

Broker Price Opinion

 Exterior Inspection
 Interior Inspection

Property Address: 4948 Buchanan	Vendor ID: 4211192
City, State, Zip: Los Angeles, CA 90042	Deal Name:
Loan Number: 000572	Inspection Date: 4/06/2017
2nd Loan / Client #:	Subject APN: 5477-008-013

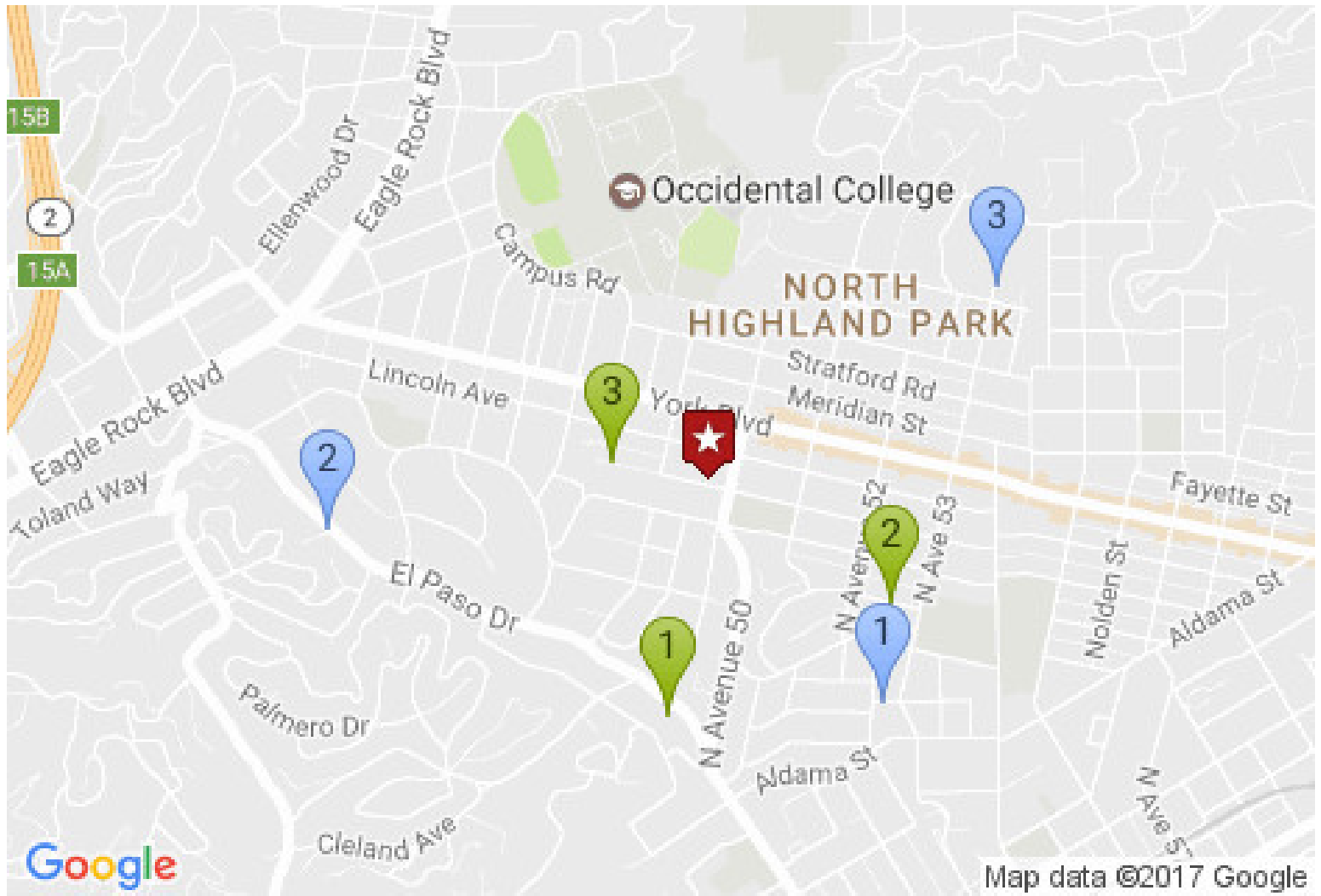
Property Occupancy Status: <input type="text" value="Owner"/>	Does the Property Appear Secure?: <input type="text" value="Yes"/>	Est. Monthly Rent: <input type="text" value="\$3,500"/>	Sold in the last 12 Months?: <input type="text" value="No"/>
Currently Listed: <input type="text" value="No"/>	Currently List Broker:	List Broker Contact #:	Sale Price:
Initial List Price:	Initial List Date:	Current List Price:	DOM / CDOM:
Is the Subject Listing Currently Pending?: <input type="text"/>	Date of Contract:	CDOM to Contract:	Sale Date:

Subject Property Comments / External Influences

Subject is a 3 bedroom, 2 bathroom single family home, located on a residential street, in a residential neighborhood.

