

BROKER'S PRICE OPINION - FAS COMMERCIAL FORM

SUBJECT PROPERTY INFORMATION

Loan Number: 001445	Borrower: Leon Guatemala Parcel ID: 6202-040			0-022					
Street Address: 7934 South Alameda	South Alameda Street City: Hu			ntington Park		State:	CA	Zip Code:	90255
Is the property currently listed or list	onths? No List Date: N/A		Currer	Current List Price: \$ 0					
Previous List Price: \$ 0	Price Change Date	: N/A	DOM	I: N/A Lis	sting Agent: N/A			Phone:	N/A
Annual Taxes: \$ 3,461	Current: Yes Assessed Value: \$ 228,430			Specia	Special Assessment: No				
Assessment Type: N/A Amount: \$ 0									
Property Type: Other	Stories: 1	Occupancy St	atus:	100%	Occupied By: C	wner			
Construction:	Utilities:			Topograp	hy:	P	arking Su	face:	
Brick	Water		Moderate		0	Concrete			
Current Use: Commercial	Current Zoning: Residential			Parking Off Street: No		P	arking Spa	aces: 2	Covered
Land use change likely?: No	If yes, comments:								

NEIGHBORHOOD DATA

Vacancy: 0-5%	Pride of Ownership: Avg		Employment: Stable	Current Market: Stable	
Marketing Time: 60-90 days	Market Prices: Remain Stable		Demand/Supply: Balanced	Similar Listings: Average	
Number of competing listings in the a	area: 10-20	Listing Price Range: \$ 480,000 - 850,000			
Number of competing sales in last 6 months: 5-10		Sold Price Range: \$ 480,000 - 850,000		Average DOM: 120	
Describe any positive or negative factors in the subject neighborhood:					

Subject is located in a suburban neighborhood with stable property values and a balanced supply vs demand of homes. The economy is stable, employment conditions are stable and the schools in the area are good for the state prevalence of REO prop

COMPARABLE SALE INFORMATION

	Subject	Sale 1	Sale 2	Sale 3
Address	7934 South Alameda Street	1211 N La Brea Avenue	12903 Inglewood Ave	6990 N Paramount Boul
City	Huntington Park	Hawthorne,	Hawthorne,	Long Beach
Proximity		7.3 Mi	8.2 Mi	7.2 Mi
Original List Price	\$ 0	\$ 575,000	\$ 599,000	\$ 825,000
List Price at Sale		\$ 575,000	\$ 599,000	\$ 825,000
List Date	N/A	03/17/2021	09/10/2020	12/27/2019
Sales Price		\$ 508,000	\$ 530,000	\$ 585,000
Sales Date		09/07/2021	10/24/2020	12/30/2020
DOM	N/A	150	30	350
Sale Type		FMV	FMV	FMV
Year Built	1910	1971	1959	1956
Stories	1	1	1	1
# of Units	1	1	1	1
Price Per Unit		\$ 564	\$ 577	\$ 510
Building Size	1,008.00	790	800	1196
Price Per Sq. Ft.		\$ 712	\$ 713	\$ 690
Lot Size	6200	7817	4407	9558
Condition	Avg	Similar	Similar	Similar
Location	Suburban	Suburban	Suburban	Suburban
View	Residential	Residential	Residential	Residential
Parking	2 Carport	Superior	Superior	Superior
Zoning Code/Desc.	M-2	C-2	C-3	BR3-4
Property Type/Use	Mechanical Shop	Auto Repair Shop	Offices	Auto Repair Shop
Data Source	Tax Record	MLS	MLS	MLS
Distressed Sale	No	No	No	No
Overall Comparison		Inferior	Inferior	Equal
Describe any similarities	s or differences between the su	bject and the comparables.		
	op built in 1971 with 3 bedroom otal Adj;\$-1010, Net Adj Value;\$	and 1 full bathroom , GLA 790 -1010	sqft on a lot of 0.18 acre. Adju	stments: GLA;\$240, Lot;\$-2
	operty constructed in 1959 havi 20, Age;\$-870, Total Adj;\$-760	ng 3 bedroom and 1 full bathroo	om , living area of 800 sqft on a	a lot of 0.1 acre. Adjustment

