



# Broker Price Opinion

Exterior Inspection  
 Interior Inspection

Property Address: 8236 Walnut Drive	Vendor ID: 4452890
City, State, Zip: Los Angeles, CA 90001	Deal Name:
Loan Number: 8236WalnutDrive	Inspection Date: 2/08/2018
2nd Loan / Client #:	Subject APN: 6027025010

Property Occupancy Status: Tenant	Does the Property Appear Secure?: Yes	Est. Monthly Rent: \$2,500	Sold in the last 12 Months?:
Currently Listed: Yes	Currently List Broker: Realty one	List Broker Contact #: 6262902121	Sale Price:
Initial List Price: \$375,000	Initial List Date: 1/22/2018	Current List Price: \$375,000	DOM / CDOM: 10 / 12
Is the Subject Listing Currently Pending?: Yes	Date of Contract: 2/04/2018	CDOM to Contract: 12	Sale Date:

Subject Property Comments / External Influences  
 Conforming neighborhood with homes of similar style and age. Neighborhood appears maintained and near school, parks, and rec

	Subject	Sold Comp 1	Sold Comp 2	Sold Comp 3	List Comp 1	List Comp 2	List Comp 3
Address	8236 Walnut Drive Los Angeles, CA 90001	8318 S Fir Ave Los Angeles, CA 90001	7813 Miramonte Blvd Los Angeles, CA 90001	8228 Crockett Blvd Los Angeles, CA 90001	8624 Beach St Los Angeles, CA 90002	1782 E 84th St Los Angeles, CA 90001	2253 E 95th St Los Angeles, CA 90002
Proximity		0.17 Miles	0.47 Miles	0.19 Miles	0.31 Miles	0.13 Miles	1.01 Miles
Sale/List Price		\$475,000	\$500,000	\$459,000	\$519,900	\$479,000	\$399,000
Sale Date		2/9/2018	11/30/2017	3/28/2017	active	active	active
Price Per Sq.ft.	\$367.76	\$358.22	\$315.66	\$315.25	\$313.19	\$360.96	\$365.38
Initial List Price	\$375,000	\$479,999	\$495,000	\$449,000	\$519,900	\$479,000	\$399,000
Initial List Date	1/22/2018	12/1/2017	7/25/2017	2/2/2018	10/26/2017	1/4/2018	8/8/2017
Current/Final List	\$375,000	\$479,999	\$500,000	\$449,000	\$519,900	\$479,000	\$399,000
DOM/CDOM	10 / 12	1 / 1	63 / 63	6 / 6	59 / 59	36 / 36	180 / 180
Sales Type		Fair Market	Fair Market	Fair Market	Fair Market	Fair Market	Fair Market
Living Area	1346	1326	1584	1456	1660	1327	1092
#Rooms/Bed/Bath 1	4 / 2 / 1	6 / 3 / 2	5 / 3 / 1	6 / 3 / 2	4 / 2 / 1	7 / 3 / 3	4 / 2 / 1
#Rooms/Bed/Bath 2	3 / 1 / 1	3 / 1 / 1	4 / 2 / 1	3 / 1 / 1	4 / 2 / 1	4 / 2 / 1	4 / 2 / 1
#Rooms/Bed/Bath 3							
#Rooms/Bed/Bath 4							
Year Built	1923	1924	1947	1955	1924	1921	1923
Bsmnt SF/% Finished							
Lot Size	0.12ac	0.15ac	12.58ac	13.79ac	11.62ac	6.89ac	0.15ac
Property Type	2 unit	2 unit	2 unit	2 unit	2 unit	2 unit	2 unit
Style / Quality	Multi-Unit / Q4	Multi-Unit / Q4	Multi-Unit / Q4	Multi-Unit / Q4	Multi-Unit / Q4	Multi-Unit / Q4	Multi-Unit / Q4
# of Units	2	2	2	2	2	2	2
Condition	C3	C3	C3	C3	C3	C3	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	Yes / 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	None	None	None	1 Detached	None	1 Detached	None
Other Features	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Subdivision	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Rent Potential	\$2,500	\$2,500	\$2,500	\$2,500	\$2,500	\$2,500	\$2,500
Annual Gross Income	\$30,000	\$30,000	\$30,000	\$30,000	\$30,000	\$30,000	\$30,000
Likely Sale Price					\$493,905	\$455,050	\$379,050
Gross Rent Multiplier	16.50	15.83	16.67	15.30	16.46	15.17	12.64
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		0	0	0	0	0	0
Data Source - ID	County Tax - tax	MLS - dw17267552	MLS - DW17165874	MLS - SB17023335	MLS - WS17243843	MLS - DW18002329	MLS - 17258658_CLAW

