

Broker Price Opinion

 Exterior Inspection
 Interior Inspection

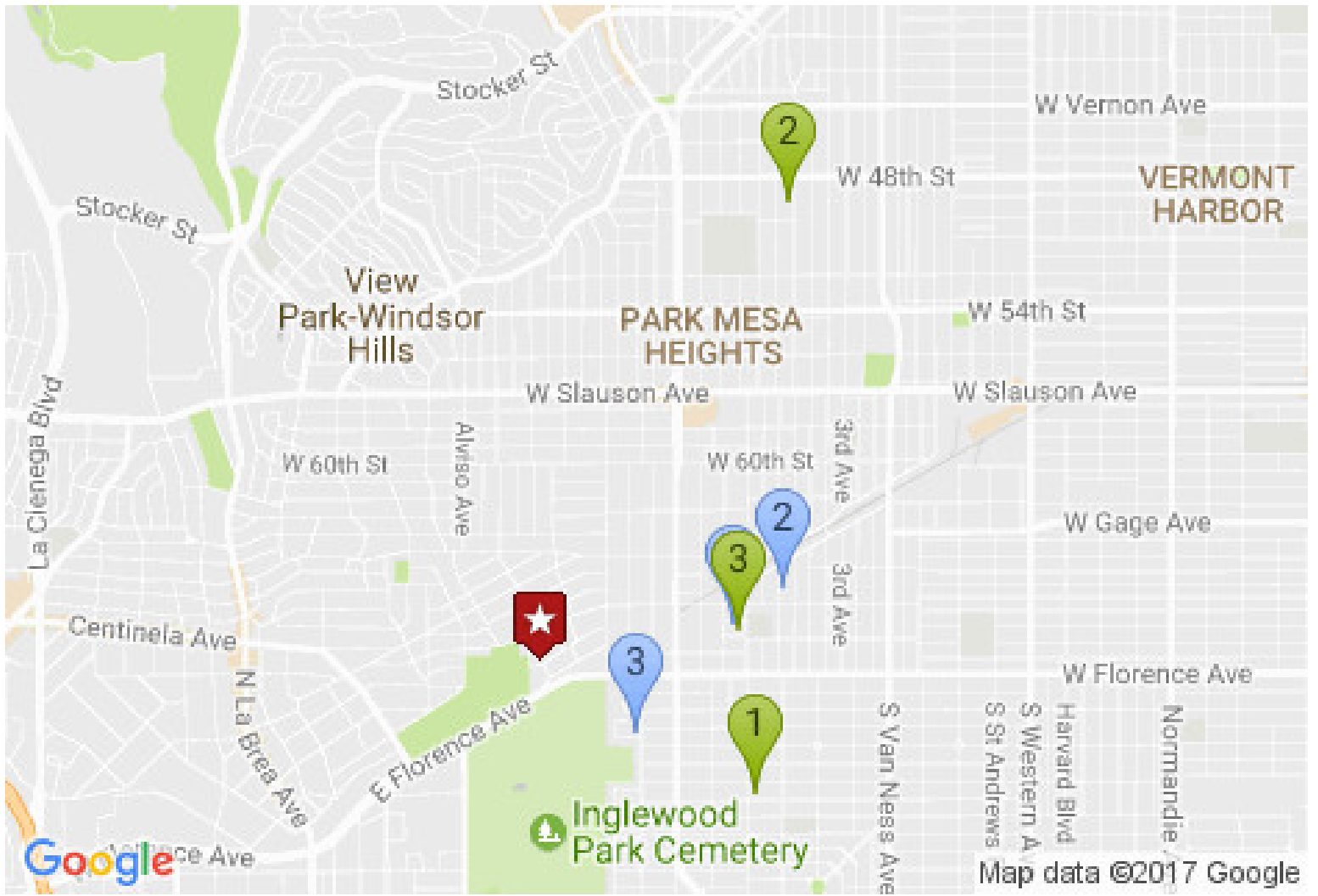
Property Address: 929 E 68th St	Vendor ID: 4264348
City, State, Zip: Inglewood, CA 90302	Deal Name:
Loan Number: 929 E 68TH ST	Inspection Date: 6/13/2017
2nd Loan / Client #:	Subject APN: 4013-026-007

Property Occupancy Status: Owner	Does the Property Appear Secure?: Yes	Est. Monthly Rent: \$2,500	Sold in the last 12 Months?: No
Currently Listed: No	List Broker Contact #:	Initial List Price:	Initial List Date:
Current List Price:	DOM / CDOM:	Sale Price:	Sale Date:
Is the Subject Listing Currently Pending?:	Date of Contract:	CDOM to Contract:	

Subject Property Comments / External Influences
There were no negative location influences noted upon inspection. No health hazards noted.

