



Broker Price Opinion








☒ Exterior Inspection
☐ Interior Inspection

Property Address:	3571 EAST 57TH STREET			Vendor ID:	12418548.1_198468		
City, State, Zip:	MAYWOOD, CA 90270			Deal Name:			
Loan Number:	001446			Inspection Date:	09/07/2021		
2nd Loan / Client #:				Subject APN:	6311-022-017		
Borrower / Owner of Record	Leon Guatemala			Lender / Client	Premier Money Source, Inc.		

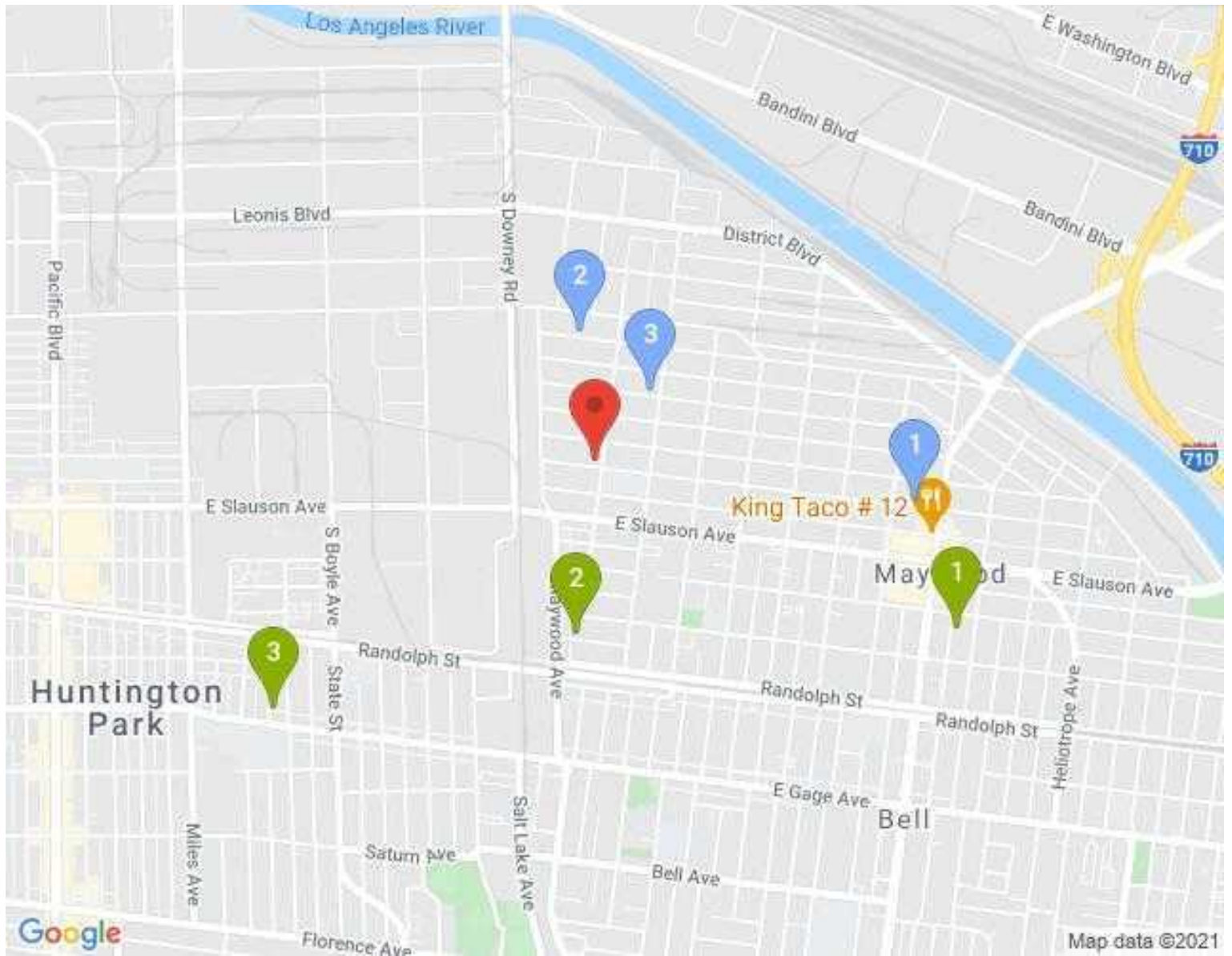
Property Occupancy Status	Owner	Does the Property Appear Secure?	Yes	Est. Monthly Rent	\$2,800	Sold in the last	
Currently Listed	No	Currently List Broker		List Broker Contact #		12 Months?	
Initial List Price		Initial List Date		Current List Price		Sale Price:	
DOM / CDOM	/					Sale Date:	
Is the Subject Listing Currently Pending?		Date of Contract		CDOM to Contract			

Subject Property Comments / External Influences

property appears to be in average condition based on exterior inspection. Conforms to the other houses in the area.

