

Broker Price Opinion

 Exterior Inspection
 Interior Inspection

Property Address:	21787 Ybarra Rd	Vendor ID:	4138914
City, State, Zip:	Woodland Hills, CA 91364	Deal Name:	
Loan Number:	21787YBARRA	Inspection Date:	1/06/2017
2nd Loan / Client #:		Subject APN:	2171019057

Property Occupancy Status	Unknown	Does the Property Appear Secure?	Yes	Est. Monthly Rent	\$3,100	Sold in the last 12 Months?	No
Currently Listed	No	Currently List Broker		List Broker Contact #		Initial List Price	
Initial List Date		Current List Price		DOM / CDOM		Sale Price:	
Is the Subject Listing Currently Pending?		Date of Contract		CDOM to Contract		Sale Date:	

Subject Property Comments / External Influences

Condition and landscaping is good to average, conforms to area and street. Fireplace, patio area.

	Subject	Sold Comp 1	Sold Comp 2	Sold Comp 3	List Comp 1	List Comp 2	List Comp 3
Address	21787 Ybarra Rd Woodland Hills, CA 91364	22239 Cass Avenue Woodland Hills, CA 91364	21734 Ybarra Road Woodland Hills, CA 91364	4859 San Feliciano Drive Woodland Hills, CA 91364	5008 Dunman Avenue Woodland Hills, CA 91364	22025 Dumetz Road Woodland Hills, CA 91364	4976 Dunman Avenue Woodland Hills, CA 91364
Proximity		0.77 Miles	Same Block	0.44 Miles	1.58 Miles	2 Blocks	1.55 Miles
Sale/List Price		\$735,000	\$760,000	\$785,000	\$749,000	\$759,888	\$789,950
Sale Date		7/15/2016	10/31/2016	8/10/2016			
Price Per Sq.ft.	\$371.30	\$375.57	\$357.31	\$384.43	\$381.36	\$391.90	\$410.79
Initial List Price		\$749,000	\$760,000	\$765,000	\$749,000	\$759,888	\$789,950
Initial List Date		6/10/2016	7/18/2016	7/13/2016	10/31/2016	12/8/2016	10/3/2016
Current/Final List		\$749,000	\$760,000	\$765,000	\$749,000	\$759,888	\$789,950
DOM/CDOM		35 / 35	105 / 105	6 / 6	67 / 67	29 / 29	95 / 95
Sales Type		Fair Market	Fair Market	Fair Market	Fair Market	Fair Market	Fair Market
Finance Incentives		None	None	None	None	None	None
Living Area	1993	1957	2127	2042	1964	1939	1923
#Rooms/Bed/Bath 1	6 / 3 / 2.0	7 / 3 / 3.0	7 / 4 / 3.0	7 / 4 / 3.0	6 / 4 / 2.0	6 / 4 / 2.0	6 / 3 / 3.0
Year Built	1956	1978	1957	1962	1957	1949	1957
Bsmnt SF/% Finished							
Lot Size	0.38ac	0.40ac	0.22ac	0.23ac	0.19ac	0.14ac	0.19ac
Property Type	SF Detach	SF Detach	SF Detach	SF Detach	SF Detach	SF Detach	SF Detach
Style / Quality	Single Story / Q3	Single Story / Q3	Single Story / Q3	Single Story / Q3	Single Story / Q3	Single Story / 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	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	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Garage	2 Attached	2 Attached	2 Attached	2 Attached	2 Attached	2 Attached	2 Attached
Other Features	None	None	None	None	None	None	None
HOA Fees	0/mo	0/mo	0/mo	0/mo	0/mo	0/mo	0/mo
Subdivision	Woodland Hills	Woodland Hills	Woodland Hills	Woodland Hills	Woodland Hills	Woodland Hills	Woodland Hills
School District	Woodland Hills	La	La	La	La	La	La
Data Source - ID	County Tax -	MLS - Sr16125211CN	MLS - 16144342	MLS - SR16152031CN	MLS - OC16739367MR	MLS - 216016514VC	MLS - Sr16716717CN

