	925,000	07/21/2021	308	20
1. Mixed use consisting of 2 retail spaces and 3 residential units; 2 buildings with total building area of 4772-sqft, which is slightly bigger than subject property; has smaller lot size; all 5 units are tenant-occupied; GSI is \$92,880/yr.													Sale Type: CV	MLS# OC21136916	
2. 7-unit mixed use commercial property consisting of 2 residential units with 2 beds/1 bath each, 4 retail units and 1 storage space; total of 4 bedrooms and 6 bathrooms; bigger building area but similar property type and located within 3 miles.													Sale Type: CV	MLS# ND20156860	
3. 4-unit mixed used property consisting of 3 residential units and a retail space. It has a total of 4 bedrooms and 3 bathrooms each; has inferior building and lot size and smaller unit mix; overall inferior.													Sale Type: CV	MLS# OC21086113	

ACTIVE COMPARABLE INFORMATION

* - Indicates the comparable considered most similar in value to subject

Active Comparable Address	Type	Cond	Prox	Sq Ft	BR	Bath	Lot Sz	Gar	Bsmnt	Year	Orig LP	Curr LP	\$PSF	DOM
11979 FIRESTONE BLVD	Comm	Fair	4.3 Mi	2884	3	3	6749 SqFt	None	No	1941	1,198,000	1,198,000	415	113
* 3535 MARTIN LUTHER KING JR	Comm	Avg	5.8 Mi	4671	3	2	7247 SqFt	None	No	1962	950,000	950,000	203	1450
1449 W PACIFIC COAST BLVD	Comm	Avg	7.2 Mi	3763	2	4	8381 SqFt	4 Port	No	1940	1,300,000	1,300,000	345	191
1. 6-unit mixed use property consisting of 3 residential units with 1 bed/1 bath each, and 3 retail units. 100% tenant-occupied; has inferior building and lot size; overall inferior.													Sale Type: CV	MLS# TR21108160
2. 5-unit residential/commercial mixed use; consisting of a 3-bedroom, 2-bathroom residential unit, 3 retail spaces and a 550-sqft. garage/storage space.													Sale Type: Unknown	MLS# SR17223206
3. 5-unit mixed use consisting of 4 residential units two 1-bedroom/1 bath units and 2 studio units; and a retail space; has inferior square footage and lot size; has 11 open parking space													Sale Type: Unknown	MLS# PW21046491

LISTING AGENT INFORMATION

Name: N/A	Firm Name: N/A	Phone Number: N/A	Subject MLS #: N/A
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NEIGHBORHOOD DATA

Number of similar listings within 1 mile: 0	Listing price range: -	Pride of Ownership: Avg
Avg marketing time for comparable sales: 103 Days	Avg marketing time for comparable listings: 96 Days	
Construction nearby? No Distance:	Construction Price Range: 0- 0	Neighborhood Trend: Improving
Neighborhood Trend Rate: 1 % monthly	Rental Market: Lease potential \$ 8,500 month	REO competition Price Range: 0 -0
Special Assessments/Homeowner Dues? No	Amount:	Population Density: Suburban
Management Co Name:	Management Co Phone:	Mello Roos Fees? No
Yearly Property Taxes: \$ 4,149	Current: Yes	

Neighborhood factors that would detract from subject:
 This property is located in Bellflower, part of the mid-cities sub-market of Los Angeles. The median sale price per sqft. of a commercial mixed use property in this area is \$267.04/sqft.

BPO PREPARATION

Broker Firm Name: First Biograph Inc.	Preparer: Teri Robles-Dunaway	Inspection Date: 09/12/2021
Broker Tax ID#: 22-3978884	Report Date: 09/15/2021	FAS Review Date: 09/16/2021
Prox to subject: 26 Mi	Explanation:	

