

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

Loan Number: 001618	Borrower: n/a	APN/Tax ID#: 6167-025-030
Street Address: 1800 North Santa Fe Avenue	City: Compton	State: CA Zip Code: 90221

SUBJECT PROPERTY MARKET PRICES

Estimated Market Time:	(90 Days)	(90 Days)	(30 Days)	(90 Days)
Suggested List Price:	As Is List: \$824,000	As Repaired List: \$824,000	Quick Sale: \$804,000	Land: \$320,000
Estimated Sales Price:	As Is Sale: \$820,000	As Repaired Sale: \$820,000	Quick Sale: \$800,000	Land: \$320,000

SUBJECT PROPERTY REPAIRS

Description:		Estimate: \$0
Description:		Estimate: \$0
Description:		Estimate: \$0
Description:		Estimate: \$0
Description:		Estimate: \$0
Lender Required Property Repairs:	\$0	Contribution of Value: \$0
Estimate Total:		\$0
Explain Required Repairs:		

SUBJECT PROPERTY CHARACTERISTICS

Subject Property Address	Type	Cond	Sq Ft	BR	Bath	Lot Sz	Gar	Bsmnt	Year	LP	Listed	DOM
1800 North Santa Fe Avenue	Comm	Avg	2646	3	3	6501 SqFt	None	No	1950	\$0	No	N/A

SUBJECT PROPERTY COMMENTS

The subject property is a mixed-use property with commercial and residential use. This property has a store front unit with two <input type="checkbox"/> residential units in the rear. First residential unit has 1 bedroom with 1 bathroom and the second has 2 bedrooms with 1 bathroom. <input type="checkbox"/> Located on a larger street with high visibility and next to a public park.	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
* 12725 ATLANTIC AVE	Comm	Avg	1 Mi	2532	2	3	9557 SqFt	None	No	1961	1,000,050	820,000	07/09/2021	324	60
120 E ROSECRANS AVE	Comm	Avg	1 Mi	1906	4	2	3615 SqFt	None	No	1947	800,000	800,000	06/24/2021	420	60
1550 N WILMINGTON AVE	Comm	Avg	1 Mi	2147	3	2	4016 SqFt	None	No	1960	825,000	825,000	09/07/2021	384	30

1. The subject property is the most similar sale comp because it is located on a similar street and has same unit structure. Has a storefront used as a market and <input type="checkbox"/> two 1-bedroom units.	Sale Type: CV MLS# Tax Records
2. Comparable property features a mixed use zoning with two units, one unit is residential and the other is residential. The commercial unit is a market.	Sale Type: CV MLS# Tax Records
3. Comparable property features a mixed-use zoning. Located in a similar street and features a storefront on the bottom floor plus a residential unit on the second <input type="checkbox"/> floors.	Sale Type: CV MLS# Tax Records

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
801 W 130TH ST	Comm	Avg	1.2 Mi	1576	4	3	6628 SqFt	None	No	1941	725,000	725,000	460	25
* 923 W ROSECRANS AVE	Comm	Avg	0.1 Mi	3596	4	3	7905 SqFt	None	No	1962	799,000	799,000	222	105
1550 N WILMINGTON AVE	Comm	Avg	1.2 Mi	2082	4	4	4793 SqFt	None	No	1940	1,099,000	1,099,000	528	136

1. Comparable property features a corner lot location. Has 2 units, of which it includes a 4-bedroom unit and a commercial kitchen/restaurant unit.	Sale Type: CV MLS# DW22032187M
2. Comparable property features a total of 3 units. Has a commercial unit on the bottom floor and 2 residential on the second floor.	Sale Type: CV MLS# CV21113820MF
3. Comparable property features a corner lot location with four units.	Sale Type: CV MLS# SR21052267CN

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: 1-5	Listing price range: 700,000 - 1,100,000	Pride of Ownership: Fair
Avg marketing time for comparable sales: 60 Days	Avg marketing time for comparable listings: 60 Days	
Construction nearby? No Distance:	Construction Price Range: 0- 0	Neighborhood Trend: Stable
Neighborhood Trend Rate: 0 % monthly	Rental Market: Lease potential \$ 3,600 month	REO competition Price Range: 0 - 0
Special Assessments/Homeowner Dues? No	Amount:	Population Density: Urban
Management Co Name:	Management Co Phone:	Mello Roos Fees? No
Yearly Property Taxes: \$ 10,685	Current: Yes	

Neighborhood factors that would detract from subject:
The subject property is a mixed-use property located in an urban neighborhood within a mile radius.