Sale 3. Commercial prop built in 1956 with 3 bedroom and 1 full bathroom , GLA 1196 sqft on a lot of 0.21 acre. Adjustments: , Lot;\$-80, Age;\$
-780, Total Adj;\$-860, Net Adj Value;\$824140

ACTIVE COMPARABLE INFORMATION

	Subject	List 1	List 2	List 3
Address	7934 South Alameda Street	8000 Avalon BLVD	4343 Florence AVE	5620 S Main ST
City	Huntington Park	Los Angeles, CA	Bell, CA	Los Angeles, CA
Proximity		1.9 Mi	2.4 Mi	2.9 Mi
Current List Price	\$ 0	\$ 649,000	\$ 500,000	\$ 800,000
Original List Price	\$ 0	\$ 649,000	\$ 500,000	\$ 800,000
List Date	N/A	05/03/2021	07/05/2021	04/24/2021
DOM	N/A	120	50	120
Year Built	1910	1950	1947	1916
Stories	1	1	1	1
# of units	1	1	1	1
Price Per Unit		\$ 482	\$ 528	\$ 477
Building Size	1,008.00	1000	805	987
Price Per Sq. Ft.		\$ 649	\$ 621	\$ 811
Lot Size	6200	5110	4766	5542
Condition	Avg	Similar	Similar	Similar
Location	Suburban	Suburban	Suburban	Suburban
View	Residential	Residential	Residential	Residential
Parking	2 Carport	Inferior	Inferior	Inferior
Zoning	M-2	Commercial	C-3R	Commercial
Property Type/Use	Mechanical Shop	Tire Shop/Car Dealer	Dental Lab	Restaurant
Data Source	Tax Record	MLS	MLS	MLS
Distressed Sale	No	No	No	No
Overall Comparison		Similar	Inferior	Inferior
Describe any similarit	ies or differences between the su	bject and the comparables.		
	1 1 1 1 10 50 10			

List 1. Commercial property constructed in 1950 with 3 bedroom and 1 full bathroom, GLA 1000 sqft on a lot of 0.11 acre. Adjustments: , Age;\$
-600, Total Adj;\$-600, Net Adj Value;\$648400

List 2. Commercial built in 1947 with 3 bedroom and 1 full bathroom, GLA 805 sqft on a lot of 0.1 acre. Adjustments: GLA;\$15, Lot;\$20, Age;\$ -510, Total Adj;\$-475, Net Adj Value;\$499525

List 3. Commercial property built in 1916 having 3 bedroom and 1 full bathroom, living area of 987 sqft on a lot of 0.12 acre. Adjustments:, Total Adj;\$0, Net Adj Value;\$800000

REPAIRS (Recommended repair items are indicated by a check mark in the "R" column)

R	Description				Amount
					\$
					\$
					\$
					\$
					\$
Are repairs recommended? NO Total Recommended Repairs: \$				Total Repairs:	\$
Has the property been vandalized?: N_0 Is the property boarde		Is the property boarded?: No			

VALUE RECONCILIATION COMMENTS

Pricing suggestion came about from analyzing the most current comps which are located as close to subject as possible and are as close as feasible in square footage, location, condition, style and acreage with subject property. I have searched a distance up to 8 mile, GLA +/- 20% sqft, lot size 30% +/- sq ft, age 20% +/- yrs and up to 3 months in time. This was expanded to up to 12 months in time, proximity up to 1 miles, GLA, year built, style due to lack of similar homes. To obtain values in similar location of the subject it was necessary to use dissimilar bed/bath count, wider price range comps and I have provided appropriate adjustments for those variance. Subject is near freeway/highway, railway, school, park and commercial buildings, however it does not affect market value of the subject property. It was also necessary to use a comparable from the other side of the highway. Comps even though they are divided by the highway, the division does not have an impact on the value.