**Market Time 90-120 days**

**As-Is Price Estimate**

**As-Repaired Price Estimate**

**Land Only Price**

Anticipated Sale Price

**\$495,000**

**\$495,000**

**\$100,000**

Recommended List Price

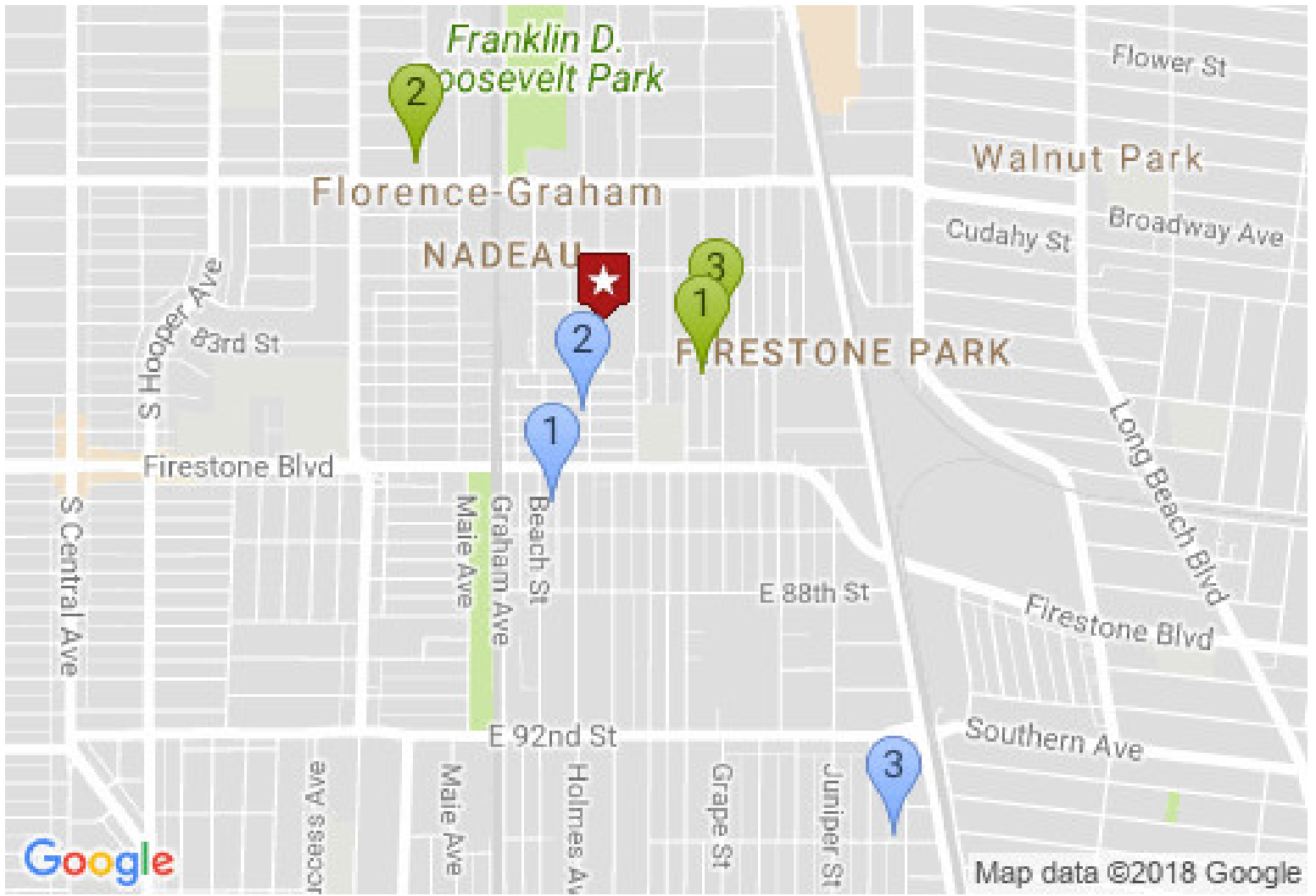
**\$495,000**

**\$495,000**

Recommended Sales Strategy:

As - Is

Repaired



Address	City	BR	BA	Lot Size	Sale/List Date	Year Built	Sale/List Price	Distance
8236 Walnut Drive	Los Angeles	3	2	0.12ac		1923		
8318 S Fir Ave	Los Angeles	4	3	0.15ac	2/9/2018	1924	\$475,000	0.17 Miles
7813 Miramonte Blvd	Los Angeles	5	2	12.58ac	11/30/2017	1947	\$500,000	0.47 Miles
8228 Crockett Blvd	Los Angeles	4	3	13.79ac	3/28/2017	1955	\$459,000	0.19 Miles
8624 Beach St	Los Angeles	4	2	11.62ac	10/26/2017	1924	\$519,900	0.31 Miles
1782 E 84th St	Los Angeles	5	4	6.89ac	1/4/2018	1921	\$479,000	0.13 Miles
2253 E 95th St	Los Angeles	4	2	0.15ac	8/8/2017	1923	\$399,000	1.01 Miles

**Neighborhood Data:**

Location Type:  Market Trend:  Economic Trend:  Neighborhood Trend:

Housing Supply:  Crime/Vandalism:  REO Driven?:  Avg Age of Home:

Sale to List Ratio:  Neighborhood Pride of Ownership:  Avg Marketing Time of Comparable Listings:

Price Range:  to  Median Price:  Predominate Value:  Average DOM:

% Owners:  % Tenants:  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	3 bedroom 2 bath home and a separate one bedroom one bath home in the rear. The large lot has ample off street parking and a rear gate for additional access for an RV or boat. Located close to downtown, Staples, the Forum, the new Clippers
Sale 2 Comments	5 Bedrooms, and 2 baths with 1584 sf of gla.
Sale 3 Comments	4 Bedrooms, 3 baths and 1456 sf gla located in los angeles.
List 1 Comments	4 bedroom, and 2 bath with 1660 sf located in Los Angeles.
List 2 Comments	5 Bedrooms, and 4 baths , located in Los Angeles with 1237 sf.
List 3 Comments	Duplex sitting on a Huge lot, perfect for an investor or a first time home buyer. With 1,092 sq.ft of living and 6,642 sq.ft. of lot; this property offers ample space on either side of the construction. With half of the lot being built on, the other half is used for extra income!

**Comments:**

## Service Provider Comments:

Located in area of Maintained homes, subject conforms to area. No adverse conditions were noted at time of inspection based on exterior drive by Central location, close to schools, shopping, and transportation. Located in area of maintained homes subject conforms. The subject is in overall good condition with no items of deferred maintenance noted. The comparable sales and listings are all urban 2 unit homes like the subject and are good indicators of value for the subject property.

## Vendor Comments:

Service Provider  
Signature

/s/ BENJAMIN GARCIA

BPO Effective Date

2/13/2018

Service Provider  
Company

Pulse Realty & Investments

Service Provider Lic.  
Num.

01724215

**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

**8236 Walnut Drive  
Los Angeles, CA 90001**



Address



Side



Side



Street



Street



View across street



**Comparable Sale #1**

8318 S Fir Ave  
Los Angeles, CA 90001  
Sale Date: 2/9/2018  
Sale Price: \$475,000



**Comparable Sale #2**

7813 Miramonte Blvd  
Los Angeles, CA 90001  
Sale Date: 11/30/2017  
Sale Price: \$500,000



**Comparable Sale #3**

8228 Crockett Blvd  
Los Angeles, CA 90001  
Sale Date: 3/28/2017  
Sale Price: \$459,000



**Comparable Listing #1**

8624 Beach St  
Los Angeles, CA 90002  
Current List: \$519,900



**Comparable Listing #2**

1782 E 84th St  
Los Angeles, CA 90001  
Current List: \$479,000



**Comparable Listing #3**

2253 E 95th St  
Los Angeles, CA 90002  
Current List: \$399,000

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