	Subject	Sold comps 1	Sold comps 2	Sold comps 3	List comps 1	List comps 2	List comps 3
							
Address	3571 EAST 57TH STREET MAYWOOD, CA 90270	4419 E 57TH ST MAYWOOD, CA 90270	3555 E 52ND ST MAYWOOD, CA 90270	3651 E 54TH ST MAYWOOD, CA 90270	6010 WOODWARD AVE MAYWOOD, CA 90270	3523 E 61ST PL HUNTINGTON PARK, CA 90255	6360 MARCONI ST HUNTINGTON PARK, CA 90255
Proximity		0.83	0.34	0.23	1.03	0.45	1.05
Sale/List Price		\$557,000	\$506,500	\$508,000	\$575,000	\$480,000	\$560,000
Sale Date		06/11/2021	05/20/2021	04/16/2021	08/31/2021	07/28/2021	07/26/2021
Price Per Sq.ft.	\$503.84	\$628.67	\$623.77	\$622.55	\$448.52	\$588.24	\$510.95
Initial List Price		\$557,000	\$475,000	\$499,999	\$575,000	\$480,000	\$560,000
Initial List Date		04/25/2021	03/15/2021	03/15/2021	08/31/2021	07/28/2021	07/26/2021
Current/Final List		\$557,000	\$475,000	\$525,000	\$575,000	\$480,000	\$560,000
DOM/CDOM		47 / 47	66 / 66	32 / 32	8 / 8	36 / 36	44 / 44
Sales Type		Fair Market	Fair Market	Fair Market	Fair Market	REO	Fair Market
Finance Incentives		none	none	none	none	none	none
Living Area	1042	886	812	816	1282	816	1096
#Rooms/Bed/Bath All	4 / 2 / 1	4 / 2 / 1	4 / 2 / 1	4 / 2 / 1	4 / 5 / 2	4 / 2 / 1	4 / 3 / 1
Year Built	1924	1924	1925	1937	1929	1926	1921
Bsmnt SqFt/Finished							
Lot Size	0.10	0.22	0.13	0.10	0.11	0.13	0.10
Property Type	SF Detach	SF Detach	SF Detach	SF Detach	SF Detach	SF Detach	SF Detach
Style / Quality	Single Story / Q5	Single Story / Q5	Single Story / Q5	Single Story / Q5	Single Story / Q5	Single Story / Q5	Single Story / Q5
# of Units	1	1	1	1	1	1	1
Condition	C3	C3	C3	C2	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	Yes / No / No	Yes / No / No	Yes / Yes / No	No / No / No	No / No / No	No / No / No
Fireplace	No	No	No	No	No	No	No
Garage	None	None	2 Attached	2 Attached	3 Attached	1 Attached	None
Other Features	none	none	none	none	none	none	none
HOA Fees	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Subdivision	Maywood	Maywood, Bell	Maywood, Bell	Maywood, Bell	Maywood, Bell	WalnutPk, HuntPk, Bell N of Florence, and Cud	Huntington Park
Rent Potential	\$2,800						
Annual Gross Income	\$33,600						
Likely Sale Price					\$575,000	\$480,000	\$560,000
Gross Rent Multiplier	15.63						
School District	Los Angeles Un ...	Los Angeles Un ...	Los Angeles Un ...	Los Angeles Un ...	Los Angeles Un ...	Los Angeles Un ...	Los Angeles Un ...
Common Amenities							
Data Source - ID	County Tax-	MLS-SB21086923	MLS-DW21053778	MLS-PW21054185	MLS-21-778850	MLS-PW21165955	MLS-MB21164306

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	\$525,000	\$525,000	\$152,000	\$525,000
Recommended List Price	\$539,000	\$539,000		
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
•	3571 EAST 57TH STREET	MAYWOOD	2	1	0.10		1924		
1	4419 E 57TH ST	MAYWOOD	2	1	0.22	06/11/2021	1924	\$557,000	0.83
2	3555 E 52ND ST	MAYWOOD	2	1	0.13	05/20/2021	1925	\$506,500	0.34
3	3651 E 54TH ST	MAYWOOD	2	1	0.10	04/16/2021	1937	\$508,000	0.23
1	6010 WOODWARD AVE	MAYWOOD	5	2	0.11	08/31/2021	1929	\$575,000	1.03
2	3523 E 61ST PL	HUNTINGTON PARK	2	1	0.13	07/28/2021	1926	\$480,000	0.45
3	6360 MARCONI ST	HUNTINGTON PARK	3	1	0.10	07/26/2021	1921	\$560,000	1.05

