

# Broker Price Opinion

 Exterior Inspection  
 Interior Inspection

Property Address: 2246 N Edgemont St	Vendor ID: 4325737
City, State, Zip: Los Angeles, CA 90027	Deal Name:
Loan Number: 000655	Inspection Date: 8/30/2017
2nd Loan / Client #:	Subject APN: 5588-008-006

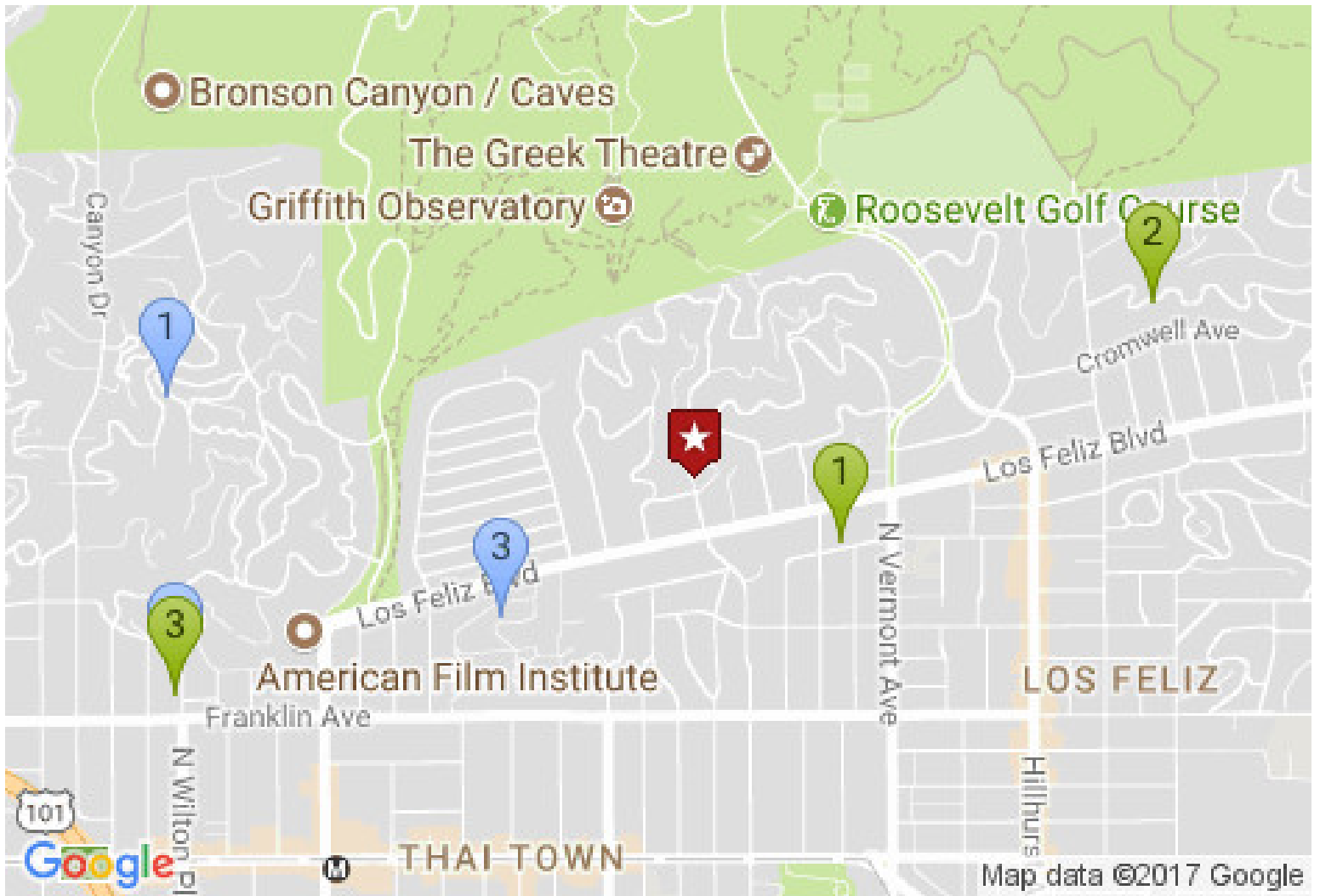
Property Occupancy Status: <input type="text" value="Owner"/>	Does the Property Appear Secure?: <input type="text" value="Yes"/>	Est. Monthly Rent: \$12,000	Sold in the last 12 Months?: <input type="text" value="No"/>
Currently Listed: <input type="text" value="No"/>	List Broker Contact #:	Current List Price:	Sale Price:
Is the Subject Listing Currently Pending?: <input type="text"/>	Date of Contract:	CDOM to Contract:	Sale Date:

