

Broker Price Opinion

 Exterior Inspection
 Interior Inspection

Property Address: 3100 Eva Terrace	Vendor ID: 4364766
City, State, Zip: Los Angeles, CA 90031	Deal Name:
Loan Number: 3100EVATerrace	Inspection Date: 10/25/2017
2nd Loan / Client #:	Subject APN: 5209003011

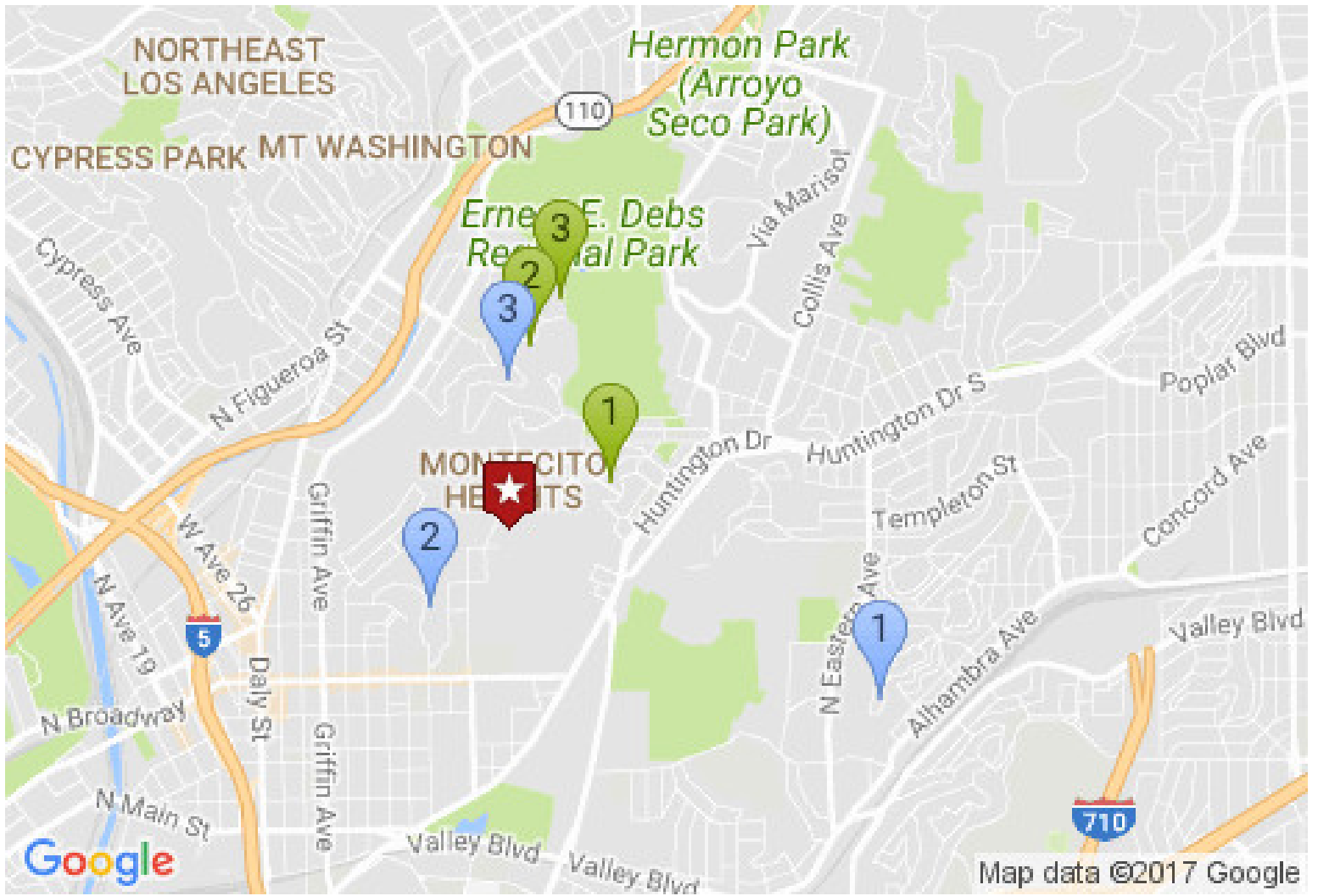
Property Occupancy Status: Owner	Does the Property Appear Secure?: Yes	Est. Monthly Rent: \$3,550	Sold in the last 12 Months?: No
Currently Listed: Yes	Currently List Broker: RE/MAX LEADERS REAL	List Broker Contact #: 8187260828	Initial List Price: \$659,888
		Initial List Date: 7/16/2017	Current List Price: \$598,888
		DOM / CDOM: 101 / 55	Sale Price:
Is the Subject Listing Currently Pending?: No	Date of Contract:	CDOM to Contract:	Sale Date:

Subject Property Listing Comments / External Influences

All information of the subject was gathered from MLS Active.