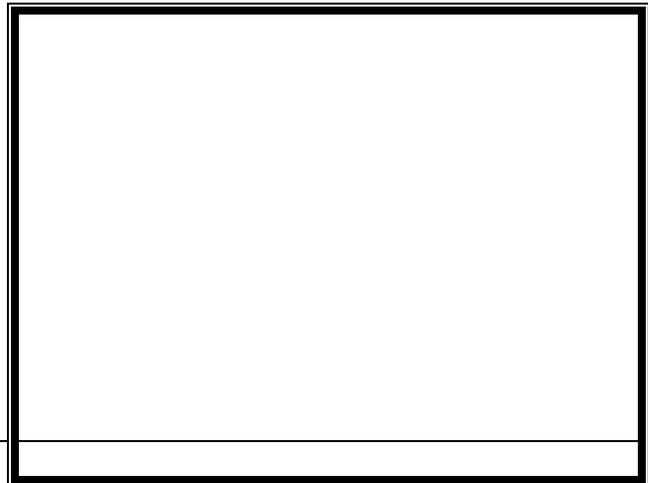
This valuation is requested by a financial institution for internal use. Notwithstanding any preprinted language to the contrary, this is not an appraisal of the market value of the property. If an appraisal is desired, the services of a licensed or certified appraiser must be obtained.



FINANCIAL ASSET SERVICES, INC.

Subject Photo Addendum

Client Name:	Premier Money Source, Inc.
Loan Number:	001444
Subject Property:	9209 Artesia Boulevard, Bellflower, CA 90706





FINANCIAL ASSET SERVICES, INC.

Comparable Photo Addendum

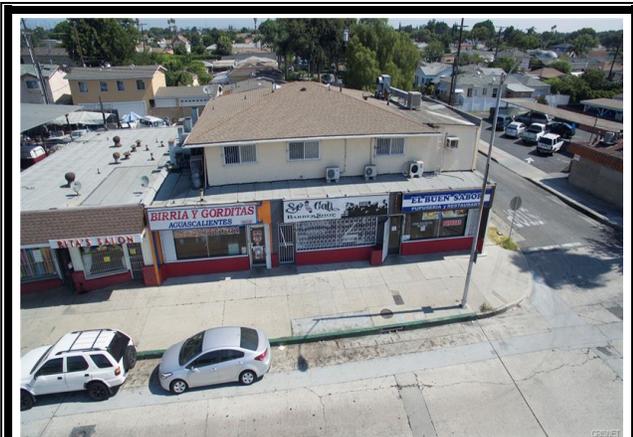
Client Name:	Premier Money Source, Inc.
Loan Number:	001444
Subject Property:	9209 Artesia Boulevard, Bellflower, CA 90706



