

Broker Price Opinion

 Exterior Inspection
 Interior Inspection

Property Address: 3023 London Street	Vendor ID: 4436865
City, State, Zip: Los Angeles, CA 90026	Deal Name:
Loan Number: 000713	Inspection Date: 2/01/2018
2nd Loan / Client #:	Subject APN: 5401-023-009

Property Occupancy Status: Owner	Does the Property Appear Secure?: Yes	Est. Monthly Rent: \$5,400	Sold in the last 12 Months?: No
Currently Listed: No	List Broker Contact #:	Initial List Price:	Initial List Date:
Current List Price:	DOM / CDOM:	Sale Price:	Sale Date:
Is the Subject Listing Currently Pending?:	Date of Contract:	CDOM to Contract:	

Subject Property Comments / External Influences

Subject is a 2 story SFR

	Subject	Sold Comp 1	Sold Comp 2	Sold Comp 3	List Comp 1	List Comp 2	List Comp 3
Address	3023 London Street Los Angeles, CA 90026	3117 London St Los Angeles, CA 90026	3117 Berkeley Ave Los Angeles, CA 90026	2135 Clinton St Los Angeles, CA 90026	522 N Bonnie Brae St Los Angeles, CA 90026	1910 Effie St Los Angeles, CA 90026	914 N Vendome St Los Angeles, CA 90026
Proximity		0.04 Miles	0.86 Miles	0.7 Miles	0.93 Miles	1.32 Miles	0.41 Miles
Sale/List Price		\$882,000	\$930,000	\$956,424	\$825,000	\$849,900	\$959,000
Sale Date		11/7/2017	9/21/2017	8/11/2017	pending	active	active
Price Per Sq.ft.	\$695.52	\$689.06	\$685.84	\$689.07	\$691.53	\$708.25	\$657.75
Initial List Price		\$899,000	\$899,000	\$949,000	\$899,000	\$849,900	\$1,075,000
Initial List Date		8/31/2017	7/26/2017	6/26/2017	1/18/2017	1/20/2018	9/11/2017
Current/Final List		\$899,000	\$899,000	\$949,000	\$825,000	\$849,900	\$959,000
DOM/CDOM		68 / 21	57 / 51	46 / 34	14 / 14	12 / 12	143 / 143
Sales Type		Fair Market	Fair Market	Fair Market	Fair Market	Fair Market	Fair Market
Finance Incentives		0	0	0	0	0	0
Living Area	1294	1280	1356	1388	1193	1200	1458
#Rooms/Bed/Bath 1	6 / 2 / 2	7 / 3 / 2	6 / 2 / 2	7 / 3 / 2	5 / 2 / 1	7 / 2 / 3	6 / 2 / 2
Year Built	1941	1941	1925	1929	1910	1939	1923
Bsmnt SF/% Finished							
Lot Size	0.11ac	0.1ac	0.07ac	0.12ac	0.12ac	0.05ac	0.11ac
Property Type	SF Detach	SF Detach	SF Detach	SF Detach	SF Detach	SF Detach	SF Detach
Style / Quality	2-Story Conv / Q3	Single Story / Q3	2-Story Conv / Q3	Single Story / Q3	Single Story / Q3	2-Story Conv / Q3	Single Story / Q3
# of Units	1	1	1	1	1	1	1
Condition	C3	C3	C3	C3	C3	C3	C3
Pool/Spa	None	No / No	No / No	No / No	No / No	No / No	No / No
View	Residential	Mountain	Mountain	Residential	Residential	Residential	Residential
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	No	No	No	No	No	No	No
Garage	2 Attached	None	1 Attached	2 Detached	None	None	None
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	Silver Lake-echo Park	Silver Lake-echo Park	Silver Lake-echo Park	Silver Lake-echo Park	Unavailable	Silver Lake-echo Park	Silver Lake-echo Park
School District	Los Angeles	Unavailable	Unavailable	Unavailable	Unavailable	Los Angeles Unified	Unavailable
Common Amenities							
Data Source - ID	County Tax -	MLS - 17265898_CLAW	MLS - 17254932_CLAW	MLS - 17245316_CLAW	MLS - DW17011757	MLS - SB18014875	MLS - 17269266_CLAW

