



Broker Price Opinion

Exterior Inspection
 Interior Inspection

Property Address:	1151-1153 East 90th Street	Vendor ID:	4153726
City, State, Zip:	Los Angeles, CA 90002	Deal Name:	
Loan Number:	1151-1153EAST90THSTREET	Inspection Date:	1/26/2017
2nd Loan / Client #:		Subject APN:	6043-006-029

Property Occupancy Status	Owner	Does the Property Appear Secure?	Yes	Est. Monthly Rent	\$4,200	Sold in the last 12 Months?	No
Currently Listed	Yes	Currently List Broker	Uptown Brokers	List Broker Contact #	(562) 755-1801	Initial List Price	\$330,000
		Initial List Date	10/12/2016	Current List Price	\$330,000	DOM / CDOM	74 / 107
Is the Subject Listing Currently Pending?	No	Date of Contract		CDOM to Contract		Sale Price:	
						Sale Date:	

Subject Property Comments / External Influences
The subject property is in good visible exterior condition. The subject does not appear to need any major repairs.

	Subject	Sold Comp 1	Sold Comp 2	Sold Comp 3	List Comp 1	List Comp 2	List Comp 3
Address	1151-1153 East 90th Street Los Angeles, CA 90002	1309 W 90th St Los Angeles, CA 90044	1200 W 96th St Los Angeles, CA 90044	1317 W 92nd St Los Angeles, CA 90044	9538 Compton Ave Los Angeles, CA 90002	11125 S Western Ave Los Angeles, CA 90047	624 W 90th St Los Angeles, CA 90001
Proximity		2.47 Miles	2.37 Miles	2.48 Miles	0.61 Miles	3.42 Miles	1.73 Miles
Sale/List Price		\$470,000	\$495,000	\$430,000	\$474,900	\$495,000	\$499,990
Sale Date		11/28/2016	5/25/2016	6/30/2016			
Price Per Sq.ft.	\$211.82	\$193.42	\$183.06	\$210.68	\$266.80	\$198.80	\$168.97
Initial List Price	\$330,000	\$459,900	\$499,777	\$465,000	\$495,000	\$610,000	\$599,990
Initial List Date	10/12/2016	9/27/2016	10/29/2015	5/12/2016	11/9/2016	9/7/2016	1/12/2017
Current/Final List	\$330,000	\$459,900	\$499,777	\$465,000	\$474,900	\$495,000	\$499,990
DOM/CDOM	74 / 107	15 / 15	208 / 208	55 / 55	77 / 77	140 / 140	13 / 13
Sales Type		Fair Market	Fair Market	Fair Market	Fair Market	Fair Market	Fair Market
Living Area	2056	2430	2704	2041	1780	2490	2959
#Rooms/Bed/Bath 1	3 / 2 / 1.0	3 / 2 / 1.0	2 / 1 / 1.0	2 / 1 / 1.0	3 / 2 / 1.0	2 / 1 / 1.0	3 / 2 / 1.0
#Rooms/Bed/Bath 2	3 / 2 / 1.0	3 / 2 / 1	2 / 1 / 1	2 / 1 / 1	3 / 2 / 1	2 / 1 / 1	3 / 2 / 1
#Rooms/Bed/Bath 3	2 / 1 / 1.0	2 / 1 / 1	2 / 1 / 1	2 / 1 / 1	2 / 1 / 1	2 / 1 / 1	3 / 2 / 1
#Rooms/Bed/Bath 4	2 / 1 / 1.0	2 / 1 / 1	1 / 1 / 1	2 / 1 / 1	2 / 1 / 1	1 / 1 / 1	3 / 2 / 1
Year Built	1956	1961	1939	1950	1930	1956	1926
Bsmnt SF/% Finished							
Lot Size	0.12ac	0.14ac	0.17ac	0.12ac	0.08ac	0.07ac	0.13ac
Property Type	4 unit	4 unit	4 unit	4 unit	4 unit	4 unit	4 unit
Style / Quality	Single Story / Q4	2-Story Conv / Q4	Single Story / Q4	Single Story / Q4	Single Story / Q4	2-Story Conv / Q4	2-Story Conv / Q4
# of Units	4	4	4	4	4	4	4
Condition	C4	C4	C4	C4	C4	C4	C4
Pool/Spa	None	No / No	No / No	No / No	No / No	No / No	No / No
View	street	street	street	street	street	street	street
Porch/Patio/Deck	Yes / Yes / No	Yes / Yes / No	Yes / Yes / No	Yes / Yes / No	Yes / Yes / No	Yes / Yes / No	Yes / Yes / No
Fireplace	No	No	No	No	No	No	No
Garage	2 Attached	4 Attached	4 Attached	4 Attached	2 Attached	4 Attached	4 Attached
Other Features	NONE	none	none	none	none	none	none
Subdivision	7421	Grider Hamilton Oswald Cos Sub	3	Grider Hamilton Oswald Cos Sub	Crown	13796	6
Rent Potential	\$4,200	\$4,200	\$4,200	\$3,325	\$4,200	\$4,300	\$4,195
Annual Gross Income	\$50,400	\$50,400	\$50,400	\$39,900	\$50,400	\$51,600	\$50,340
Likely Sale Price					\$432,159	\$450,450	\$454,990
Gross Rent Multiplier	8.64	9.32	9.82	1.77	8.57	8.72	9.03
School District	LAUnSD	Lausd	Lausd	Lausd	Lausd	Lausd	Lausd
Data Source - ID	County Tax - THEMLS	County Tax - THEMLS	County Tax - THEMLS	County Tax - THEMLS	MLS - THEMLS	MLS - THEMLS	MLS - THEMLS