BPO PREPARATION

Broker Firm Name: Lino Ponce	Preparer: Lino Ponce	Inspection Date: 03/26/2022
Broker Tax ID#: 624-68-1309	Report Date: 03/26/2022	FAS Review Date: 03/29/2022
Prox to subject: 13 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:	001618
Subject Property:	1800 North Santa Fe Avenue, Compton, CA 90221



Subject Front Photo



House Number Identification



Subject Side Photo



Subject Street Photo





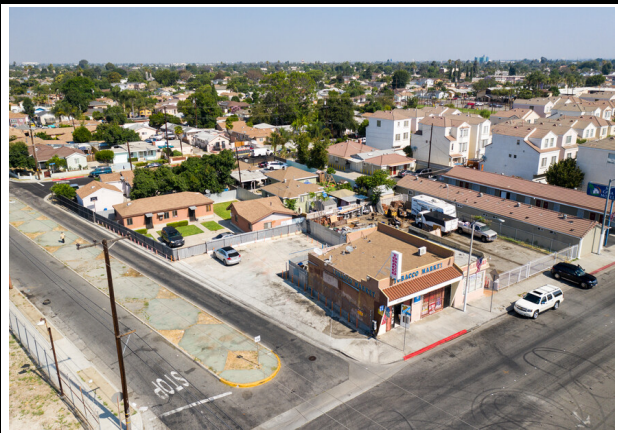
FINANCIAL ASSET SERVICES, INC.

Comparable Photo Addendum

Client Name:	Premier Money Source, Inc.
Loan Number:	001618
Subject Property:	1800 North Santa Fe Avenue, Compton, CA 90221



