

# Broker Price Opinion

 Exterior Inspection  
 Interior Inspection

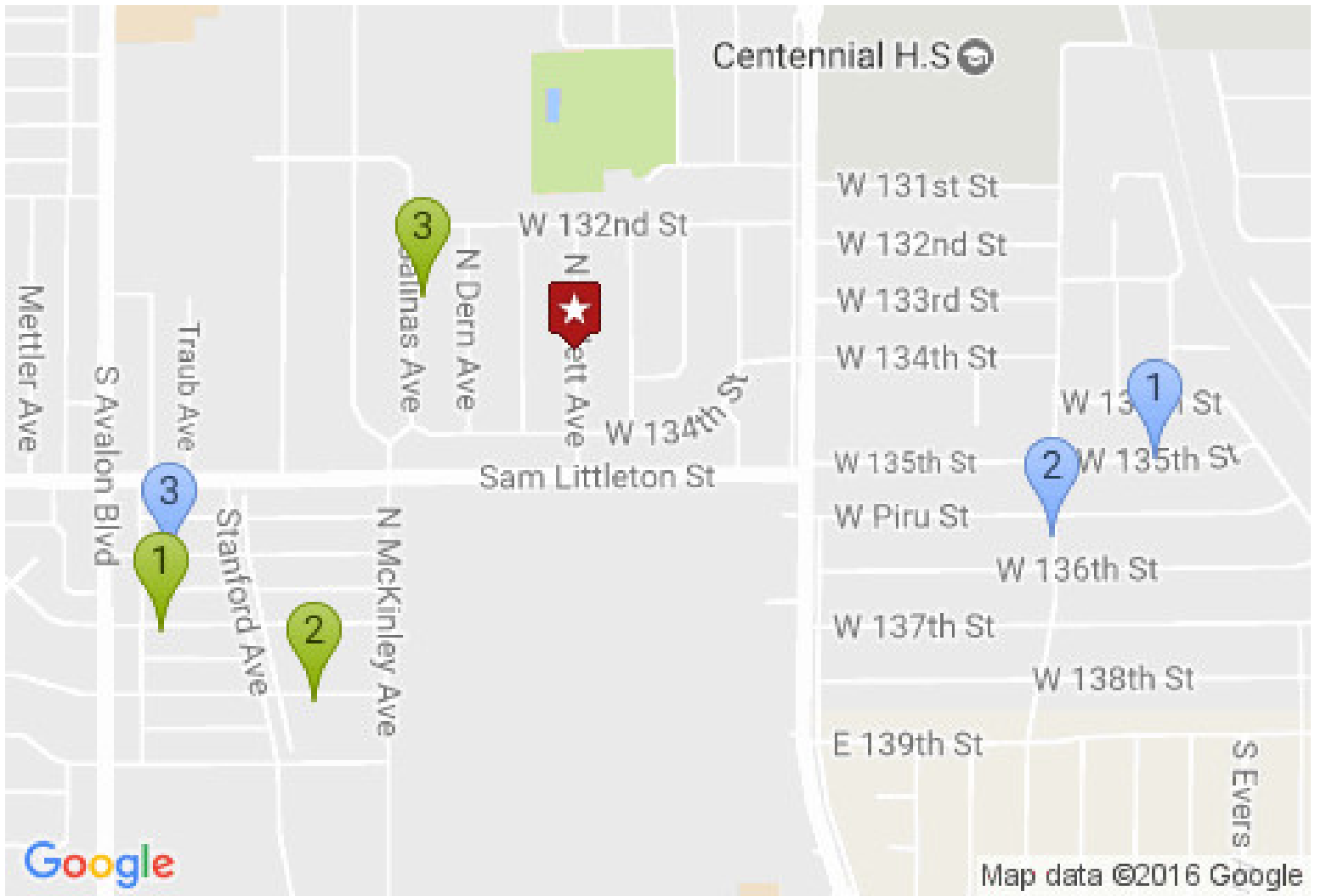
Property Address: 2013 N Corlett Ave	Vendor ID: 4119873
City, State, Zip: Los Angeles, CA 90059	Deal Name:
Loan Number: 2013NCORLETT	Inspection Date: 12/20/2016
2nd Loan / Client #:	Subject APN: 6134-027-009