	Subject	Sold Comp 1	Sold Comp 2	Sold Comp 3	List Comp 1	List Comp 2	List Comp 3
Address	3100 Eva Terrace Los Angeles, CA 90031	4315 Raynol St Los Angeles, CA 90032	767 Montecito Dr Los Angeles, CA 90031	4029 Elderbank Dr Los Angeles, CA 90031	4939 La Calandria Way Los Angeles, CA 90032	2700 Thomas St Los Angeles, CA 90031	920 Montecito Dr Los Angeles, CA 90031
Proximity		0.37 Miles	0.63 Miles	0.81 Miles	1.44 Miles	0.42 Miles	0.51 Miles
Sale/List Price		\$650,000	\$720,000	\$748,000	\$620,000	\$699,000	\$749,000
Sale Date		7/1/2017	8/16/2017	6/15/2017	active	active	pending
Price Per Sq.ft.	\$300.00	\$363.94	\$396.04	\$402.37	\$353.68	\$338.17	\$421.73
Initial List Price	\$659,888	\$644,000	\$739,000	\$760,000	\$620,000	\$699,000	\$749,000
Initial List Date	7/16/2017	5/4/2017	4/21/2017	2/22/2017	7/19/2017	9/14/2017	9/27/2017
Current/Final List	\$598,888	\$644,000	\$739,000	\$758,888	\$620,000	\$699,000	\$749,000
DOM/CDOM	101 / 55	58 / 58	117 / 117	113 / 113	98 / 98	41 / 41	28 / 28
Sales Type		Fair Market	Fair Market	Fair Market	Fair Market	Fair Market	Fair Market
Finance Incentives	Conventional	Conventional	Conventional	Conventional	Conventional	Conventional	Conventional
Living Area	2300	1786	1818	1859	1753	2067	1776
#Rooms/Bed/Bath 1	10 / 5 / 3	7 / 3 / 2	8 / 3 / 3	9 / 4 / 3	7 / 3 / 2	8 / 3 / 3	9 / 4 / 3
Year Built	2017	1994	2007	2009	1962	1990	1978
Bsmnt SF/% Finished							
Lot Size	0.21ac	0.07ac	0.11ac	0.11ac	0.14ac	0.16ac	0.11ac
Property Type	SF Detach	SF Detach	SF Detach	SF Detach	SF Detach	SF Detach	SF Detach
Style / Quality	Contemp / Q3	Contemp / Q3	Contemp / Q3	Contemp / Q3	Contemp / Q3	Contemp / Q3	Contemp / 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	Mountain	Mountain	Mountain	Residential	Mountain	Mountain	Mountain
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	Yes	No	No	Yes	Yes	Yes
Garage	2 Attached	2 Attached	2 Attached	2 Attached	2 Attached	2 Attached	2 Attached
Other Features	NA	NA	NA	NA	NA	NA	NA
HOA Fees	0/mo	0/yr	0/yr	0/yr	0/yr	0/yr	0/yr
Subdivision	Los Angeles	Unavailable	Los Angeles	Los Angeles	Unavailable	Ela Hills	Unavailable
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	MLS - WS17162187	MLS - 17227732_CLAW	MLS - 17223244_CLAW	MLS - DW17036950	MLS - CV17189182	MLS - 17270386_CLAW	MLS - 817002075