List Comp 1



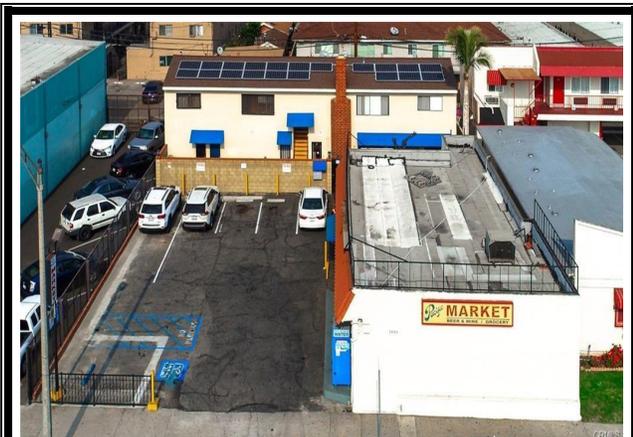
Sold Comp 1



List Comp 2



Sold Comp 2



List Comp 3

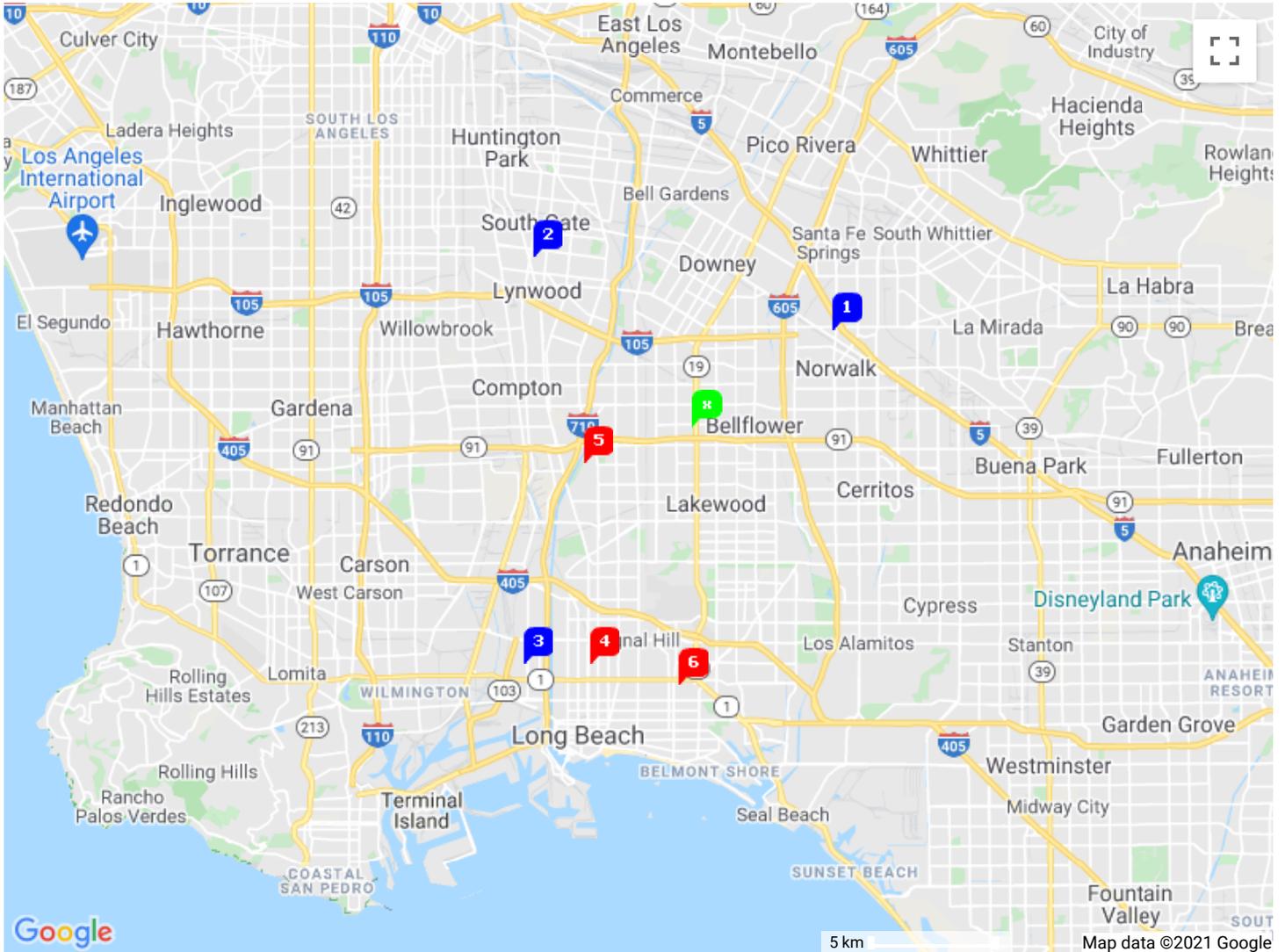


Sold Comp 3

"Due to Federal MSA and/or municipal limitations, location maps may not be available in some rural and newer communities."



PROXIMITY MAP: 9209 ARTESIA BOULEVARD BELLFLOWER, CA 90706



LISTING LEGEND AND INFORMATION

	STREET ADDRESS	ZIP CODE	PROXIMITY	STATUS	
	SUBJECT PROPERTY	9209 Artesia Boulevard	90706	0 MI	* Address Verified
	COMPARABLE LISTING	11979 Firestone Blvd	90650	4.3mi	* Address Verified
	COMPARABLE LISTING	3535 Martin Luther King Jr	90262	5.8mi	* Address Verified
	COMPARABLE LISTING	1449 W Pacific Coast Blvd	90810	7.2mi	* Address Verified
	COMPARABLE SALE	801 E Pacific Coast Hwy	90806	6.4mi	* Address Verified
	COMPARABLE SALE	5917 Atlantic Ave	90805	2.9mi	* Address Verified
	COMPARABLE SALE	4120 E Anaheim St	90804	6.5mi	* Address Verified

* THIS COMPARABLE SALE OR LISTING IS NOT SHOWN HERE DUE TO THE ABILITY TO BE GEOCODED.

* THE ADDRESS FOR THIS COMPARABLE SALE OR LISTING HAS BEEN VERIFIED AND GEOCODED.

ALL COMPARABLE SALES AND LISTINGS PROXIMITY DATA HAS BEEN PROVIDED BY THE ASSIGNED AGENT.

