

# Broker Price Opinion

 Exterior Inspection  
 Interior Inspection

Property Address: 3202 Phelps Ave	Vendor ID: 4461451
City, State, Zip: Los Angeles, CA 90032	Deal Name:
Loan Number: 3202PhelpsAve	Inspection Date: 2/22/2018
2nd Loan / Client #:	Subject APN: 5218-019-028

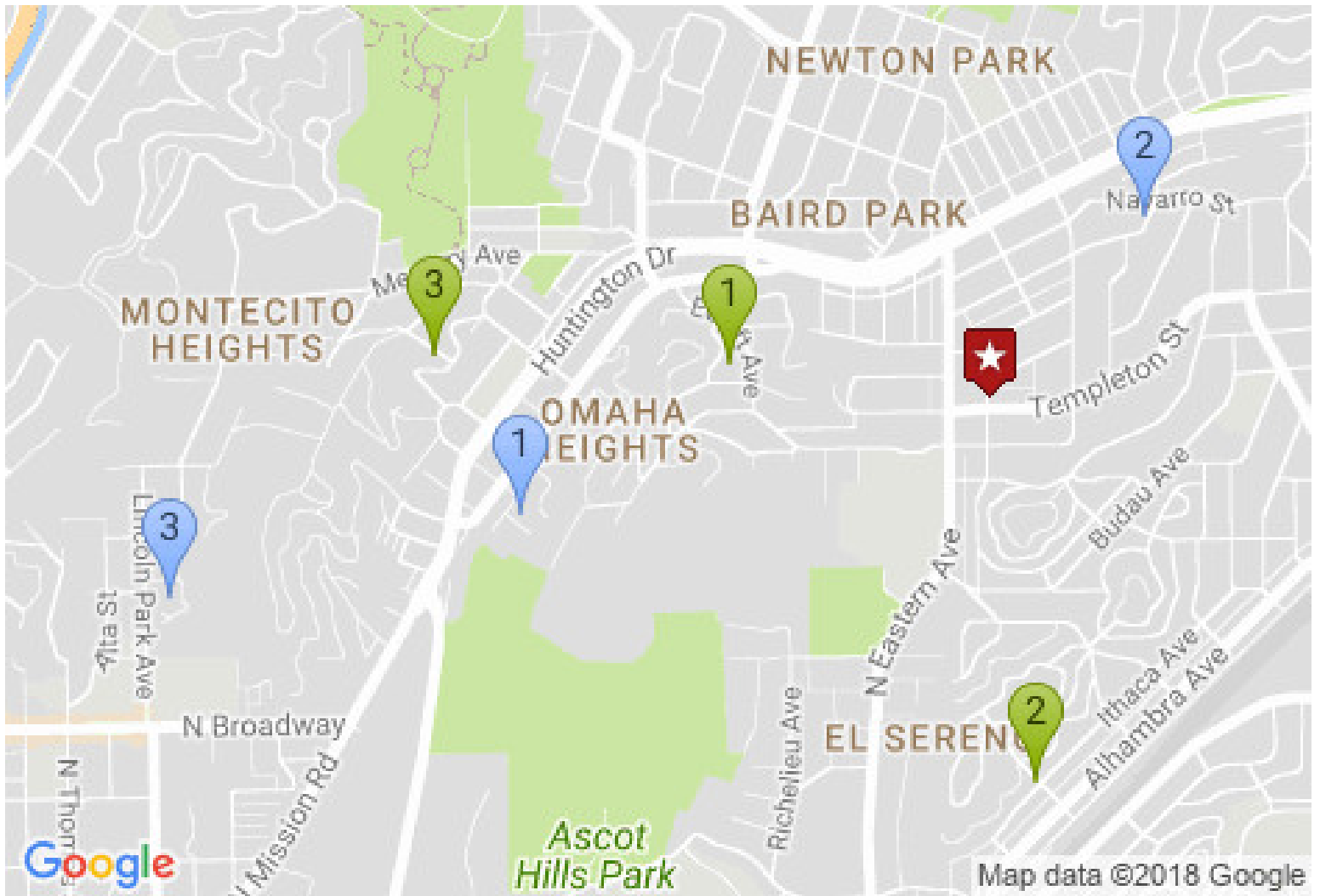
Property Occupancy Status: Unknown	Does the Property Appear Secure?: Yes	Est. Monthly Rent: \$2,670	Sold in the last 12 Months?: No
Currently Listed: Yes	Currently List Broker: Century 21 Allstars	List Broker Contact #: 5628632121	Initial List Price: \$375,000
	Initial List Date: 1/25/2018	Current List Price: \$375,000	DOM / CDOM: 28 / 28
Is the Subject Listing Currently Pending?: Yes	Date of Contract: 2/12/2018	CDOM to Contract: 18	Sale Price:
			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	3202 Phelps Ave Los Angeles, CA 90032	3206 Betty Dr Los Angeles, CA 90032	5111 Ithaca Ave Los Angeles, CA 90032	4332 Raynol St Los Angeles, CA 90032	4328 Beagle St Los Angeles, CA 90032	3525 Portola Ave Los Angeles, CA 90032	2617 Sierra St Lincoln Heights, CA 90031
Proximity		0.47 Miles	0.68 Miles	0.99 Miles	0.86 Miles	0.42 Miles	1.5 Miles
Sale/List Price		\$475,000	\$407,000	\$440,000	\$450,000	\$489,900	\$405,000
Sale Date		10/31/2017	8/18/2017	7/26/2017	pending	active	active
Price Per Sq.ft.	\$612.10	\$726.30	\$602.07	\$577.43	\$583.66	\$701.86	\$452.01
Initial List Price	\$375,000	\$469,900	\$395,000	\$428,000	\$420,000	\$489,900	\$405,000
Initial List Date	1/25/2018	10/6/2017	6/23/2017	6/15/2017	1/12/2018	1/17/2018	2/19/2018
Current/Final List	\$375,000	\$479,000	\$395,000	\$428,000	\$450,000	\$489,900	\$405,000
DOM/CDOM	28 / 28	25 / 25	56 / 56	42 / 42	41 / 41	36 / 36	3 / 3
Sales Type		Fair Market	Fair Market	Fair Market	Fair Market	Fair Market	Fair Market
Finance Incentives	Cash	Cash	Conventional	Conventional	Cash	Cash	Cash
Living Area	727	654	676	762	771	698	896
#Rooms/Bed/Bath 1	5 / 2 / 1	5 / 2 / 1	7 / 3 / 2	6 / 3 / 1	5 / 2 / 1	5 / 2 / 1	6 / 3 / 1
Year Built	1926	1926	1925	1923	1910	1921	1922
Bsmnt SF/% Finished							
Lot Size	0.07ac	0.15ac	0.07ac	0.07ac	0.16ac	0.06ac	0.17ac
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	Mountain	Residential	Skyline/City Lights	Mountain	Residential	Skyline/City Lights
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	No	No	No	No
Garage	1 Attached	None	None	None	None	1 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	Not Available	Not Available	Los Angeles	Los Angeles	Not Available	Not Available	Not Available
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 - DW18019427	MLS - DW17230502	MLS - AR17142716	MLS - DW17135493	MLS - OC18008665	MLS - DW18012828	MLS - SR18041007