MARKET PRICES							
As Is: \$ 600,000	As Repaired: \$ 600,000	90 Day Quick Sale: \$ 590,000					
BPO PREPARATION							
Broker Firm Name: Real Estate Heaven Internati	onal, Inc. Preparer: Paul Argueta	Inspection Date: 09/11/2021					

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

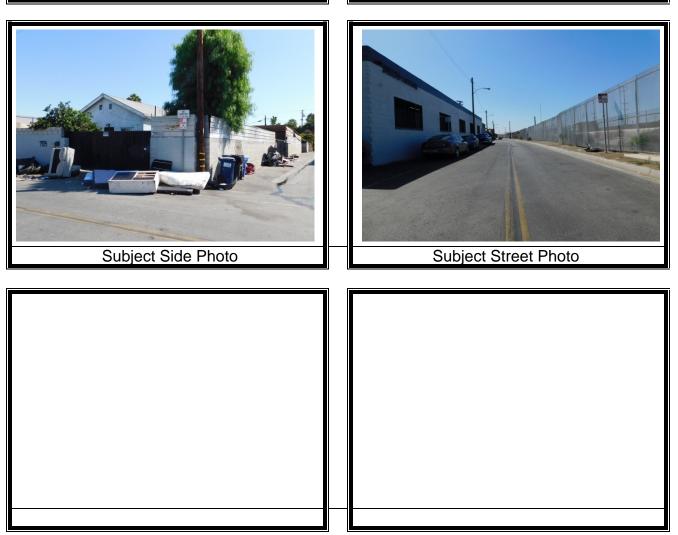
Client Name:	Premier Money Source, Inc.
Loan Number:	001445
Subject Property:	7934 South Alameda Street, Huntington Park, CA 90255

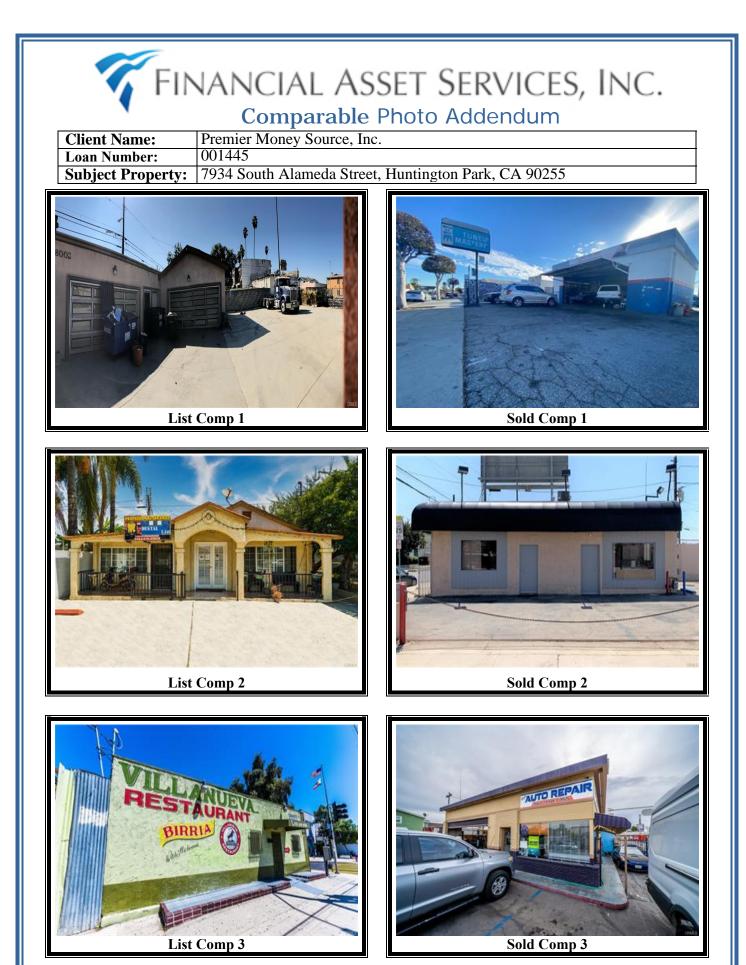


Subject Front Photo



House Number Identification





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