Market Time 90-120 days

As-Is Price Estimate

As-Repaired Price Estimate

Land Only Price

Anticipated Sale Price

\$435,500

\$435,500

\$113,600

Recommended List Price

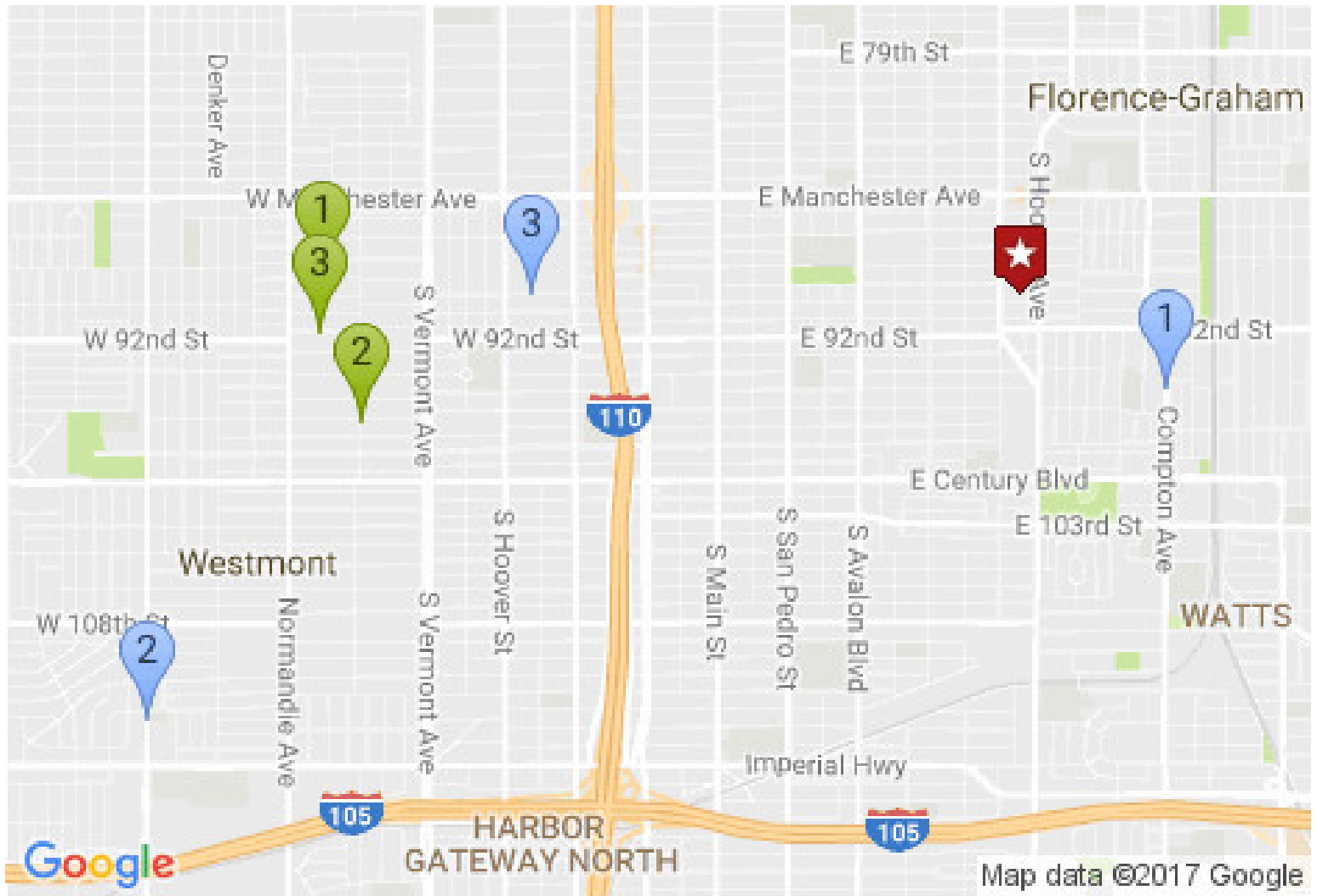
\$435,500

\$435,500

Recommended Sales Strategy:

As - Is

Repaired



	Address	City	BR	BA	Lot Size	Sale/List Date	Year Built	Sale/List Price	Distance
•	1151-1153 East 90th Street	Los Angeles	6	4	0.12ac		1956		
1	1309 W 90th St	Los Angeles	6	4	0.14ac	11/28/2016	1961	\$470,000	2.47 Miles
2	1200 W 96th St	Los Angeles	4	4	0.17ac	5/25/2016	1939	\$495,000	2.37 Miles
3	1317 W 92nd St	Los Angeles	4	4	0.12ac	6/30/2016	1950	\$430,000	2.48 Miles
1	9538 Compton Ave	Los Angeles	6	4	0.08ac	11/9/2016	1930	\$474,900	0.61 Miles
2	11125 S Western Ave	Los Angeles	4	4	0.07ac	9/7/2016	1956	\$495,000	3.42 Miles
3	624 W 90th St	Los Angeles	8	4	0.13ac	1/12/2017	1926	\$499,990	1.73 Miles

Neighborhood Data:

Location Type: Market Trend: Economic Trend: Neighborhood Trend:
Housing Supply: Crime/Vandalism: REO Driven? Avg Age of Home:
Sale to List Ratio: Neighborhood Pride of Ownership: Avg Marketing Time of Comparable Listings:
Price Range: to Median Price: Predominate Value: Average DOM:
% Owners: % Tenants: 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	Superior to subject property in lot size, age, and GLA.
Sale 2 Comments	Inferior to subject in age and room count.
Sale 3 Comments	Most like subject property in GLA, lot size, and age.
List 1 Comments	Inferior to subject property in GLA, age, and lot size.
List 2 Comments	Most like subject property in GLA and age.
List 3 Comments	Superior to subject property in GLA, lot size, and room count.

Comments:

Service Provider Comments:

The subject property is in good visible exterior condition. The subject is located near major intersections, freeways, schools, public transportation, parks, shopping, and other amenities. The subject shows well, so does the rest of the homes on the street. The subject makes good for investors or live in one and rent the others.

Vendor Comments:

Service Provider
Signature

/s/ Angie Donahue

Service Provider
Company

Elite REO Services

BPO Effective Date

1/26/2017

Service Provider Lic.
Num.

01233782

RepairsRecommended Repairs would bring the subject to:

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



Subject Front

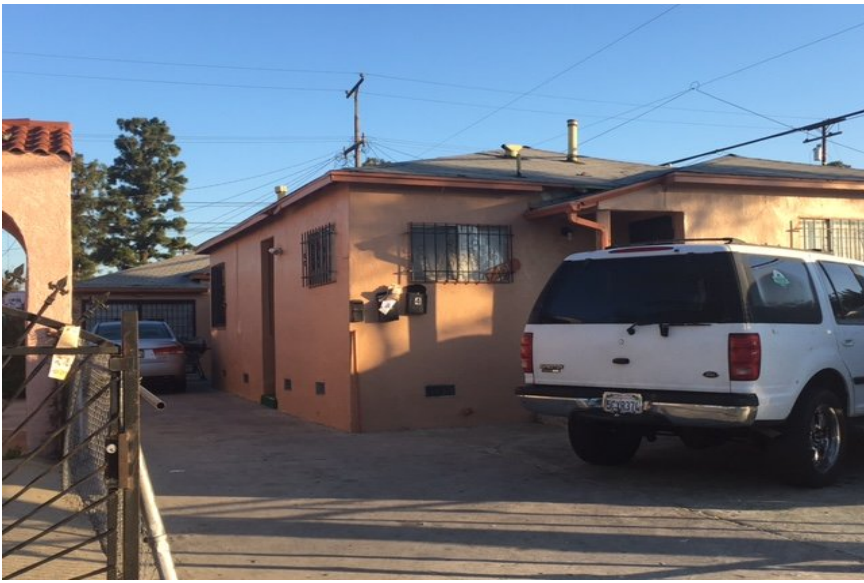
**1151-1153 East 90th Street
Los Angeles, CA 90002**



Address



Address



Side



Side



Street



Street



View across street



Comparable Sale #1

1309 W 90th St
Los Angeles, CA 90044
Sale Date: 11/28/2016
Sale Price: \$470,000



Comparable Sale #2

1200 W 96th St
Los Angeles, CA 90044
Sale Date: 5/25/2016
Sale Price: \$495,000



Comparable Sale #3

1317 W 92nd St
Los Angeles, CA 90044
Sale Date: 6/30/2016
Sale Price: \$430,000



Comparable Listing #1

9538 Compton Ave
Los Angeles, CA 90002
Current List: \$474,900



Comparable Listing #2

11125 S Western Ave
Los Angeles, CA 90047
Current List: \$495,000



Comparable Listing #3

624 W 90th St
Los Angeles, CA 90001
Current List: \$499,990

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