<b>Market Time 30-90 days</b>	<b>As-Is Price Estimate</b>	<b>As-Repaired Price Estimate</b>	<b>Land Only Price</b>
Anticipated Sale Price	\$445,000	\$445,000	\$133,500
Recommended List Price	\$455,000	\$455,000	
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
•	3202 Phelps Ave	Los Angeles	2	1	0.07ac		1926		
1	3206 Betty Dr	Los Angeles	2	1	0.15ac	10/31/2017	1926	\$475,000	0.47 Miles
2	5111 Ithaca Ave	Los Angeles	3	2	0.07ac	8/18/2017	1925	\$407,000	0.68 Miles
3	4332 Raynol St	Los Angeles	3	1	0.07ac	7/26/2017	1923	\$440,000	0.99 Miles
1	4328 Beagle St	Los Angeles	2	1	0.16ac	1/12/2018	1910	\$450,000	0.86 Miles
2	3525 Portola Ave	Los Angeles	2	1	0.06ac	1/17/2018	1921	\$489,900	0.42 Miles
3	2617 Sierra St	Lincoln Heights	3	1	0.17ac	2/19/2018	1922	\$405,000	1.5 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 inferior in Gross Living Area. It is equal in bedroom and bathroom count and superior in lot size.
Sale 2 Comments	Comparable inferior in Gross Living Area. It is superior in bedroom and bathroom count and equal in lot size.
Sale 3 Comments	Comparable superior in Gross Living Area and bedroom count. It is equal in lot size and bathroom count.
List 1 Comments	Comparable superior in Gross Living Area and lot size. It is equal in bedroom and bathroom count.
List 2 Comments	Comparable inferior in Gross Living Area. It is equal in bedroom and bathroom count and similar in lot size.
List 3 Comments	Comparable superior in Gross Living Area, lot size and bedroom count. It is equal in bathroom count.

**Comments:**

## Service Provider Comments:

After using the standard guidelines for comparable search criteria, 5 properties were found, 3 sales and 2 listings. From these comps I was able to use 1 Sale and 1 Listing. Due to the limited comps I had to expand the search to 1.5 miles radius, 12 months back, 30% in Gross Living Area, 40% in lot size and 20 years in order to provide more properties that I could use on the report. Sales and Listings bracket subject's Gross Living Area. The subject is currently listed for sale with 28 DOM's however, the it is value lower than other properties found in the area with similar characteristics and condition as the subject. 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

2/22/2018

Service Provider Lic.  
Num.

01453059

**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:			
<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:			
Repair Total:			



Subject Front

**3202 Phelps Ave  
Los Angeles, CA 90032**



Address



Side



Side



Street



Street



View across street



**Comparable Sale #1**

3206 Betty Dr  
Los Angeles, CA 90032  
Sale Date: 10/31/2017  
Sale Price: \$475,000



**Comparable Sale #2**

5111 Ithaca Ave  
Los Angeles, CA 90032  
Sale Date: 8/18/2017  
Sale Price: \$407,000



**Comparable Sale #3**

4332 Raynol St  
Los Angeles, CA 90032  
Sale Date: 7/26/2017  
Sale Price: \$440,000



**Comparable Listing #1**

4328 Beagle St  
Los Angeles, CA 90032  
Current List: \$450,000



**Comparable Listing #2**

3525 Portola Ave  
Los Angeles, CA 90032  
Current List: \$489,900



**Comparable Listing #3**

2617 Sierra St  
Lincoln Heights, CA 90031  
Current List: \$405,000

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