

Broker Price Opinion

 Exterior Inspection
 Interior Inspection

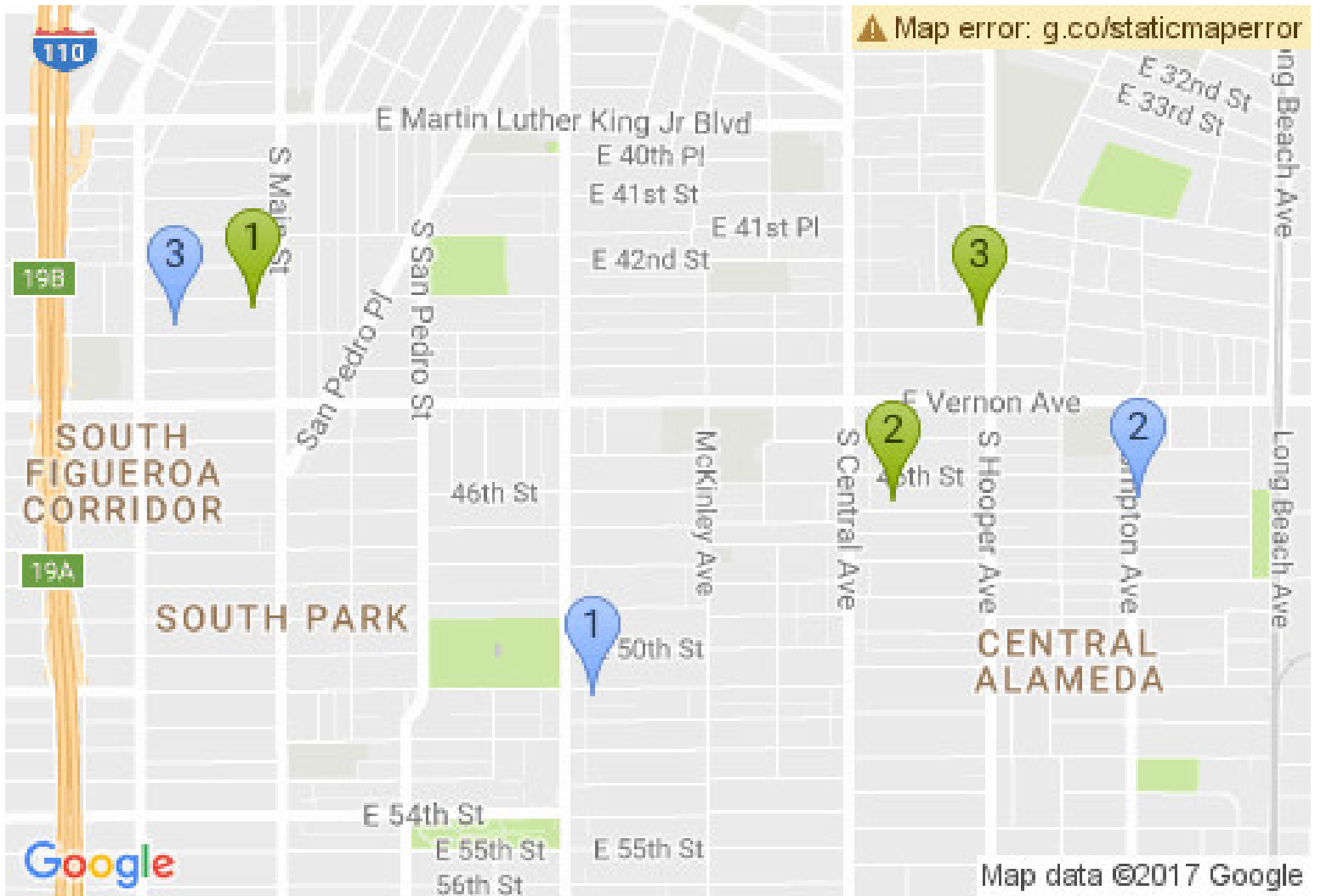
Property Address: 1528-1530 East 33rd Street	Vendor ID: 4228257
City, State, Zip: Los Angeles, CA 90011	Deal Name:
Loan Number: 1528-1530EAST33RDSTREET	Inspection Date: 5/01/2017
2nd Loan / Client #:	Subject APN: 5117-008-008

Property Occupancy Status: Tenant	Does the Property Appear Secure?: No	Est. Monthly Rent: \$5,200	Sold in the last 12 Months?: No
Currently Listed: No	List Broker Contact #:	Initial List Price:	Sale Price:
Is the Subject Listing Currently Pending?:	Date of Contract:	CDOM to Contract:	Sale Date:

Subject Property Comments / External Influences
Subject is a 6 unit apartment building. It appears to be maintained without any damages or needed repairs.