List Comp 1



Sold Comp 1



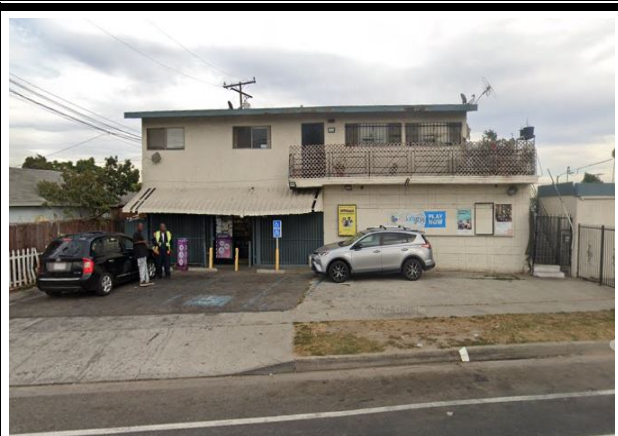
List Comp 2



Sold Comp 2



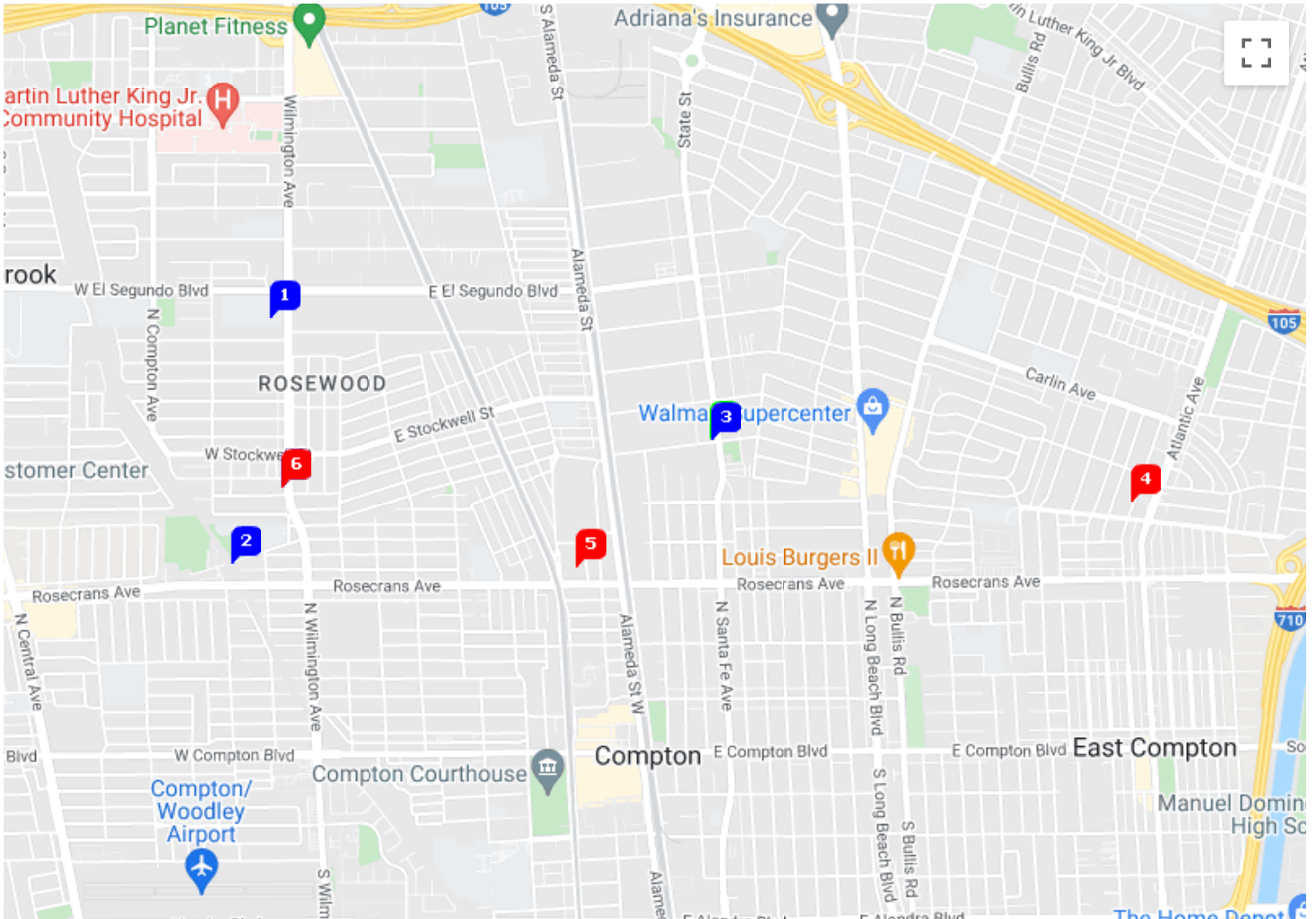
List Comp 3



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: 1800 NORTH SANTA FE AVENUE COMPTON, CA 90221



Google

500 m

Map data ©2022 Google

LISTING LEGEND AND INFORMATION

STREET ADDRESS

ZIP CODE

PROXIMITY

STATUS

#	SUBJECT PROPERTY	STREET ADDRESS	ZIP CODE	PROXIMITY	STATUS
#	SUBJECT PROPERTY	1800 North Santa Fe Avenue	90221	0 MI	* Address Verified
1	COMPARABLE LISTING	801 W 130th St	90222	1.2mi	* Address Verified
2	COMPARABLE LISTING	923 W Rosecrans Ave	90222	0.1mi	* Address Verified
3	COMPARABLE LISTING	1550 N Wilmington Ave	90222	1.2mi	* Address Verified
4	COMPARABLE SALE	12725 Atlantic Ave	90262	1mi	* Address Verified
5	COMPARABLE SALE	120 E Rosecrans Ave	90222	1mi	* Address Verified
6	COMPARABLE SALE	1550 N Wilmington Ave	90222	1mi	* 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.