Subject Property Comments / External Influences

**Sfr**

	Subject	Sold Comp 1	Sold Comp 2	Sold Comp 3	List Comp 1	List Comp 2	List Comp 3
Address	2246 N Edgemont St Los Angeles, CA 90027	4753 Ambrose Ave Los Angeles, CA 90027	4206 Parva Ave Los Angeles, CA 90027	1917 N Wilton Pl Los Angeles, CA 90068	5687 Spreading Oak Dr Los Angeles, CA 90068	1933 N Wilton Pl Los Angeles, CA 90068	2019 De Mille Dr Los Angeles, CA 90027
Proximity		0.26 Miles	0.85 Miles	1.01 Miles	0.96 Miles	1	0.43 Miles
Sale/List Price		\$1,725,000	\$1,900,000	\$1,989,000	\$1,699,000	\$1,799,000	\$1,950,000
Sale Date		5/11/2017	7/18/2017	6/29/2017	active	active	active
Price Per Sq.ft.	\$761.20	\$722.66	\$696.48	\$821.90	\$730.12	\$813.29	\$757.87
Initial List Price		\$1,585,000	\$2,049,000	\$1,989,000	\$1,699,000	\$1,799,000	\$1,950,000
Initial List Date		4/7/2017	3/21/2017	3/10/2017	8/18/2017	8/26/2017	8/25/2017
Current/Final List		\$1,585,000	\$1,995,000	\$1,989,000	\$1,699,000	\$1,799,000	\$1,950,000
DOM/CDOM		34 / 34	119 / 106	111 / 111	12 / 12	4 / 4	5 / 5
Sales Type		Fair Market	Fair Market	Fair Market	Fair Market	Fair Market	Fair Market
Finance Incentives		0	0	0	0	0	0
Living Area	2299	2387	2728	2420	2327	2212	2573
#Rooms/Bed/Bath 1	8 / 3 / 2	8 / 3 / 3	9 / 3 / 4	10 / 4 / 4	8 / 3 / 2.5	9 / 4 / 3	10 / 4 / 3.5
Year Built	1921	1922	1933	1920	1983	1918	1925
Bsmnt SF/% Finished							
Lot Size	0.27ac	0.15ac	0.18ac	0.16ac	0.11ac	0.16ac	0.08ac
Property Type	SF Detach	SF Detach	SF Detach	SF Detach	SF Detach	SF Detach	SF Detach
Style / Quality	Contemp / Q4	Contemp / Q4	Contemp / Q4	Contemp / Q4	Contemp / Q4	Contemp / Q4	Contemp / Q4
# of Units	1	1	1	1	1	1	1
Condition	C4	C4	C4	C4	C4	C4	C4
Pool/Spa	In Ground	No / No	No / No	Yes / No	No / No	No / No	No / No
View	Residential	Residential	Residential	Residential	Skyline/City Lights	Residential	Mountain
Porch/Patio/Deck	No / Yes / No	No / Yes / No	No / Yes / No	No / Yes / No	No / Yes / No	No / Yes / No	No / Yes / No
Fireplace	Yes	Yes	Yes	Yes	Yes	Yes	No
Garage	2 Detached	2 Detached	2 Attached	2 Detached	2 Attached	1 Detached	2 Attached
Other Features	None	None	None	None	None	None	None
HOA Fees	0/mo	0/yr	0/yr	0/yr	0/yr	0/yr	0/yr
Subdivision	Los Feliz	Los Feliz	Los Feliz	Hollywood Hills East	Unavailable	Hollywood Hills East	Unavailable
School District	Los Angeles	Unavailable	Los Angeles Unified	Unavailable	Los Angeles Unified	Los Angeles Unified	Unavailable
Data Source - ID	County Tax -	MLS - 17218554_CLAW	MLS - OC17058876	MLS - 17209402_CLAW	MLS - 17260686	MLS - SB17197523	MLS - 17264388