Market Time 30-90 days	As-Is Price Estimate	As-Repaired Price Estimate	Land Only Price
Anticipated Sale Price	\$690,000	\$690,000	\$450,000
Recommended List Price	\$696,000	\$696,000	
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
•	3100 Eva Terrace	Los Angeles	5	3	0.21ac		2017		
1	4315 Raynol St	Los Angeles	3	2	0.07ac	7/1/2017	1994	\$650,000	0.37 Miles
2	767 Montecito Dr	Los Angeles	3	3	0.11ac	8/16/2017	2007	\$720,000	0.63 Miles
3	4029 Elderbank Dr	Los Angeles	4	3	0.11ac	6/15/2017	2009	\$748,000	0.81 Miles
1	4939 La Calandria Way	Los Angeles	3	2	0.14ac	7/19/2017	1962	\$620,000	1.44 Miles
2	2700 Thomas St	Los Angeles	3	3	0.16ac	9/14/2017	1990	\$699,000	0.42 Miles
3	920 Montecito Dr	Los Angeles	4	3	0.11ac	9/27/2017	1978	\$749,000	0.51 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	Due to limited amount of comparables found within the subject's market, search criteria had to be expanded out to 5 years, 20% variance in lot size, 15% variance in GLA and I was forced to use this comparable too different in bedroom count.
Sale 2 Comments	Due to limited amount of comparables found within the subject's market, search criteria had to be expanded out to 5 years, 20% variance in lot size, 15% variance in GLA and I was forced to use this comparable too different in bedroom count.
Sale 3 Comments	Due to limited amount of comparables found within the subject's market, search criteria had to be expanded out to 5 years, 20% variance in lot size, 15% variance in GLA.
List 1 Comments	Due to limited amount of comparables found within the subject's market, search criteria had to be expanded out to 5 years, 20% variance in lot size, 15% variance in GLA and I was forced to use this comparable too different in bedroom count.
List 2 Comments	Due to limited amount of comparables found within the subject's market, search criteria had to be expanded out to 5 years, 20% variance in lot size and I was forced to use this comparable too different in bedroom count.
List 3 Comments	Due to limited amount of comparables found within the subject's market, search criteria had to be expanded out to 5 years, 20% variance in lot size, 15% variance in GLA.

Comments:

Service Provider Comments:

Unable to provide address verification also I provide Street sign. Property listed too low compared to the properties found in the immediate area that fit the subject's characteristics. Due to limited amount of comparables found within the subject's market, search criteria had to be expanded out to 5 years, 15% variance in GLA, 20% variance in lot size and I was forced to expand the search out to 1.40 miles in Listing#1 in order to bracket range price. All comparables are of the same style of the subject and age variance was deemed to have no bearing of comparables ability to bracket subject. Subject's bedroom count is not common for the immediate area even expand the search out to 30% variance in GLA, without years, 12 months back could not provide any comparable with same amount of rooms but I provide comparable with similar feature. Best effort was made to bracket subjects key features and characteristics. Comparable chosen represent the best available at the time that this report was completed.

Vendor Comments:

Address verified via subject's MLS.

Service Provider
Signature

/s/ Victor Pereda

Service Provider
Company

Vianso Corporation

BPO Effective Date

10/25/2017

Service Provider Lic.
Num.

01453059

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:			
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

**3100 Eva Terrace
Los Angeles, CA 90031**



Address



Side



Side



Street



Street



View across street



Comparable Sale #1

4315 Raynol St
Los Angeles, CA 90032
Sale Date: 7/1/2017
Sale Price: \$650,000



Comparable Sale #2

767 Montecito Dr
Los Angeles, CA 90031
Sale Date: 8/16/2017
Sale Price: \$720,000



Comparable Sale #3

4029 Elderbank Dr
Los Angeles, CA 90031
Sale Date: 6/15/2017
Sale Price: \$748,000



Comparable Listing #1

4939 La Calandria Way
Los Angeles, CA 90032
Current List: \$620,000



Comparable Listing #2

2700 Thomas St
Los Angeles, CA 90031
Current List: \$699,000



Comparable Listing #3

920 Montecito Dr
Los Angeles, CA 90031
Current List: \$749,000

Neither Assurant Valuations nor any of its affiliates, members, managers or contractors makes any representation or warranty as to the accuracy or completeness of the information contained in this broker price opinion. You should use good faith efforts in determining that the content of all information to be provided to or obtained by you is accurate. This analysis has been performed by a licensed real estate professional and is intended for the benefit of the addressee only. The Brokers Price Opinion is not to be construed as an appraisal and may not be used as such for any purpose. The purpose of this BPO is to provide an estimate of the probable sales price of the property, utilizing the sales comparison approach methodology and will not be used for loan origination. This opinion may not be used by any party as the primary basis to determine the value of a parcel of real property for a mortgage loan origination, including first and second mortgages, refinances or equity lines of credit. Notwithstanding any preprinted language to the contrary, this opinion is not an appraisal of the market value of the property. If an appraisal is desired, the services of a licensed appraiser must be obtained.