	Subject	Sold Comp 1	Sold Comp 2	Sold Comp 3	List Comp 1	List Comp 2	List Comp 3
Address	4948 Buchanan Los Angeles, CA 90042	857 El Paso Dr Los Angeles, CA 90042	5253 Hub St Los Angeles, CA 90042	4819 Buchanan St Highland Park, CA 90042	5257 Raphael St Highland Park, CA 90042	1315 El Paso Dr Los Angeles, CA 90065	1813 N Avenue 53 Highland Park, CA 90042
Proximity		0.41 Miles	0.38 Miles	2 Blocks	0.49 Miles	0.68 Miles	0.61 Miles
Sale/List Price		\$617,000	\$660,000	\$675,000	\$640,000	\$699,000	\$740,000
Sale Date		10/25/2016	11/16/2016	12/30/2016			
Price Per Sq.ft.	\$407.38	\$467.42	\$468.42	\$481.46	\$466.47	\$557.42	\$557.65
Initial List Price		\$599,000	\$599,999	\$798,000	\$640,000	\$699,000	\$730,000
Initial List Date		8/18/2016	10/10/2016	7/21/2016	3/14/2017	3/16/2017	4/3/2017
Current/Final List		\$599,000	\$675,000	\$699,000	\$640,000	\$699,000	\$740,000
DOM/CDOM		68 / 68	8 / 8	162 / 162	115 / 26	24 / 24	6 / 6
Sales Type		Fair Market	Fair Market	Fair Market	Fair Market	Fair Market	Fair Market
Finance Incentives		0	10000	0	0	0	0
Living Area	1571	1320	1409	1402	1372	1254	1327
#Rooms/Bed/Bath 1	6 / 3 / 2.0	6 / 3 / 2.0	6 / 3 / 2.0	5 / 2 / 2.0	5 / 2 / 2.0	6 / 3 / 1.5	6 / 3 / 2.0
Year Built	1923	1924	1940	1924	1921	1954	1954
Bsmnt SF/% Finished							
Lot Size	0.12ac	0.15ac	0.14ac	0.11ac	0.11ac	0.11ac	0.14ac
Property Type	SF Detach	SF Detach	SF Detach	SF Detach	SF Detach	SF Detach	SF Detach
Style / Quality	Single Story / Q5	Single Story / Q5	Single Story / Q5	Single Story / Q5	Single Story / Q5	Single Story / Q5	Single Story / Q5
# of Units	1	1	1	1	1	1	1
Condition	C4	C3	C4	C4	C4	C4	C4
Pool/Spa	None	No / No	No / No	No / No	No / No	No / No	No / No
View	Residential	Residential	Residential	Neighborhood	Residential	Residential	Residential
Porch/Patio/Deck	Yes / No / No	No / No / No	Yes / No / No	No / No / No	Yes / No / No	No / No / No	Yes / No / No
Fireplace	No	No	Yes	Yes	No	No	Yes
Garage	1 Detached	1 Detached	1 Attached	1 Detached	1 Detached	1 Carport	None
Other Features	None	None	None	None	None	None	Bonus room
HOA Fees	0/mo	0/mo	0/mo	0/mo	0/mo	0/mo	0/mo
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 - n/a	MLS - 16154194	MLS - IV16722449	MLS - WS16159116	MLS - RS17052216	MLS - 317002194	MLS - DW17071001

Market Time 30-90 days	As-Is Price Estimate	As-Repaired Price Estimate	Land Only Price
Anticipated Sale Price	<input type="text" value="\$640,000"/>	<input type="text" value="\$640,000"/>	<input type="text" value="\$425,000"/>
Recommended List Price	<input type="text" value="\$659,000"/>	<input type="text" value="\$659,000"/>	
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
•	4948 Buchanan	Los Angeles	3	2	0.12ac		1923		
1	857 El Paso Dr	Los Angeles	3	2	0.15ac	10/25/2016	1924	\$617,000	0.41 Miles
2	5253 Hub St	Los Angeles	3	2	0.14ac	11/16/2016	1940	\$660,000	0.38 Miles
3	4819 Buchanan St	Highland Park	2	2	0.11ac	12/30/2016	1924	\$675,000	2 Blocks
1	5257 Raphael St	Highland Park	2	2	0.11ac	3/14/2017	1921	\$640,000	0.49 Miles
2	1315 El Paso Dr	Los Angeles	3	1.5	0.11ac	3/16/2017	1954	\$699,000	0.68 Miles
3	1813 N Avenue 53	Highland Park	3	2	0.14ac	4/3/2017	1954	\$740,000	0.61 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 property is similar in age, condition, room count, however it's located on a major road.
Sale 2 Comments	This property is similar in age, lot size, room count, condition and location.
Sale 3 Comments	This property is superior than subject due to its superior view.
List 1 Comments	This property is similar to the subject property because of its similar age, location, condition.
List 2 Comments	This property is superior due to its newer age, however it appears to be slightly overpriced.
List 3 Comments	This property is superior than subject. It's newer in age and has a detached bonus unit.

Comments:

Service Provider Comments:

I have relied on tax records for the purposes of my analysis. No physical, functional, or external inadequacies were observed. Subject is located in a well developed neighborhood. It appears to be maintained without damages or needed repairs. Its judged to be in an average condition for the area. Greatest weight was given to location, than to condition, age, and room count. 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

4/10/2017

Service Provider Lic.
Num.

01715321

RepairsRecommended 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

4948 Buchanan
Los Angeles, CA 90042



Address



Side



Side



Street



Street



View across street



Comparable Sale #1

857 El Paso Dr
Los Angeles, CA 90042
Sale Date: 10/25/2016
Sale Price: \$617,000



Comparable Sale #2

5253 Hub St
Los Angeles, CA 90042
Sale Date: 11/16/2016
Sale Price: \$660,000



Comparable Sale #3

4819 Buchanan St
Highland Park, CA 90042
Sale Date: 12/30/2016
Sale Price: \$675,000



Comparable Listing #1

5257 Raphael St
Highland Park, CA 90042
Current List: \$640,000



Comparable Listing #2

1315 El Paso Dr
Los Angeles, CA 90065
Current List: \$699,000



Comparable Listing #3

1813 N Avenue 53
Highland Park, CA 90042
Current List: \$740,000

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