

Broker Price Opinion

 Exterior Inspection
 Interior Inspection

Property Address: 1817 W 47th St	Vendor ID: 4432362
City, State, Zip: Los Angeles, CA 90062	Deal Name:
Loan Number: 1817W47THST	Inspection Date: 1/25/2018
2nd Loan / Client #:	Subject APN: 5015-003-020

Property Occupancy Status: Unknown	Does the Property Appear Secure?: Yes	Est. Monthly Rent: \$2,940	Sold in the last 12 Months?: No
Currently Listed: Yes	Currently List Broker: Elements Real Estate	List Broker Contact #: 3105778777	Initial List Price: \$499,000
		Initial List Date: 11/20/2017	Current List Price: \$475,000
		DOM / CDOM: 66 / 66	Sale Price:
Is the Subject Listing Currently Pending?: No	Date of Contract:	CDOM to Contract:	Sale Date:

Subject Property Comments / External Influences
None

	Subject	Sold Comp 1	Sold Comp 2	Sold Comp 3	List Comp 1	List Comp 2	List Comp 3
Address	1817 W 47th St Los Angeles, CA 90062	4251 S Western Ave Los Angeles, CA 90062	1601 W 47th St Los Angeles, CA 90062	1833 W 50th St Los Angeles, CA 90062	4217 Brighton Los Angeles, CA 90062	1727 W 48th St Los Angeles, CA 90062	1828 W 43rd Pl Los Angeles, CA 90062
Proximity		0.38 Miles	0.29 Miles	0.21 Miles	0.71 Miles	0.13 Miles	0.22 Miles
Sale/List Price		\$529,000	\$475,000	\$470,000	\$525,000	\$485,000	\$499,000
Sale Date		12/14/2017	8/23/2017	11/17/2017	pending	pending	active
Price Per Sq.ft.	\$327.54	\$331.45	\$328.04	\$279.43	\$308.82	\$288.00	\$343.19
Initial List Price	\$499,000	\$549,000	\$480,000	\$429,500	\$525,000	\$485,000	\$499,000
Initial List Date	11/20/2017	9/23/2017	6/21/2017	9/20/2017	10/6/2017	5/26/2017	1/25/2018
Current/Final List	\$475,000	\$549,000	\$480,000	\$429,500	\$525,000	\$485,000	\$499,000
DOM/CDOM	66 / 66	82 / 82	63 / 63	58 / 58	111 / 111	244 / 244	1 / 1
Sales Type		Fair Market	Fair Market	Fair Market	Fair Market	Fair Market	Fair Market
Finance Incentives	Cash	Cash	Cash	FHA	Cash	Cash	Cash
Living Area	1496	1596	1448	1682	1700	1684	1454
#Rooms/Bed/Bath 1	9 / 4 / 3	9 / 4 / 3	5 / 3 / 1	5 / 2 / 1	8 / 4 / 2	9 / 4 / 3	7 / 3 / 2
Year Built	1909	1919	1909	1910	1907	1917	1917
Bsmnt SF/% Finished							
Lot Size	0.14ac	0.16ac	0.15ac	0.17ac	0.15ac	0.14ac	0.13ac
Property Type	SF Detach	SF Detach	SF Detach	SF Detach	SF Detach	SF Detach	SF Detach
Style / Quality	2-Story Conv / Q4	2-Story Conv / Q4	Single Story / Q4	Single Story / Q4	2-Story Conv / Q4	Single Story / Q4	Single Story / Q4
# of Units	1	1	1	1	1	1	1
Condition	C4	C4	C4	C4	C4	C4	C4
Pool/Spa	None	No / No	No / No	No / No	No / No	No / No	No / No
View	Residential	Residential	Residential	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	Yes	Yes	No	Yes
Garage	None	None	2 Detached	1 Detached	2 Detached	2 Detached	2 Detached
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 Angeles	Los Angeles	Los Angeles	Los Angeles	Los Angeles	Los Angeles	Los Angeles
School District	Los Angeles Unified	Los Angeles Unified	Los Angeles Unified	Los Angeles Unified	Los Angeles Unified	Los Angeles Unified	Los Angeles Unified
Common Amenities							
Data Source - ID	County Tax - SB17261646	MLS - PW17220012	MLS - DW17140246	MLS - 17273006	MLS - IG17230914	MLS - 17235390	MLS - 18305846