Property Occupancy Status: Tenant	Does the Property Appear Secure?: Yes	Est. Monthly Rent: \$1,650	Sold in the last 12 Months?: Yes
Currently Listed: No	List Broker Contact #:	Initial List Price:	Sale Price: \$200,000
Is the Subject Listing Currently Pending?:	Date of Contract:	CDOM to Contract:	Sale Date: 12/13/2016

Subject Property Comments / External Influences  
**The Subject is a 1945 built 1 story SFR with 2 bedrooms 1 bathroom and 832sf of GLA on a 50x100 ft lot with a 1 car garage.**

	Subject	Sold Comp 1	Sold Comp 2	Sold Comp 3	List Comp 1	List Comp 2	List Comp 3
Address	2013 N Corlett Ave Los Angeles, CA 90059	633 E 137th St Los Angeles, CA 90059	738 138th St Los Angeles, CA 90059	2102 N Salinas Av Los Angeles, CA 90059	1405 W Stockwell St Compton, CA 90222	1763 N Parmelee Av Compton, CA 90222	645 E 136th St Los Angeles, CA 90059
Proximity		0.44 Miles	0.38 Miles	2 Blocks	0.52 Miles	0.45 Miles	0.4 Miles
Sale/List Price		\$275,000	\$305,000	\$315,000	\$375,000	\$389,900	\$329,000
Sale Date		9/13/2016	12/13/2016	10/24/2016			
Price Per Sq.ft.	\$348.56	\$339.93	\$351.79	\$378.61	\$334.22	\$366.45	\$406.67
Initial List Price		\$264,000	\$304,900	\$309,900	\$395,000	\$389,900	\$329,000
Initial List Date		8/26/2016	10/20/2016	7/22/2016	9/14/2016	12/12/2016	10/15/2016
Current/Final List		\$264,000	\$304,900	\$309,900	\$375,000	\$389,900	\$329,000
DOM/CDOM		6 / 6	7 / 7	19 / 19	97 / 97	8 / 8	25 / 25
Sales Type	REO	Fair Market	Fair Market	Fair Market	Fair Market	Fair Market	Fair Market
Finance Incentives		0	\$325 concession	0	0	0	0
Living Area	832	809	867	832	1122	1064	809
#Rooms/Bed/Bath 1	4 / 2 / 1.0	4 / 2 / 1.0	4 / 2 / 1.0	4 / 2 / 1.0	5 / 3 / 1.0	5 / 3 / 1.0	4 / 2 / 1.0
Year Built	1945	1944	1949	1941	1951	1959	1944
Bsmnt SF/% Finished							
Lot Size	0.11ac	0.12ac	0.11ac	0.12ac	0.13ac	0.12ac	0.12ac
Property Type	SF Detach	SF Detach	SF Detach	SF Detach	SF Detach	SF Detach	SF Detach
Style / Quality	Single Story / Q4	Single Story / Q4	Single Story / Q4	Single Story / Q4	Single Story / 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 / No / No	Yes / No / No	Yes / No / No	Yes / No / No	Yes / No / No	Yes / No / No	Yes / No / No
Fireplace	No	No	No	No	No	No	No
Garage	1 Detached	2 Detached	None	None	2 Detached	2 Attached	1 Detached
Other Features	None	None	Remodeled Interior	Remodeled Interior	None	None	None
HOA Fees	0/mo	0/mo	0/mo	0/mo	0/mo	0/mo	0/mo
Subdivision	Tract 12999	Tract 9295	Tract 9295	Tract 12999	Unknown	Unknown	Unknown
School District	Los Angeles Unified Schools	Los Angeles Unified Schools	Los Angeles Unified Schools	Los Angeles Unified Schools	Compton Unified Schools	Compton Unified Schools	Los Angeles Unified Schools
Data Source - ID	County Tax - MLS	MLS - IV16189065	MLS - IG16730374	MLS - SB16160677	MLS - 16163106	MLS - IV16762143	MLS - IN16726648