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: FTHB Types of Financing the Subject will NOT qualify for:

NA

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

None Noted

Comparables:

Sale 1	equal in bed/bath count. smaller in gla, similar style and equal location. equal year built.
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Comments

Sale 2	equal in bed/bath count. smaller in gla, similar style and equal location. equal year built.
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Comments

Sale 3	superior condition. New paint inside and outside, upgraded kitchen and floors.
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Comments

List 1	superior in bedroom count, larger in GLA. superior to subject.
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Comments

List 2	equal in bed bath count. slightly smaller in gla.
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Comments

List 3	equal in gla, superior in bedroom count. similar features and condition.
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Comments

Comments:

Service Provider Comments:

Subject is in average condition. Located in an area that most houses look similar. The house is not upgraded and appears to be outdated but maintained. Purchaser for this house is most likely to be a first time home buying utilizing FHA financing. If lender required repairs are required, it is recommended but not required. The house should sell within 2-3 weeks. Most weight placed on List 2 most equal in gla, features and condition. Most weight placed on Sale 2 similar style, the most equal in regards to the features and size

Vendor Comments:

Service Provider Signature /s/ Sarah Lin

Service Provider Company A.L.E. Associates Inc

BPO Effective Date

09/08/2021

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

3571 EAST 57TH STREET
MAYWOOD, CA 90270



Subject Side

3571 EAST 57TH STREET
MAYWOOD, CA 90270



Subject Side

3571 EAST 57TH STREET
MAYWOOD, CA 90270



Subject Address Verification

3571 EAST 57TH STREET
MAYWOOD, CA 90270



Subject Street Sign

3571 EAST 57TH STREET
MAYWOOD, CA 90270



Subject Street

3571 EAST 57TH STREET
MAYWOOD, CA 90270



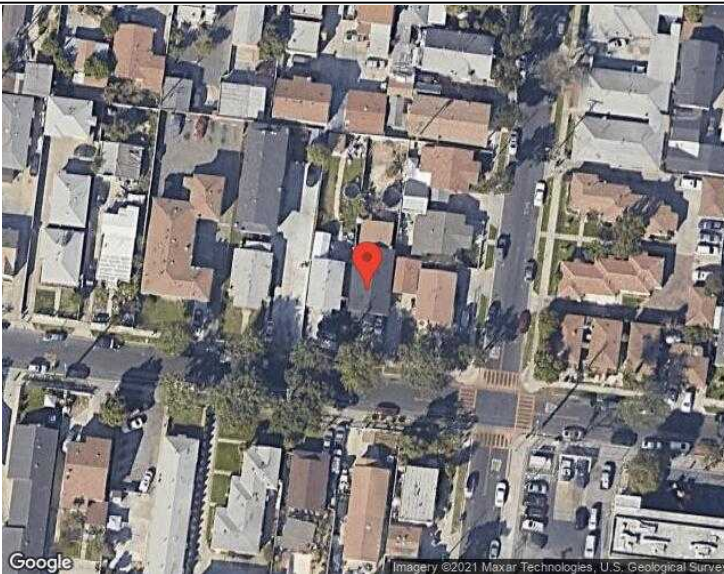
Subject Street

3571 EAST 57TH STREET
MAYWOOD, CA 90270



Subject What's across from Subject

3571 EAST 57TH STREET
MAYWOOD, CA 90270



Subject Satellite View

3571 EAST 57TH STREET
MAYWOOD, CA 90270



Comparable Sale #1

4419 E 57TH ST
MAYWOOD, CA 90270
Sale Date: 06/11/2021
Sale Price: \$557,000



Comparable Sale #2

3555 E 52ND ST
MAYWOOD, CA 90270
Sale Date: 05/20/2021
Sale Price: \$506,500



Comparable Sale #3

3651 E 54TH ST
MAYWOOD, CA 90270
Sale Date: 04/16/2021
Sale Price: \$508,000



Comparable Listing #1

6010 WOODWARD AVE
MAYWOOD, CA 90270
List Price: \$575,000



Comparable Listing #2

3523 E 61ST PL
HUNTINGTON PARK, CA 90255
List Price: \$480,000



Comparable Listing #3

6360 MARCONI ST
HUNTINGTON PARK, CA 90255
List Price: \$560,000

Disclaimer

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