Market Time 90-120 days

As-Is Price Estimate

As-Repaired Price Estimate

Land Only Price

Anticipated Sale Price

\$490,000

\$490,000

\$147,000

Recommended List Price

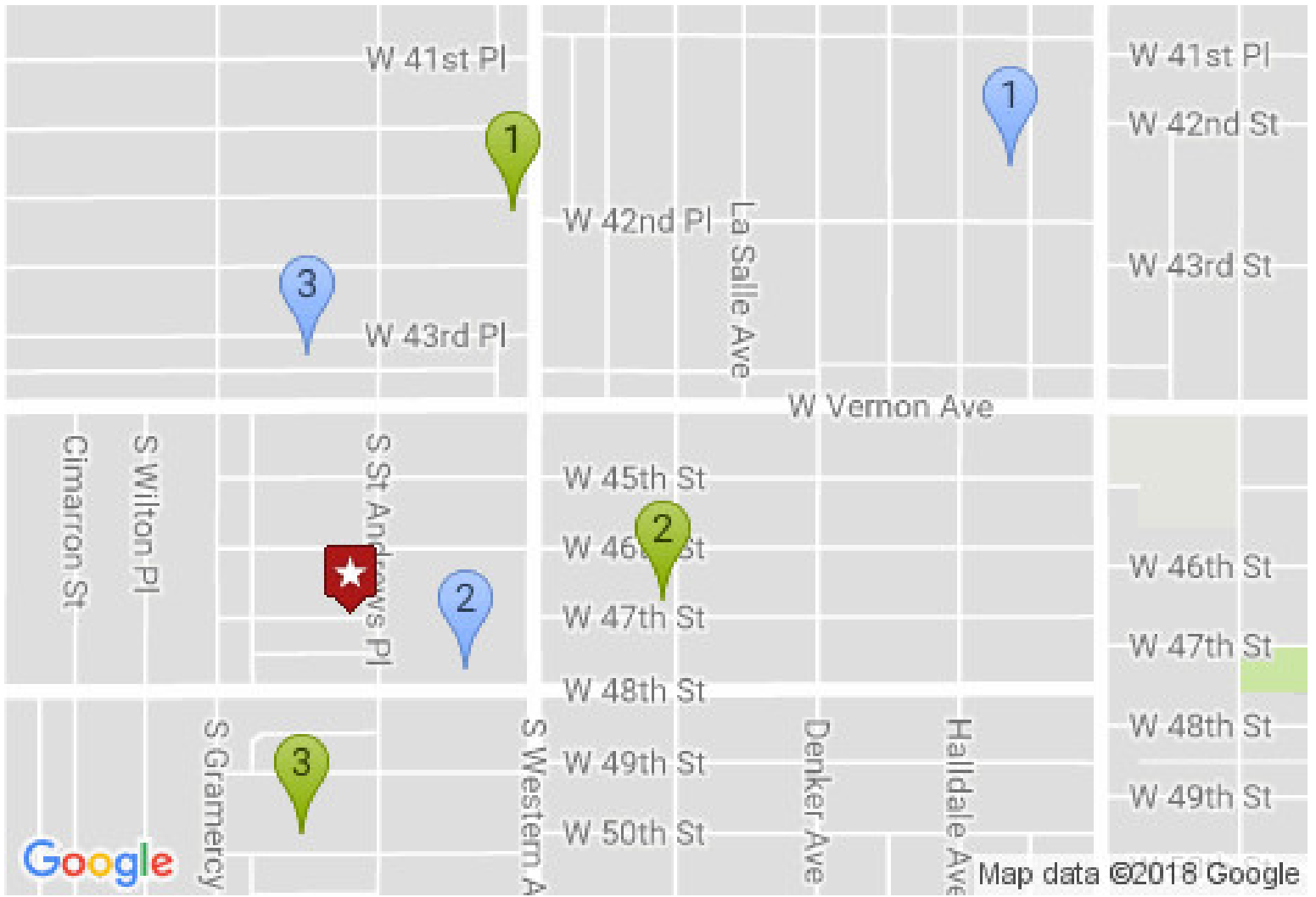
\$500,000

\$500,000

Recommended Sales Strategy:

As - Is

Repaired



	Address	City	BR	BA	Lot Size	Sale/List Date	Year Built	Sale/List Price	Distance
•	1817 W 47th St	Los Angeles	4	3	0.14ac		1909		
1	4251 S Western Ave	Los Angeles	4	3	0.16ac	12/14/2017	1919	\$529,000	0.38 Miles
2	1601 W 47th St	Los Angeles	3	1	0.15ac	8/23/2017	1909	\$475,000	0.29 Miles
3	1833 W 50th St	Los Angeles	2	1	0.17ac	11/17/2017	1910	\$470,000	0.21 Miles
1	4217 Brighton	Los Angeles	4	2	0.15ac	10/6/2017	1907	\$525,000	0.71 Miles
2	1727 W 48th St	Los Angeles	4	3	0.14ac	5/26/2017	1917	\$485,000	0.13 Miles
3	1828 W 43rd Pl	Los Angeles	3	2	0.13ac	1/25/2018	1917	\$499,000	0.22 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	Comparable superior in Gross Living Area and lot size. It is equal in bedroom and bathroom count.
Sale 2 Comments	Comparable inferior in Gross Living Area, bedroom and bathroom count. It is similar in lot size.
Sale 3 Comments	Comparable superior in Gross Living Area and lot size. It is inferior in bedroom and bathroom count.
List 1 Comments	Comparable superior in Gross Living Area. It is equal in bedroom and inferior in bathroom count. Similar lot size.
List 2 Comments	Comparable superior in Gross Living Area. It is equal in lot size, bedroom and bathroom count.
List 3 Comments	Comparable inferior in Gross Living Area, bedroom and bathroom count. It is equal in lot size.

Comments:

Service Provider Comments:

After using the standard guidelines for comparable search criteria, 7 properties were found, 4 sales and 3 listings. From these comps I was able to use 2 Sales and 2 Listings. Due to the limited comps I had to expand the search to 10 years and 25% in lot size in order to provide more comps that I could use on the report. Sales and Listings bracket subject's Gross Living Area. Used 1 and 2 story homes as these compete equally in terms of price size and style. The subject is currently listed for sale with 66 DOM's. Per Trulia.com market trends in subject city is Improving. All comparables used for this evaluation are fair market value sales/listings. These comparables best bracket the subject's property characteristics and current market conditions.

Vendor Comments:

Service Provider
Signature

/s/ Victor Pereda

Service Provider
Company

Vianso Corporation

BPO Effective Date

1/26/2018

Service Provider Lic.
Num.

01453059

Repairs

Recommended 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

**1817 W 47th St
Los Angeles, CA 90062**



Address



Side



Side



Street



Street



View across street



Comparable Sale #1

4251 S Western Ave
Los Angeles, CA 90062
Sale Date: 12/14/2017
Sale Price: \$529,000



Comparable Sale #2

1601 W 47th St
Los Angeles, CA 90062
Sale Date: 8/23/2017
Sale Price: \$475,000



Comparable Sale #3

1833 W 50th St
Los Angeles, CA 90062
Sale Date: 11/17/2017
Sale Price: \$470,000



Comparable Listing #1

4217 Brighton
Los Angeles, CA 90062
Current List: \$525,000



Comparable Listing #2

1727 W 48th St
Los Angeles, CA 90062
Current List: \$485,000



Comparable Listing #3

1828 W 43rd Pl
Los Angeles, CA 90062
Current List: \$499,000

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