Market Time 90-120 days

As-Is Price Estimate

As-Repaired Price Estimate

Land Only Price

Anticipated Sale Price

\$900,000

\$900,000

\$540,000

Recommended List Price

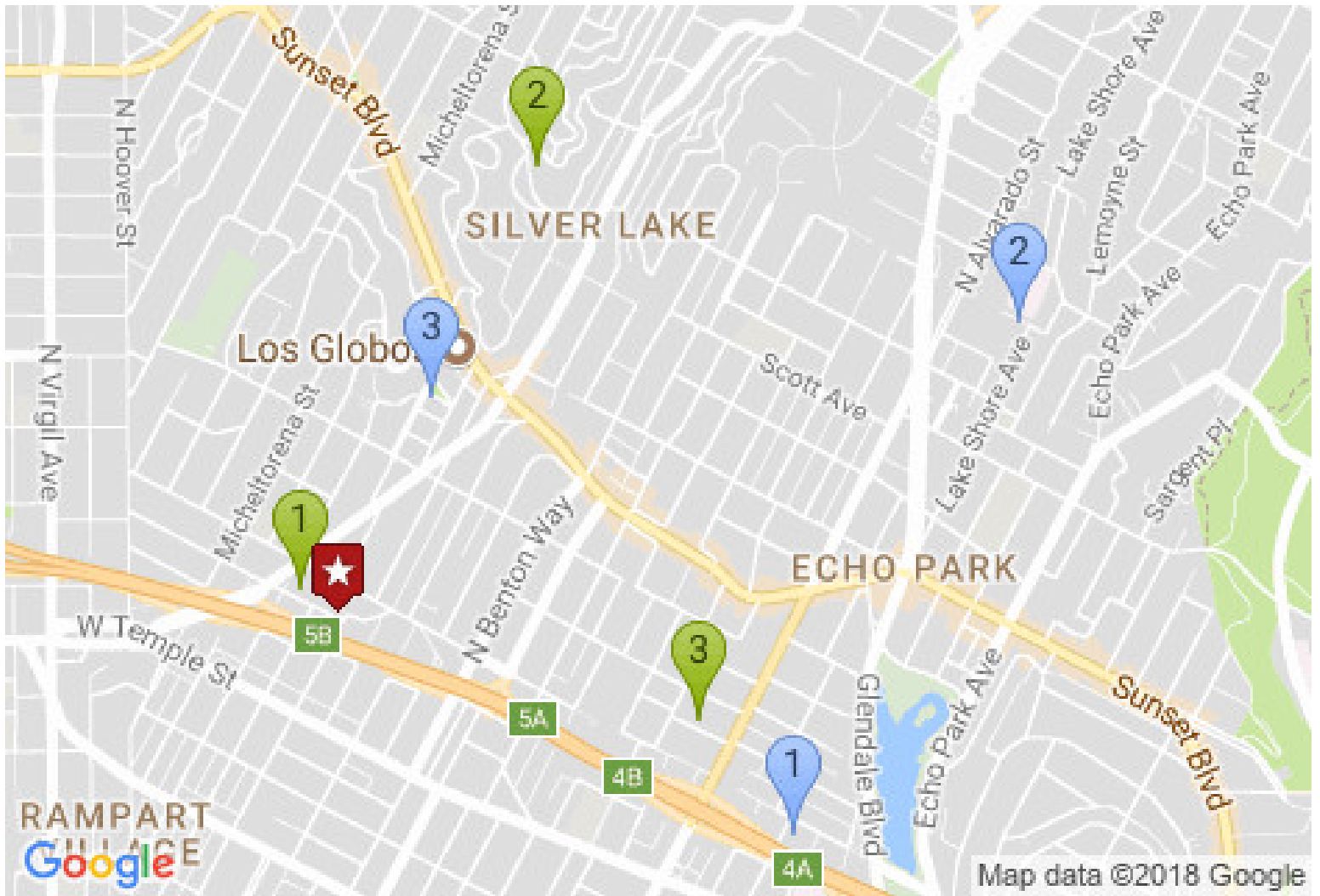
\$915,000

\$915,000

Recommended Sales Strategy:

As - Is

Repaired



	Address	City	BR	BA	Lot Size	Sale/List Date	Year Built	Sale/List Price	Distance
•	3023 London Street	Los Angeles	2	2	0.11ac		1941		
1	3117 London St	Los Angeles	3	2	0.1ac	11/7/2017	1941	\$882,000	0.04 Miles
2	3117 Berkeley Ave	Los Angeles	2	2	0.07ac	9/21/2017	1925	\$930,000	0.86 Miles
3	2135 Clinton St	Los Angeles	3	2	0.12ac	8/11/2017	1929	\$956,424	0.7 Miles
1	522 N Bonnie Brae St	Los Angeles	2	1	0.12ac	1/18/2017	1910	\$825,000	0.93 Miles
2	1910 Effie St	Los Angeles	2	3	0.05ac	1/20/2018	1939	\$849,900	1.32 Miles
3	914 N Vendome St	Los Angeles	2	2	0.11ac	9/11/2017	1923	\$959,000	0.41 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 located near to the subject.
Sale 2 Comments	Property is inferior in lot size to the subject.
Sale 3 Comments	Property is inferior in year built to the subject.
List 1 Comments	Property is inferior in bathroom count to the subject.
List 2 Comments	Property is inferior in year built to the subject.
List 3 Comments	Property is superior in gross living area to the subject.

Comments:

Service Provider Comments:

Subject is located near to the FWY, this location has been taken into consideration when this property was valuated, comparables shared similar location. This is a 2 story home and is not common for other properties with similar GLA, for this reason single level homes were used and I was forced to expand search over 1 mile for Active comps to provide a 2 story home.

Vendor Comments:

Service Provider
Signature

/s/ Victor Pereda

Service Provider
Company

Vianso Corporation

BPO Effective Date

2/2/2018

Service Provider Lic.
Num.

01453059

RepairsRecommended Repairs would bring the subject to:

Internal Repairs		Comment	Total
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:			
External Repairs		Comment	Total
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

**3023 London Street
Los Angeles, CA 90026**



Address



Side



Side



Street



Street



Other



Other



Other



View across street



Comparable Sale #1

3117 London St
Los Angeles, CA 90026
Sale Date: 11/7/2017
Sale Price: \$882,000



Comparable Sale #2

3117 Berkeley Ave
Los Angeles, CA 90026
Sale Date: 9/21/2017
Sale Price: \$930,000



Comparable Sale #3

2135 Clinton St
Los Angeles, CA 90026
Sale Date: 8/11/2017
Sale Price: \$956,424



Comparable Listing #1

522 N Bonnie Brae St
Los Angeles, CA 90026
Current List: \$825,000



Comparable Listing #2

1910 Effie St
Los Angeles, CA 90026
Current List: \$849,900



Comparable Listing #3

914 N Vendome St
Los Angeles, CA 90026
Current List: \$959,000

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