

Broker Price Opinion

 Exterior Inspection
 Interior Inspection

Property Address: 844 Glenway Dr	Vendor ID: 4514927
City, State, Zip: Inglewood, CA 90302	Deal Name:
Loan Number: 844GlenwayDr	Inspection Date: 4/13/2018
2nd Loan / Client #:	Subject APN: 017-020-044

Property Occupancy Status: Owner	Does the Property Appear Secure?: Yes	Est. Monthly Rent: \$8,000	Sold in the last 12 Months?: No
Currently Listed: Yes	Currently List Broker: Graff Real Estate	List Broker Contact #: 3238290301	Initial List Price: \$620,000
		Initial List Date: 2/12/2018	Current List Price: \$620,000
		DOM / CDOM: 60 / 60	Sale Price:
Is the Subject Listing Currently Pending?: Yes	Date of Contract: 2/18/2018	CDOM to Contract: 6	Sale Date:

Subject Property Comments / External Influences

Subject is a single level SFR

	Subject	Sold Comp 1	Sold Comp 2	Sold Comp 3	List Comp 1	List Comp 2	List Comp 3
Address	844 Glenway Dr Inglewood, CA 90302	6265 Mosley Ave Los Angeles, CA 90056	7158 Knowlton Pl Los Angeles, CA 90045	7746 Midfield Ave Westchester, CA 90045	6432 Bradley Pl Los Angeles, CA 90056	6547 S Copperwood Ave Inglewood, CA 90302	1209 Forest St Inglewood, CA 90302
Proximity		0.88 Miles	0.2 Miles	0.41 Miles	0.77 Miles	0.8 Miles	0.84 Miles
Sale/List Price		\$875,000	\$879,000	\$980,000	\$940,000	\$980,000	\$899,000
Sale Date		3/30/2018	11/17/2017	1/19/2018	pending	pending	active
Price Per Sq.ft.	\$506.20	\$521.45	\$439.06	\$535.23	\$420.02	\$523.50	\$407.16
Initial List Price	\$620,000	\$875,000	\$879,000	\$995,000	\$940,000	\$980,000	\$899,000
Initial List Date	2/12/2018	1/19/2018	8/28/2017	11/6/2017	10/12/2017	3/26/2018	3/20/2018
Current/Final List	\$620,000	\$875,000	\$879,000	\$995,000	\$940,000	\$980,000	\$899,000
DOM/CDOM	60 / 60	70 / 29	81 / 53	74 / 43	122 / 122	18 / 18	24 / 24
Sales Type		Fair Market	Fair Market	Fair Market	Fair Market	Fair Market	Fair Market
Finance Incentives	0	0	0	0	0	0	0
Living Area	1936	1678	2002	1831	2238	1872	2208
#Rooms/Bed/Bath 1	11 / 4 / 3	6 / 2 / 2	8 / 4 / 2	8 / 4 / 2	9 / 4 / 2.5	7 / 3 / 2	7 / 3 / 2
Year Built	1951	1948	1951	1950	1983	1985	1925
Bsmnt SF/% Finished							
Lot Size	0.14ac	0.19ac	0.27ac	0.15ac	0.12ac	0.18ac	0.12ac
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	2-Story Conv / Q4	Single Story / Q4	2-Story Conv / Q4
# 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	Residential	Residential	Residential	Residential	Residential	Residential	Residential
Porch/Patio/Deck	No / Yes / No	No / Yes / No	No / Yes / No	No / Yes / No	No / Yes / No	No / Yes / No	No / No / No
Fireplace	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Garage	1 Carport	None	None	1 Attached	2 Attached	2 Attached	2 Attached
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	Summerland	Ladera Heights	Westchester	Westchester	Unavailable	Unavailable	Unavailable
School District	Inglewood	Inglewood	Unavailable	Los Angeles Unified	Inglewood	Unavailable	Inglewood Unified
Common Amenities							
Data Source - ID	County Tax - N/A	MLS - 18304876_CLAW	MLS - 17265096_CLAW	MLS - IG17246932	MLS - 17280326	MLS - 18326744	MLS - IN18063722

