

Broker Price Opinion

 Exterior Inspection
 Interior Inspection

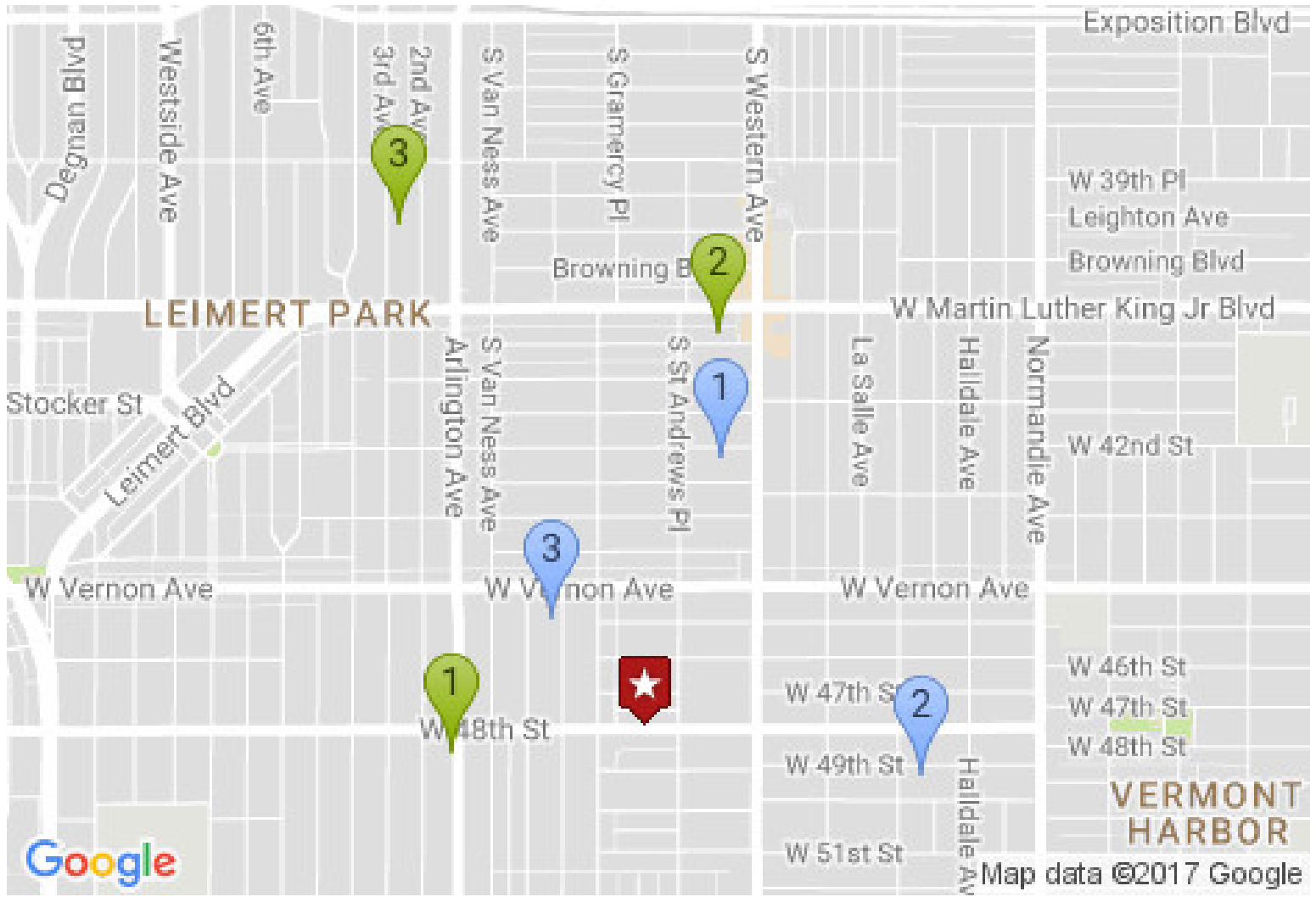
Property Address: 1835 W 48th Street	Vendor ID: 4283562
City, State, Zip: Los Angeles, CA 90062	Deal Name:
Loan Number: 1835 W 48TH STREET	Inspection Date: 7/13/2017
2nd Loan / Client #:	Subject APN: 5015-004-017

Property Occupancy Status: Tenant	Does the Property Appear Secure?: Yes	Est. Monthly Rent: \$2,600	Sold in the last 12 Months?: No
Currently Listed: Yes	Currently List Broker: Keller Williams Realty	List Broker Contact #: 6262043300	Initial List Price: \$335,000
	Initial List Date: 6/01/2017	Current List Price: \$335,000	DOM / CDOM: 41 / 41
Is the Subject Listing Currently Pending?: No	Date of Contract:	CDOM to Contract:	Sale Price:
			Sale Date:

Subject Property Comments / External Influences
There were no negative location influences noted upon inspection. No health hazards noted.