Market Time 90-120 days

As-Is Price Estimate

As-Repaired Price Estimate

Land Only Price

Anticipated Sale Price

\$740,000

\$740,000

\$575,000

Recommended List Price

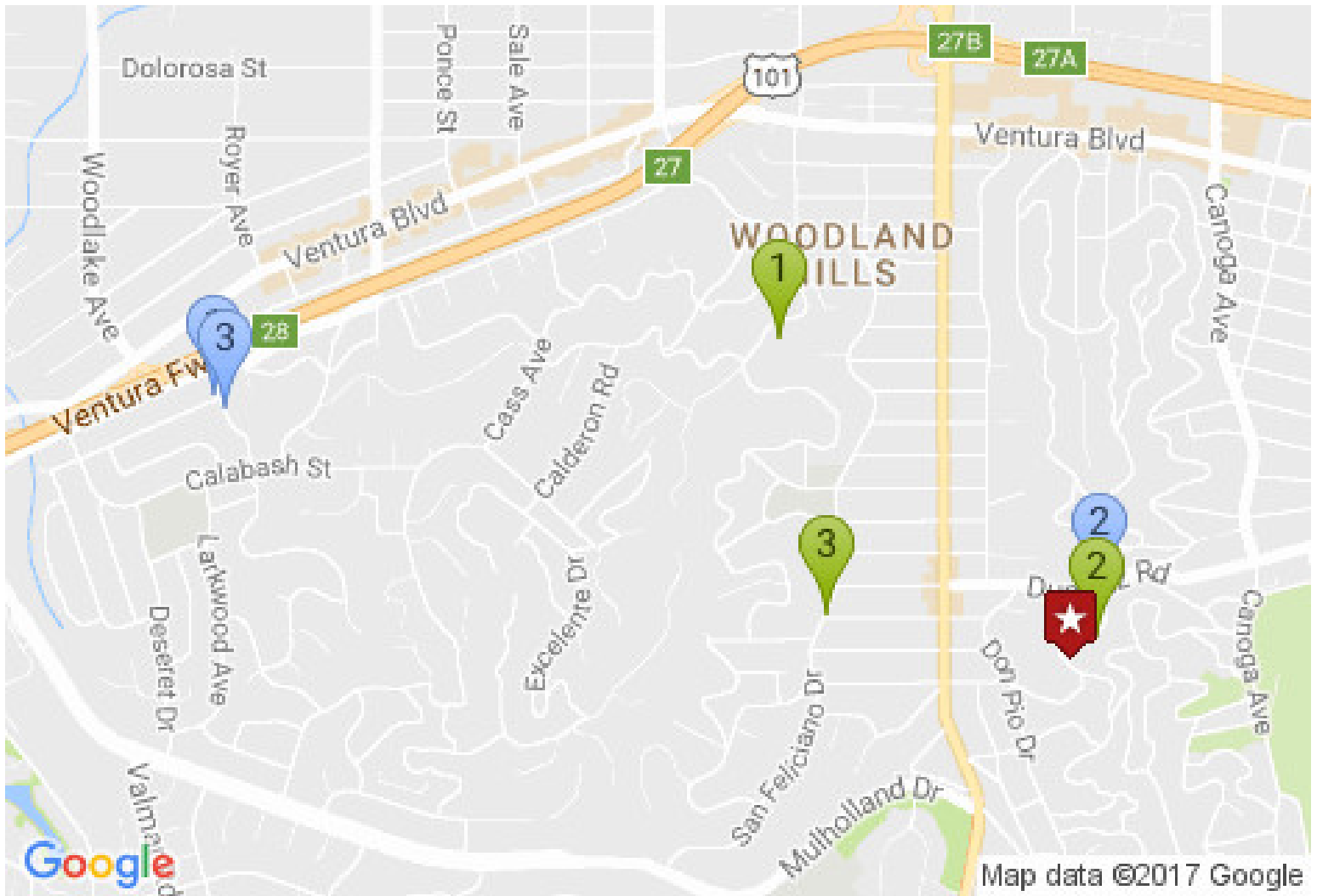
\$745,000

\$745,000

Recommended Sales Strategy:

As - Is

Repaired



	Address	City	BR	BA	Lot Size	Sale/List Date	Year Built	Sale/List Price	Distance
•	21787 Ybarra Rd	Woodland Hills	3	2	0.38ac		1956		
1	22239 Cass Avenue	Woodland Hills	3	3	0.40ac	7/15/2016	1978	\$735,000	0.77 Miles
2	21734 Ybarra Road	Woodland Hills	4	3	0.22ac	10/31/2016	1957	\$760,000	Same Block
3	4859 San Feliciano Drive	Woodland Hills	4	3	0.23ac	8/10/2016	1962	\$785,000	0.44 Miles
1	5008 Dunman Avenue	Woodland Hills	4	2	0.19ac	10/31/2016	1957	\$749,000	1.58 Miles
2	22025 Dumetz Road	Woodland Hills	4	2	0.14ac	12/8/2016	1949	\$759,888	2 Blocks
3	4976 Dunman Avenue	Woodland Hills	3	3	0.19ac	10/3/2016	1957	\$789,950	1.55 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	Fireplace, patio area, well maintained home, granite kitchen area
Sale 2 Comments	Hardwood floors, fireplace, patio area, new appliances
Sale 3 Comments	Updated granite kitchen area, fireplace, new paint, updated interior, new appliances
List 1 Comments	Fireplace, patio area, well maintained home, new paint
List 2 Comments	Granite kitchen area, busy street, fireplace, patio area
List 3 Comments	Updated interior, fireplace, patio area, new paint, wood floors

Comments:

Service Provider Comments:

Condition and landscaping is good to average, conforms to area and street. Maybe some small wear and tear issues but nothing major. Quiet area. Close to shopping and parks. Home set back from street. Fireplace, patio area and overall in line no major roof or paint problems. Well maintained.

Vendor Comments:

Service Provider
Signature

/s/ Greg Scuderi

Service Provider
Company

Sepulveda Magnolia Realty

BPO Effective Date

1/7/2017

Service Provider Lic.
Num.

01184367

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:			\$0
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:			\$0
Repair Total:			\$0



Subject Front

**21787 Ybarra Rd
Woodland Hills, CA 91364**



Address



Side



Side



Street



Street



View across street



Comparable Sale #1

22239 Cass Avenue
Woodland Hills, CA 91364
Sale Date: 7/15/2016
Sale Price: \$735,000



Comparable Sale #2

21734 Ybarra Road
Woodland Hills, CA 91364
Sale Date: 10/31/2016
Sale Price: \$760,000



Comparable Sale #3

4859 San Feliciano Drive
Woodland Hills, CA 91364
Sale Date: 8/10/2016
Sale Price: \$785,000



Comparable Listing #1

5008 Dunman Avenue
Woodland Hills, CA 91364
Current List: \$749,000



Comparable Listing #2

22025 Dumetz Road
Woodland Hills, CA 91364
Current List: \$759,888



Comparable Listing #3

4976 Dunman Avenue
Woodland Hills, CA 91364
Current List: \$789,950

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