Market Time 90-120 days

As-Is Price Estimate

As-Repaired Price Estimate

Land Only Price

Anticipated Sale Price

\$980,000

\$980,000

\$522,500

Recommended List Price

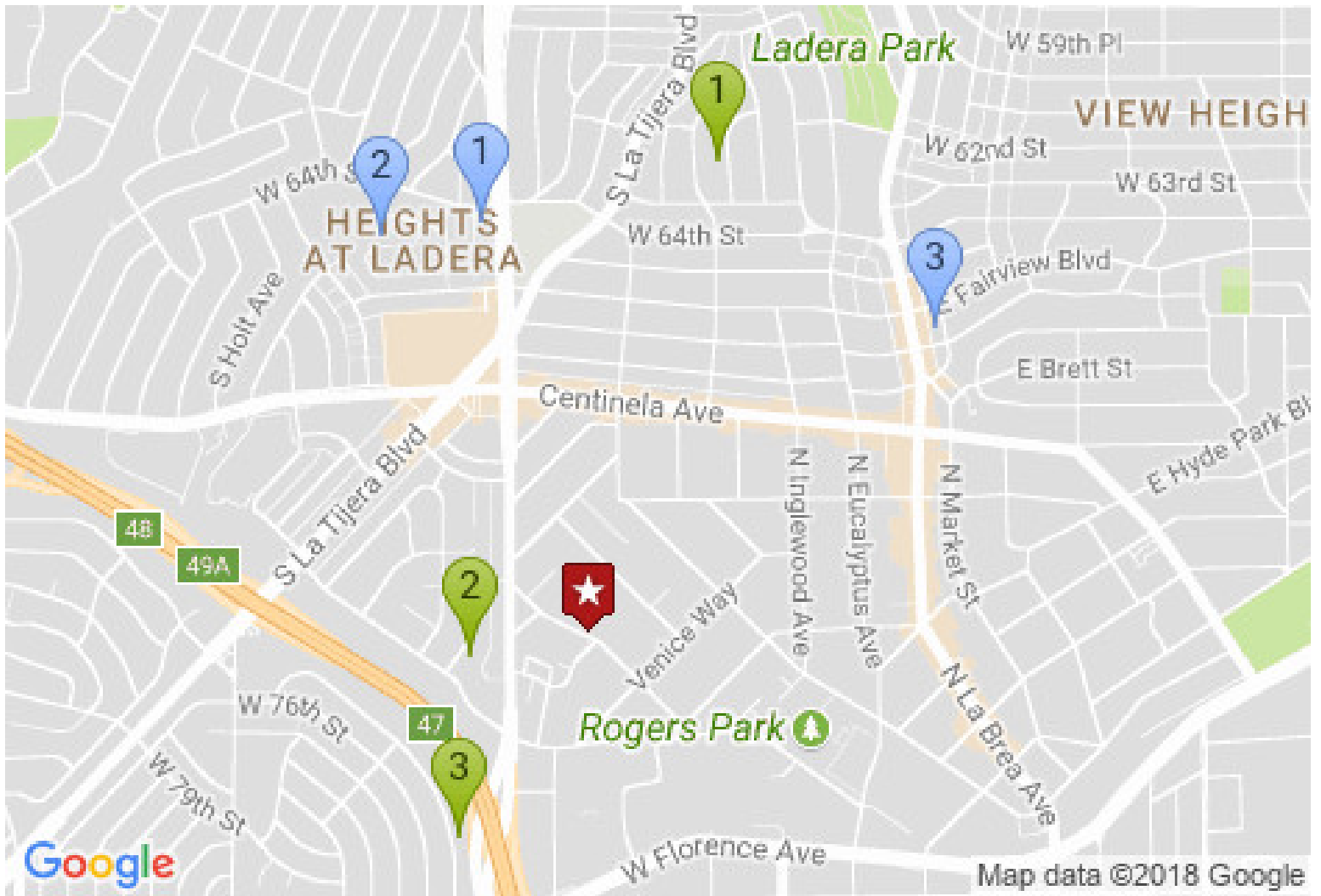
\$1,000,000

\$1,000,000

Recommended Sales Strategy:

As - Is

Repaired



	Address	City	BR	BA	Lot Size	Sale/List Date	Year Built	Sale/List Price	Distance
•	844 Glenway Dr	Inglewood	4	3	0.14ac		1951		
1	6265 Mosley Ave	Los Angeles	2	2	0.19ac	3/30/2018	1948	\$875,000	0.88 Miles
2	7158 Knowlton Pl	Los Angeles	4	2	0.27ac	11/17/2017	1951	\$879,000	0.2 Miles
3	7746 Midfield Ave	Westchester	4	2	0.15ac	1/19/2018	1950	\$980,000	0.41 Miles
1	6432 Bradley Pl	Los Angeles	4	2.5	0.12ac	10/12/2017	1983	\$940,000	0.77 Miles
2	6547 S Copperwood Ave	Inglewood	3	2	0.18ac	3/26/2018	1985	\$980,000	0.8 Miles
3	1209 Forest St	Inglewood	3	2	0.12ac	3/20/2018	1925	\$899,000	0.84 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	Property is inferior in gross living area to the subject.
Sale 2 Comments	Property is superior in lot size to the subject.
Sale 3 Comments	Property is inferior in bathroom count.
List 1 Comments	Property is superior in gross living area to the subject.
List 2 Comments	Property is inferior in bedroom and bathroom count.
List 3 Comments	Property is inferior in year built to the subject.

Comments:

Service Provider Comments:

Per client instructions comparables remodeled were provided Search in lot size and year built were extended to provide comparables within 1 mile. Best effort was made to bracket subject's key features and characteristics. Comparable chosen represent the best available at the time that this report was completed. The neighborhood consist of conforming, average to good quality SFR's with average to good maintenance levels. Most homes in this area are owner occupied and commercial uses are limited and located mostly on thoroughfares.

Vendor Comments:

Service Provider
Signature

/s/ Victor Pereda

Service Provider
Company

Vianso Corporation

BPO Effective Date

4/13/2018

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

**844 Glenway Dr
Inglewood, CA 90302**



Address



Side



Side



Street



Street



Other



View across street



Comparable Sale #1

6265 Mosley Ave
Los Angeles, CA 90056
Sale Date: 3/30/2018
Sale Price: \$875,000



Comparable Sale #2

7158 Knowlton Pl
Los Angeles, CA 90045
Sale Date: 11/17/2017
Sale Price: \$879,000



Comparable Sale #3

7746 Midfield Ave
Westchester, CA 90045
Sale Date: 1/19/2018
Sale Price: \$980,000



Comparable Listing #1

6432 Bradley Pl
Los Angeles, CA 90056
Current List: \$940,000



Comparable Listing #2

6547 S Copperwood Ave
Inglewood, CA 90302
Current List: \$980,000



Comparable Listing #3

1209 Forest St
Inglewood, CA 90302
Current List: \$899,000

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.