<b>Market Time 90-120 days</b>	<b>As-Is Price Estimate</b>	<b>As-Repaired Price Estimate</b>	<b>Land Only Price</b>
Anticipated Sale Price	\$1,750,000	\$1,750,000	\$900,000
Recommended List Price	\$1,800,000	\$1,800,000	
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
•	2246 N Edgemont St	Los Angeles	3	2	0.27ac		1921		
1	4753 Ambrose Ave	Los Angeles	3	3	0.15ac	5/11/2017	1922	\$1,725,000	0.26 Miles
2	4206 Parva Ave	Los Angeles	3	4	0.18ac	7/18/2017	1933	\$1,900,000	0.85 Miles
3	1917 N Wilton Pl	Los Angeles	4	4	0.16ac	6/29/2017	1920	\$1,989,000	1.01 Miles
1	5687 Spreading Oak Dr	Los Angeles	3	2.5	0.11ac	8/18/2017	1983	\$1,699,000	0.96 Miles
2	1933 N Wilton Pl	Los Angeles	4	3	0.16ac	8/26/2017	1918	\$1,799,000	1
3	2019 De Mille Dr	Los Angeles	4	3.5	0.08ac	8/25/2017	1925	\$1,950,000	0.43 Miles

**Neighborhood Data:**

Location Type:  Market Trend:  Economic Trend:  Neighborhood Trend:

Housing Supply:  Crime/Vandalism:  REO Driven?  Avg Age of Home:

Neighborhood Pride of Ownership:  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:  Types of Financing the Subject will NOT qualify for:

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

**Comparables:**

Sale 1 Comments	Property is superior in bathroom count to the subject.
Sale 2 Comments	Property is superior in gross living area to the subject.
Sale 3 Comments	Property is superior in bedroom count to the subject.
List 1 Comments	Property is superior in year built to the subject.
List 2 Comments	Property is inferior in lot size to the subject.
List 3 Comments	Property is superior in bedroom and bathroom count.

**Comments:**

## Service Provider Comments:

Best effort was made to bracket subject's key features and characteristics. Comparable chosen represent the best available at the time that this report was completed. Subject's market is driven by fair market comparables, the type of buyer which is most likely to purchase the subject property due current local market conditions is traditional buyer.

## Vendor Comments:

Service Provider  
Signature

/s/ Victor Pereda

Service Provider  
Company

Vianso Corporation

BPO Effective Date

8/30/2017

Service Provider Lic.  
Num.

01453059

**Repairs**

Recommended Repairs would bring the subject to:

<b>Internal Repairs</b>		<b>Comment</b>	<b>Total</b>
Paint			\$0
Walls/Ceiling			\$0
Carpet/Floors			\$0
Cabinets/Countertops			\$0
Plumbing			\$0
Electrical			\$0
Heating/AC			\$0
Appliances			\$0
Doors/Trim			\$0
Cleaning			\$0
Other			\$0
Internal Repair Total:			
<b>External Repairs</b>		<b>Comment</b>	<b>Total</b>
Roof			\$0
Siding/Trim			\$0
Structural			\$0
Windows/Doors			\$0
Paint			\$0
Foundation			\$0
Garage			\$0
Landscaping			\$0
Fence			\$0
Other			\$0
External Repair Total:			
Repair Total:			



Subject Front

**2246 N Edgemont St  
Los Angeles, CA 90027**



Address



Side



Side



Street



Street



View across street



**Comparable Sale #1**

4753 Ambrose Ave  
Los Angeles, CA 90027  
Sale Date: 5/11/2017  
Sale Price: \$1,725,000



**Comparable Sale #2**

4206 Parva Ave  
Los Angeles, CA 90027  
Sale Date: 7/18/2017  
Sale Price: \$1,900,000



**Comparable Sale #3**

1917 N Wilton Pl  
Los Angeles, CA 90068  
Sale Date: 6/29/2017  
Sale Price: \$1,989,000



**Comparable Listing #1**

5687 Spreading Oak Dr  
Los Angeles, CA 90068  
Current List: \$1,699,000



**Comparable Listing #2**

1933 N Wilton Pl  
Los Angeles, CA 90068  
Current List: \$1,799,000



**Comparable Listing #3**

2019 De Mille Dr  
Los Angeles, CA 90027  
Current List: \$1,950,000

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