	Subject	Sold Comp 1	Sold Comp 2	Sold Comp 3	List Comp 1	List Comp 2	List Comp 3
Address	1528-1530 East 33rd Street Los Angeles, CA 90011	128 W 42nd Pl Los Angeles, CA 90037	1157 E 47th St Los Angeles, CA 90011	1247 E 43rd St, Los Angeles, CA 90011	626 E 51st St Los Angeles, CA 90011	4610 Compton Ave Los Angeles, CA 90011	239 W 43rd St Los Angeles, CA 90037
Proximity		1.59 Miles	0.83 Miles	0.48 Miles	1.42 Miles	0.71 Miles	1.73 Miles
Sale/List Price		\$690,000	\$600,000	\$635,000	\$639,000	\$649,000	\$689,900
Sale Date		8/19/2016	3/14/2017	3/9/2017			
Price Per Sq.ft.	\$151.62	\$162.51	\$148.81	\$138.43	\$195.71	\$207.75	\$143.73
Initial List Price		\$750,000	\$650,000	\$650,000	\$649,000	\$730,000	\$719,900
Initial List Date		7/5/2016	1/27/2017	1/11/2017	1/1/2017	5/20/2016	6/8/2016
Current/Final List		\$750,000	\$650,000	\$650,000	\$639,000	\$649,000	\$689,900
DOM/CDOM		45 / 45	25 / 25	57 / 57	121 / 121	343 / 343	328 / 328
Sales Type		Fair Market	Fair Market	Fair Market	Fair Market	Fair Market	Fair Market
Finance Incentives		0	0	0	0	0	0
Living Area	4452	4246	4032	4587	3265	3124	4800
#Rooms/Bed/Bath 1	20 / 8 / 6	19 / 7 / 5	20 / 10+ / 5	18 / 6 / 6	15 / 5 / 5	16 / 6 / 5	21-25 / 9 / 6
Year Built	1939	1913	1964	1923	1905	1962	1911
Bsmnt SF/% Finished							
Lot Size	0.11ac	0.14ac	0.16ac	0.14ac	0.11ac	0.11ac	0.15ac
Property Type	Commercial	Commercial	Commercial	Commercial	Commercial	Commercial	Commercial
Style / Quality	2-Story Conv / Q5	2-Story Modular / Q5	2-Story Conv / Q5	2-Story Conv / Q5	2-Story Conv / Q5	2-Story Conv / Q5	2-Story Conv / Q5
# of Units	6	5	5	6	5	5	6
Condition	C3	C3	C4	C3	C4	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 / No / No	No / No / No	No / No / No	No / No / No	Yes / No / No	No / No / No	No / No / No
Fireplace	No	No	No	No	No	No	No
Garage	None	None	None	None	None	None	None
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	None	None	None	None	None	None	None
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	County Tax - 5117-008-008	MLS - TR16144808	MLS - SB17017636	MLS - 17192290	MLS - 17198252_CLAW	MLS - 16127472_CLAW	MLS - DW16124957

Market Time 90-120 days	As-Is Price Estimate	As-Repaired Price Estimate	Land Only Price
Anticipated Sale Price	\$675,000	\$675,000	\$225,000
Recommended List Price	\$699,000	\$699,000	
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
•	1528-1530 East 33rd Street	Los Angeles	8	6	0.11ac		1939		
1	128 W 42nd Pl	Los Angeles	7	5	0.14ac	8/19/2016	1913	\$690,000	1.59 Miles
2	1157 E 47th St	Los Angeles	10+	5	0.16ac	3/14/2017	1964	\$600,000	0.83 Miles
3	1247 E 43rd St,	Los Angeles	6	6	0.14ac	3/9/2017	1923	\$635,000	0.48 Miles
1	626 E 51st St	Los Angeles	5	5	0.11ac	1/1/2017	1905	\$639,000	1.42 Miles
2	4610 Compton Ave	Los Angeles	6	5	0.11ac	5/20/2016	1962	\$649,000	0.71 Miles
3	239 W 43rd St	Los Angeles	9	6	0.15ac	6/8/2016	1911	\$689,900	1.73 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	This comparable is similar to subject in location, size, style and has been well maintained and upgraded.
Sale 2 Comments	Consists of 5 units with 2 bedrooms each unit. It's similar in style, age, location and has some upgrades.
Sale 3 Comments	This comparable is similar to subject in size, unit count, style, location and condition.
List 1 Comments	This comparable is similar to subject in location, style, condition, however it consists of 5 units and smaller GLA.
List 2 Comments	This comparable is similar to subject in age, location, condition, lot size, however it's smaller in size and overpriced.
List 3 Comments	This comparable is similar to subject in location, unit count and has been updated. It's larger in size, however it's older.

Comments:

Service Provider Comments:

I have relied on tax records for the purposes of my analysis. Subject is a 6 unit apartment building, consisting of two, 2 bedroom 1 bathroom units and four 1 bedroom, 1 bathroom units. It's located on a residential street, in a residential neighborhood. This report assumes subject is maintained and in a good condition. Greatest weight was given to location than to condition. largest and best condition comps selected. More weight was given to sold comps than to active listings.

Vendor Comments:

Service Provider
Signature

/s/ Gilbert Begjani

Service Provider
Company

Elite REO Services

BPO Effective Date

5/2/2017

Service Provider Lic.
Num.

01715321

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

**1528-1530 East 33rd Street
Los Angeles, CA 90011**



Address



Side



Side



Street



Street



View across street



Comparable Sale #1

128 W 42nd Pl
Los Angeles, CA 90037
Sale Date: 8/19/2016
Sale Price: \$690,000



Comparable Sale #2

1157 E 47th St
Los Angeles, CA 90011
Sale Date: 3/14/2017
Sale Price: \$600,000



Comparable Sale #3

1247 E 43rd St,
Los Angeles, CA 90011
Sale Date: 3/9/2017
Sale Price: \$635,000



Comparable Listing #1

626 E 51st St
Los Angeles, CA 90011
Current List: \$639,000



Comparable Listing #2

4610 Compton Ave
Los Angeles, CA 90011
Current List: \$649,000



Comparable Listing #3

239 W 43rd St
Los Angeles, CA 90037
Current List: \$689,900

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