	Subject	Sold Comp 1	Sold Comp 2	Sold Comp 3	List Comp 1	List Comp 2	List Comp 3
Address	1835 W 48th Street Los Angeles, CA 90062	4819 Arlington Ave Los Angeles, CA 90043	1735 W 41st St Los Angeles, CA 90062	3942 3rd Ave Los Angeles, CA 90008	1730 W 42nd St Los Angeles, CA 90062	1510 W 49th St Los Angeles, CA 90062	4427 S Wilton Pl Los Angeles, CA 90062
Proximity		0.34 Miles	0.69 Miles	0.98 Miles	0.48 Miles	0.5 Miles	0.24 Miles
Sale/List Price		\$439,000	\$450,000	\$446,000	\$459,000	\$475,000	\$445,000
Sale Date		2/23/2017	4/28/2017	2/27/2017			
Price Per Sq.ft.	\$270.94	\$261.47	\$324.91	\$319.48	\$334.55	\$351.85	\$279.70
Initial List Price	\$335,000	\$439,000	\$450,000	\$499,000	\$459,000	\$475,000	\$445,000
Initial List Date	6/01/2017	11/1/2016	3/8/2017	1/3/2017	3/22/2017	6/5/2017	7/2/2017
Current/Final List	\$335,000	\$439,000	\$450,000	\$499,000	\$459,000	\$475,000	\$445,000
DOM/CDOM	41 / 41	26 / 26	6 / 6	6 / 6	112 / 112	37 / 37	3 / 3
Sales Type		Fair Market	Fair Market	Fair Market	Fair Market	Fair Market	Fair Market
Finance Incentives	None	None	None	None	None	None	None
Living Area	1624	1679	1385	1396	1372	1350	1591
#Rooms/Bed/Bath 1	3 / 2 / 1	5 / 4 / 1	5 / 3 / 1.5	3 / 2 / 1	5 / 3 / 1.5	3 / 2 / 1	5 / 3 / 2
Year Built	1912	1920	1912	1920	1913	1912	1949
Bsmnt SF/% Finished							
Lot Size	0.14ac	0.15ac	0.13ac	0.12ac	0.14ac	0.13ac	0.11ac
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	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 / No / No	Yes / No / No	Yes / No / No	Yes / No / No	No / No / No	Yes / No / No	No / No / No
Fireplace	Yes	Yes	Yes	No	No	No	No
Garage	1 Detached	1 Detached	1 Detached	2 Detached	1 Detached	2 Detached	1 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
Data Source - ID	County Tax - 5015-004-017	MLS - 16176742_CLAW	MLS - 17208532	MLS - SR17003872_CRISNET	MLS - 17213010_CLAW	MLS - RS17127143	MLS - DW17150471

Market Time 30-90 days	As-Is Price Estimate	As-Repaired Price Estimate	Land Only Price
Anticipated Sale Price	\$440,000	\$440,000	\$220,000
Recommended List Price	\$445,000	\$445,000	
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
•	1835 W 48th Street	Los Angeles	2	1	0.14ac		1912		
1	4819 Arlington Ave	Los Angeles	4	1	0.15ac	2/23/2017	1920	\$439,000	0.34 Miles
2	1735 W 41st St	Los Angeles	3	1.5	0.13ac	4/28/2017	1912	\$450,000	0.69 Miles
3	3942 3rd Ave	Los Angeles	2	1	0.12ac	2/27/2017	1920	\$446,000	0.98 Miles
1	1730 W 42nd St	Los Angeles	3	1.5	0.14ac	3/22/2017	1913	\$459,000	0.48 Miles
2	1510 W 49th St	Los Angeles	2	1	0.13ac	6/5/2017	1912	\$475,000	0.5 Miles
3	4427 S Wilton Pl	Los Angeles	3	2	0.11ac	7/2/2017	1949	\$445,000	0.24 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	Superior in bed, same in bath count. Close in lot size and GLA. Beautiful 4br home. Craftsman style. Big house with dining room, living room, kitchen etc. Big front porch. Backyard like a park. Gated front yard. Detached garage.
Sale 2 Comments	Superior in bed and bath count. Close in lot size, inferior in GLA. Average in condition. Located near restaurants and transportation.
Sale 3 Comments	Same in bed and bath count. Close in lot size, inferior in GLA. Attention all investors heres a opportunity to own home near Leimert Park area. Fixer.
List 1 Comments	Superior in bed and bath count. Close in lot size, inferior in GLA. 3 bedrooms, 1 1/2 baths, Den + study. Possibly hardwood floors under carpet.
List 2 Comments	Same in bed and bath count. Close in lot size, inferior in GLA. 2/1 plus no fha loan or as-is. Located near schools and parks.
List 3 Comments	Superior in bed and bath count. Close in lot size and gla. Great spaniard style home in prime los angeles area! Only minutes from usc and coliseum.

Comments:

Service Provider Comments:

Weight of this BPO was based on sold comp # 1 due to this comp being the most proximate, and is the closest in age, lot size and GLA, same in bath count and overall amenity. Recommend selling as-is with a fair market value of \$440,000. Value is higher than the current list price. Subject appears to be underpriced as the lowest listing in the neighborhood is \$408,000. The comps provided in this report have no updating done and are similar to subject's average condition. The value for this BPO was derived from FMV sales and FMV listings only. Based on recent FMV closings, this value is considered current and accurate.

Vendor Comments:

Service Provider
Signature

/s/ Alvin Papa

Service Provider
Company

The RWM Group, Inc.

BPO Effective Date

7/13/2017

Service Provider Lic.
Num.

01473111

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

**1835 W 48th Street
Los Angeles, CA 90062**



Address



Side



Side



Street



Street



Other



View across street



Comparable Sale #1

4819 Arlington Ave
Los Angeles, CA 90043
Sale Date: 2/23/2017
Sale Price: \$439,000



Comparable Sale #2

1735 W 41st St
Los Angeles, CA 90062
Sale Date: 4/28/2017
Sale Price: \$450,000



Comparable Sale #3

3942 3rd Ave
Los Angeles, CA 90008
Sale Date: 2/27/2017
Sale Price: \$446,000



Comparable Listing #1

1730 W 42nd St
Los Angeles, CA 90062
Current List: \$459,000



Comparable Listing #2

1510 W 49th St
Los Angeles, CA 90062
Current List: \$475,000



Comparable Listing #3

4427 S Wilton Pl
Los Angeles, CA 90062
Current List: \$445,000

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