Use PEAD in Glide During COVID-19

9209 Artesia Blvd, Bellflower 90706

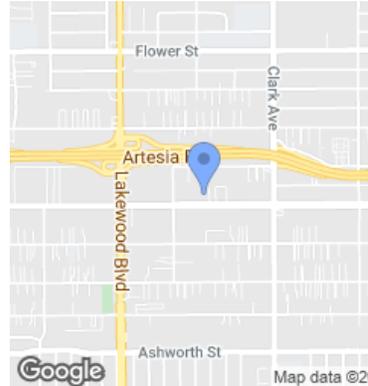
RF - Bellflower South of 91 Frwy

STATUS: Pending

LIST CONTRACT DATE: 08/13/21
PROP TYPE: Commercial Sale
PARCEL #: 7162017032

LISTING ID: RS21182319
PROP SUB TYPE: Mixed Use

LIST PRICE: \$950,000



SQFT(SRC): 4,610
SQFT LOT: 12,664 (A)
ACRES: 0.291
BUSINESS NAME:
BUSINESS TYPE:
YEAR ESTABLISHED:
YEAR BUILT: 1951 (ASR)
SLC: Standard
LEVELS:
CURRENT USE:
ACTUAL RENT:
RENT MIN - MAX \$/SF/YR:
NUMBER OF UNITS:
ENTRY LEVEL:
BUILDING STATUS: Existing
OCCUPANCY:
BUILDING \$/PER SQFT: \$206.07
LAND \$/PER SQFT:
DAYS ON MARKET: 0
COUNTY: Los Angeles
PARCEL MASTER:
INVEST?: A/C?:Yes
FENCE?: Yes HEAT?:Yes

DESCRIPTION

First time on the market since the late 1940's. Great investment opportunity, some deferred maintenance, low rents but huge potential. This property offers 5 residential units, and 1 office or light industrial. 6 carport parking spaces, and a low vacancy rate. Each unit is 2 bedrooms and 1 bathroom. more than 4,600 living-space, and more than 12,660 lot-size. Call for more detail.

BUSINESS URL:

BUILDING DETAILS

FEATURES:
HEATING: Wall Furnace
LAUNDRY: In Kitchen, Inside
CLEARANCE:
INDUSTRIAL TYPE:
PROBATE AUTHORITY:

OFFICE CLASS:
ROOFING: Composition, Flat
SECURITY: Carbon Monoxide Detector(s),
Smoke Detector(s)
CONSTRUCTION: Frame, Wood Siding
LOT: 6-10 Units/Acre, Walkstreet

UTILITIES

ELECTRICITY:
AMPERAGE:
VOLTS:
UTILITIES: Sewer Available, Water Available
WATER: Public

BUSINESS DETAILS

OWNERSHIP:
DAYS / HOURS OPEN:
FULLTIME EMPLOYEES:
LEASE EXPIRES:
EQUIPMENT VALUE:

SPECIAL LICENSES:
PART TIME EMPLOYEES
ACTUAL RENT:
INVENTORY VALUE:

YEARS CURRENT OWNER:
HOURS OWNER WORKS:
LEASABLE SQFT:
MONTHLY NNN:
PARKING TOTAL: 6

SQUARE FOOTAGE

CONDO SQFT:
HIGH TECH FLEX SQFT:
RETAIL SQFT:
TOTAL SQFT:

INDUSTRIAL SQFT:
INDUSTRIAL MIN/MAX:
DIVISIBLE SQFT:
LAND \$/PER ACRE:

OFFICE SQFT:
OFFICE MIN/MAX:
RESIDENTIAL SQFT:

PARKING

PARKING TOTAL: 6
UNCOVERED:

CARPORT: 6
PARKING RATIO:

POWER PRODUCTION

POWER PRODUCTION: No

GREEN VERIFICATION:

LAND

COMMON INTEREST: None
LAND USE: Multi-Family, Office
LOT SIZE DIM:
TOPOGRAPHY:
PARCEL #: 7162017032
ADDITIONAL PARCEL(s): No

BUILDER NAME:
ZONING:
SURVEY TYPE:

PARK NAME:
PHASE:
WATERFRONT:

TERMS

LEASE RENEWAL OPTION?:

ASSIGNABLE:

MIN. DOWN AMOUNT:

LISTING TERMS: **Cash**
EXISTING LEASE TYPE:
INCLUSIONS:
EXCLUSIONS:

FINANCING:
CLOSE DATE:

OWNERSHIP TYPE:

OWNER / TENANT

OWNERS NAME:
OWNER PHONE:
OWNER PAYS:
TENANT PAYS:

of UNITS LEASED:
ANCHORS/Co-TENANTS:

MOVE-IN:

FINANCIAL

GROSS OPERATING INCOME:

NET PROFIT:

OPERATING EXPENSE:

ANNUAL EXPENSE INFORMATION

EXPENSE YEAR:
REAL ESTATE TAX:
PERSONAL PROPERTY:
ACCOUNTING/LEGAL:
ADVERTISING:
INSURANCE:
ELECTRICITY:
WATER/SEWER:
TRASH:

PROFESSIONAL MANAGER:
RESIDENT MANAGER:
MAINTENANCE:
SUPPLIES:
OTHER:
BUILDING EXPENSE:
RESERVES:
INVENTORY VALUE:

ANNUAL OPERATING INFORMATION

GROSS SCHEDULED INCOME:
VACANCY ALLOWANCE:
LAUNDRY:
OTHER:
EFFECTIVE GROSS:
TOTAL EXPENSE:
NET OPERATING INCOME:

INVESTMENT INFORMATION

ACCOUNTING TYPE:
OPERATING EXPENSES:

GROSS OPERATING INCOME:
NET OPERATING INCOME:

VACANCY ALLOWANCE RATE:
CAP RATE:

TAXES

TAX RATE:

TAX ANNUAL \$:

TAX YEAR:

AGENT

LISTING AGENT: **Tony Lopez**

LISTING AGENT STATE LICENSE:
01752038

LISTING AGENT MLS ID: **RLOPETON**

CO-LISTING AGENT:

CO-LISTING AGENT STATE LICENSE:

CO-LISTING AGENT MLS ID:

CONTACT

1.LA CELL: **562-762-7403**
2.LA CELL: **562-762-7403**
3.LA DIRECT:
4.LA TOLL FREE:
5.LA VOICEMAIL: **562-762-7403**
6.LA EMAIL: tony@tonylopezrealtor.com

OFFICE

LISTING OFFICE: **Berkshire Hathaway Hm Ser**
LISTING OFFICE PHONE: **562-461-0233Ext:0**
CO-LISTING OFFICE:
CO-LISTING OFFICE PHONE:

LISTING OFFICE STATE LICENSE: **00338699**
LISTING OFFICE FAX:
CO-LISTING OFFICE STATE LICENSE:
CO-LISTING OFFICE FAX:

LISTING OFFICE MLS ID: **RMUO**
CO-LISTING OFFICE MLS ID:

MLS

BAC: **2%**
LISTING CONTRACT DATE: **08/13/21**
START SHOWING DATE: **08/25/21**
ON MARKET DATE: **08/25/21**

DUAL/VARI COMP?: **No**
EXPIRATION DATE:
CURRENT FINANCING: **None**

INTERNET SEND: LISTING?/PRICE?**Yes/**
MOD TIMESTAMP: **08/25/21**
LIST AGRMT: **Exclusive Right To Sell**
NEIGHBORHOOD MARKET REPORT YN?: **Yes**

BAC REMARKS:
PRIVATE REMARKS: **SUBMIT OFFER SUBJECT TO INSPECTION - DO NOT GO DIRECT. CASH OFFER IS HIGHLY PREFERRED. LOTS OF DEFERRED MAINTENANCE NO FINANCING AVAILABLE.**

SHOWING INFORMATION

SHOW INSTRUCTIONS: **SUBJECT TO INSPECTION. DO NOT GO DIRECT. CONTACT TONY LOPEZ FOR MORE DETAILS.**

DIRECTIONS: **On Artesia, between Lakewood Blvd., and Clark Avenue**

COMPARABLE INFORMATION

PURCHASE CONTRACT DATE: **08/19/21**
BUYER AGENT:
BUYER AGENT STATE LICENSE:
CO-BUYER AGENT:
CO-BUYER AGENT STATE LIC:

ENDING DATE:
BUYER OFFICE:
BUYER OFFICE STATE LICENSE:
CO-BUYER OFFICE:
CO-BUYER OFFICE STATE LIC:

CLOSE PRICE:
LIST PRICE: **\$950,000**

PHOTOS