	Subject	Sold Comp 1	Sold Comp 2	Sold Comp 3	List Comp 1	List Comp 2	List Comp 3
Address	929 E 68th St Inglewood, CA 90302	3017 W 78th Pl Inglewood, CA 90305	4905 6th Av Los Angeles, CA 90043	3111 W 69th St Los Angeles, CA 90043	3118 W 68th St Los Angeles, CA 90043	6644 7th Ave Los Angeles, CA 90043	3501 W 75th Pl Inglewood, CA 90305
Proximity		0.9 Miles	1.86 Miles	0.72 Miles	0.71 Miles	0.91 Miles	0.44 Miles
Sale/List Price		\$415,000	\$430,000	\$420,000	\$424,900	\$465,000	\$440,000
Sale Date		12/16/2016	6/5/2017	3/29/2017			
Price Per Sq.ft.	\$297.87	\$346.99	\$349.59	\$283.40	\$330.40	\$399.48	\$336.39
Initial List Price		\$400,000	\$325,000	\$399,000	\$424,900	\$465,000	\$440,000
Initial List Date		9/9/2016	4/25/2017	2/12/2017	6/8/2017	1/14/2017	4/13/2017
Current/Final List		\$400,000	\$325,000	\$399,000	\$424,900	\$465,000	\$440,000
DOM/CDOM		98 / 98	5 / 5	17 / 17	5 / 5	146 / 146	4 / 4
Sales Type		Fair Market	Fair Market	Fair Market	Fair Market	Fair Market	Fair Market
Finance Incentives		None	None	None	None	None	None
Living Area	1410	1196	1230	1482	1286	1164	1308
#Rooms/Bed/Bath 1	4 / 2 / 2	3 / 2 / 1	5 / 3 / 2	6 / 4 / 2	5 / 3 / 2	5 / 3 / 2	4 / 2 / 1.5
Year Built	1922	1929	1921	1926	1926	1923	1939
Bsmnt SF/% Finished							
Lot Size	0.22ac	0.15ac	0.15ac	0.11ac	0.11ac	0.11ac	0.15ac
Property Type	SF Detach	SF Detach	SF Detach	SF Detach	SF Detach	SF Detach	SF Detach
Style / Quality	Contemp / Q4	Contemp / Q4	Contemp / Q4	Contemp / Q4	Contemp / Q4	Contemp / Q4	Contemp / Q4
# of Units	1	1	1	1	1	1	1
Condition	C4	C4	C4	C4	C4	C4	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	No / No / No	No / No / No	No / No / No	No / No / No	No / No / No	No / No / No	No / No / No
Fireplace	No	No	No	No	No	Yes	Yes
Garage	2 Detached	2 Detached	2 Detached	1 Detached	1 Detached	1 Detached	2 Detached
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	Inglewood	Inglewood	Los Angeles	Los Angeles	Los Angeles	Los Angeles	Inglewood
School District	Inglewood Unified	Inglewood Unified	Los Angeles Unified	Los Angeles Unified	Los Angeles Unified	Los Angeles Unified	Inglewood Unified
Data Source - ID	County Tax - 4013-026-007	MLS - 16161654	MLS - TR17090291	MLS - SB17029527	MLS - SB17129364	MLS - PW17009284	MLS - 17220728

Market Time 90-120 days	As-Is Price Estimate	As-Repaired Price Estimate	Land Only Price
Anticipated Sale Price	\$420,000	\$420,000	\$210,000
Recommended List Price	\$425,000	\$425,000	
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
929 E 68th St	Inglewood	2	2	0.22ac		1922		
3017 W 78th Pl	Inglewood	2	1	0.15ac	12/16/2016	1929	\$415,000	0.9 Miles
4905 6th Av	Los Angeles	3	2	0.15ac	6/5/2017	1921	\$430,000	1.86 Miles
3111 W 69th St	Los Angeles	4	2	0.11ac	3/29/2017	1926	\$420,000	0.72 Miles
3118 W 68th St	Los Angeles	3	2	0.11ac	6/8/2017	1926	\$424,900	0.71 Miles
6644 7th Ave	Los Angeles	3	2	0.11ac	1/14/2017	1923	\$465,000	0.91 Miles
3501 W 75th Pl	Inglewood	2	1.5	0.15ac	4/13/2017	1939	\$440,000	0.44 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	Same in bed, inferior in bath count. Inferior in GLA. Probate Listing. Average in condition.
Sale 2 Comments	Superior in bed, same in bath count. Inferior in GLA. INVESTOR SPECIAL.. APPOINTMENT ONLY.
Sale 3 Comments	Superior in bed, same in bath count. Close in GLA. This home combines convenience , comfort , and charm in a way that is rarely seen today.
List 1 Comments	Superior in bed, same in bath count. Inferior in GLA. 3 bedrooms 1.5 bath with den that can be used as bedroom, long driveway that leads to a 1 car garage.
List 2 Comments	Superior in bed, same in bath count. Inferior in GLA. Beautiful 1,164 sq. ft. home on a 4,804 sqft lot that's only 10 minutes from the new stadium.
List 3 Comments	Same in bed and bath count. Inferior in gla. Great single family home in growing inglewood area.

Comments:

Service Provider Comments:

Subject is in overall average condition with no repair issues noted. Subject conforms well to neighborhood in style and design. Guidelines were exceeded to 2 miles to provide 1 sold comp similar with subject's lot size. Weight of this BPO was based on sold comp # 3 due to this comp being the most proximate, and is the closest in age and GLA, same in bath count and overall amenity. Recommend selling as-is with a fair market value of \$420,000.

Vendor Comments:

Empty text area for Vendor Comments.

Service Provider
Signature

/s/ Alvin Papa

Service Provider
Company

The RWM Group, Inc.

BPO Effective Date

6/14/2017

Service Provider Lic.
Num.

01473111

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:			
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

**929 E 68th St
Inglewood, CA 90302**



Address



Side



Side



Street



Street



View across street



Comparable Sale #1

3017 W 78th Pl
Inglewood, CA 90305
Sale Date: 12/16/2016
Sale Price: \$415,000



Comparable Sale #2

4905 6th Av
Los Angeles, CA 90043
Sale Date: 6/5/2017
Sale Price: \$430,000



Comparable Sale #3

3111 W 69th St
Los Angeles, CA 90043
Sale Date: 3/29/2017
Sale Price: \$420,000



Comparable Listing #1

3118 W 68th St
Los Angeles, CA 90043
Current List: \$424,900



Comparable Listing #2

6644 7th Ave
Los Angeles, CA 90043
Current List: \$465,000



Comparable Listing #3

3501 W 75th Pl
Inglewood, CA 90305
Current List: \$440,000

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.