<b>Market Time 0-30 days</b>	<b>As-Is Price Estimate</b>	<b>As-Repaired Price Estimate</b>	<b>Land Only Price</b>
Anticipated Sale Price	\$290,000	\$290,000	\$97,000
Recommended List Price	\$315,000	\$315,000	
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
•	2013 N Corlett Ave	Los Angeles	2	1	0.11ac	12/13/2016	1945	\$200,000	
1	633 E 137th St	Los Angeles	2	1	0.12ac	9/13/2016	1944	\$275,000	0.44 Miles
2	738 138th St	Los Angeles	2	1	0.11ac	12/13/2016	1949	\$305,000	0.38 Miles
3	2102 N Salinas Av	Los Angeles	2	1	0.12ac	10/24/2016	1941	\$315,000	2 Blocks
1	1405 W Stockwell St	Compton	3	1	0.13ac	9/14/2016	1951	\$375,000	0.52 Miles
2	1763 N Parmelee Av	Compton	3	1	0.12ac	12/12/2016	1959	\$389,900	0.45 Miles
3	645 E 136th St	Los Angeles	2	1	0.12ac	10/15/2016	1944	\$329,000	0.4 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	-\$10k adjusted per -\$10k for 1 more garage space.
Sale 2 Comments	-\$20.3k adjusted per -\$0.3k for seller concession, +\$10k for no garage space, -\$30k for remodeled interior.
Sale 3 Comments	-\$20k adjusted per +\$10k for no garage space, -\$30k for remodeled interior.
List 1 Comments	-\$35k adjusted per -\$15k for 290sf more GLA, -\$10k for 1 more bedroom, -\$10k for 1 more garage space. Active comp.
List 2 Comments	-\$74k adjusted per -\$12k for 232sf more GLA, -\$10k for 1 more bedroom, -\$5k for 1 more bathroom, -\$7k for 14 year newer age, -\$10k for 1 more garage space, -\$30k for remodeled interior.Active comp.
List 3 Comments	Zero adjustments were made to this comp or its current list price of \$329,000.Pending comp.

**Comments:**

Service Provider Comments:

The Subject is a average condition single story SFR with 2 bedrooms 1 bathroom and 832sf of GLA built in 1945. A 1 car detached garage was visible at time of the drive by inspection and noted in the Subject listing that sold in 2016. Located on a quiet residential street in the City of Los Angeles area that is adjacent to the City of Compton. Subject is on a 5003sf(0.11ac) lot with dimensions of 50 x 100 feet. For reference purpose, the adjustment factors used were: \$10k per bedroom, \$5k per bathroom, \$10k per garage space, \$10k per 200 sf of GLA variance (\$50/sf), \$5k per 10 years of age difference, -\$30k per comp with a remodeled interior, and -\$0.3k for the Sale 2 concession. As a result, the adjusted values for the comps are summarized as: Sale 1 = \$265k , Sale 2 = \$284.7k, Sale 3 = \$285k, List 1 = \$340k, List 2 = \$315.9k, & List 3 = \$329k.

Vendor Comments:

Service Provider  
Signature

/s/ Gregory Whilden

Service Provider  
Company

Future Vision Properties

BPO Effective Date

12/21/2016

Service Provider Lic.  
Num.

00769588

**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:			\$0
<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:			\$0
Repair Total:			\$0



Subject Front

**2013 N Corlett Ave  
Los Angeles, CA 90059**



Address



Address



Side



Side



Street



Street



Other



Other



View across street



**Comparable Sale #1**

633 E 137th St  
Los Angeles, CA 90059  
Sale Date: 9/13/2016  
Sale Price: \$275,000



**Comparable Sale #2**

738 138th St  
Los Angeles, CA 90059  
Sale Date: 12/13/2016  
Sale Price: \$305,000



**Comparable Sale #3**

2102 N Salinas Av  
Los Angeles, CA 90059  
Sale Date: 10/24/2016  
Sale Price: \$315,000



**Comparable Listing #1**

1405 W Stockwell St  
Compton, CA 90222  
Current List: \$375,000



**Comparable Listing #2**

1763 N Parmelee Av  
Compton, CA 90222  
Current List: \$389,900



**Comparable Listing #3**

645 E 136th St  
Los Angeles, CA 90059  
Current List: \$329,000

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