



# Broker Price Opinion

Exterior Inspection  
 Interior Inspection

|   |                             |
|---|-----------------------------|
| Property Address: 6010 Springvale Drive | Vendor ID: 4674145          |
| City, State, Zip: Los Angeles, CA 90042 | Deal Name:                  |
| Loan Number: 6010 Springvale Drive      | Inspection Date: 11/13/2018 |
| 2nd Loan / Client #:                    | Subject APN: 5486-010-027   |

|  |   |                                   |                                 |
|--|---|-----------------------------------|---------------------------------|
| Property Occupancy Status: Owner               | Does the Property Appear Secure?: Yes     | Est. Monthly Rent: \$5,100        | Sold in the last 12 Months?: No |
| Currently Listed: Yes                          | Currently List Broker: Harnsberger Realty | List Broker Contact #: 3232578142 | Sale Price:                     |
| Initial List Price: \$649,500                  | Initial List Date: 10/02/2018             | Current List Price: \$649,500     | DOM / CDOM: 42 / 42             |
| Is the Subject Listing Currently Pending?: Yes | Date of Contract: 10/18/2018              | CDOM to Contract: 16              | Sale Date:                      |

### Subject Property Comments / External Influences

All information was gathered from Appraisal.

|                     | Subject   | Sold Comp 1   | Sold Comp 2   | Sold Comp 3  | List Comp 1   | List Comp 2   | List Comp 3   |
|---------------------|---|---|---|--|---|---|---|
|                     |  |  |  |  |  |  |  |
| Address             | 6010 Springvale Drive<br>Los Angeles, CA 90042                                    | 5516 Meridian St<br>Los Angeles, CA 90042   | 5234 Coringa Dr<br>Los Angeles, CA 90042  | 6175 St Albans St<br>Los Angeles, CA 90042   | 5667 Fayette St<br>Highland Park, CA 90042  | 803 Cresthaven Dr<br>Los Angeles, CA 90042  | 5915 Burwood Ave<br>Highland Park, CA 90042   |
| Proximity           |   | 0.49 Miles  | 0.69 Miles  | 0.3 Miles  | 0.32 Miles  | 0.65 Miles  | 0.31 Miles  |
| Sale/List Price     |   | \$797,000   | \$800,000   | \$915,000  | \$781,000   | \$899,000   | \$749,000   |
| Sale Date           |   | 10/31/2018  | 9/27/2018   | 6/26/2018  | active  | active  | active  |
| Price Per Sq.ft.    | \$795.02  | \$819.96  | \$692.04  | \$758.71   | \$774.80  | \$772.34  | \$875.00  |
| Initial List Price  | \$649,500   | \$819,000   | \$899,000   | \$899,000  | \$849,000   | \$899,000   | \$749,000   |
| Initial List Date   | 10/02/2018  | 9/17/2018   | 6/15/2018   | 5/9/2018   | 9/25/2018   | 11/8/2018   | 10/23/2018  |
| Current/Final List  | \$649,500   | \$819,000   | \$799,000   | \$899,000  | \$781,000   | \$899,000   | \$749,000   |
| DOM/CDOM            | 42 / 42   | 44 / 44   | 104 / 104   | 48 / 48  | 49 / 49   | 5 / 5   | 21 / 21   |
| Sales Type          |   | Fair Market   | Fair Market   | Fair Market  | Fair Market   | Fair Market   | Fair Market   |
| Finance Incentives  | Cash  | Conventional  | Conventional  | Conventional   | Conventional  | Conventional  | Conventional  |
| Living Area         | 1044  | 972   | 1156  | 1206   | 1008  | 1164  | 856   |
| #Rooms/Bed/Bath 1   | 4 / 1 / 1   | 5 / 2 / 2   | 6 / 2 / 2   | 7 / 3 / 2  | 5 / 2 / 1   | 7 / 3 / 2   | 5 / 2 / 2   |
| Year Built          | 1918  | 1922  | 1922  | 1921   | 1905  | 1937  | 1924  |
| Bsmnt SF/% Finished |   |   |   |  |   |   |   |
| Lot Size            | 0.17ac  | 0.14ac  | 0.11ac  | 0.12ac   | 0.09ac  | 0.10ac  | 0.11ac  |
| Property Type       | SF Detach   | SF Detach   | SF Detach   | SF Detach  | SF Detach   | SF Detach   | SF Detach   |
| Style / Quality     | Single Story / Q4   | Single Story / Q3   | Single Story / Q3   | Single Story / Q3  | Single Story / Q3   | Single Story / Q3   | Single Story / Q3   |
| # of Units          | 1   | 1   | 1   | 1  | 1   | 1   | 1   |
| Condition           | C4  | C3  | C3  | C3   | C3  | C3  | C3  |
| Pool/Spa            | Above Ground  | No / No   | No / No   | No / No  | No / No   | No / No   | No / No   |
| View                | Skyline/City Lights   | Residential   | Skyline/City Lights   | Skyline/City Lights  | Skyline/City Lights   | Skyline/City Lights   | Residential   |
| Porch/Patio/Deck    | No / Yes / No   | Yes / Yes / No  | No / Yes / No   | Yes / Yes / No   | Yes / Yes / No  | No / Yes / No   | Yes / Yes / No  |
| Fireplace           | Yes   | No  | No  | No   | No  | Yes   | No  |
| Garage              | 2 Detached  | 2 Detached  | 1 Detached  | 2 Detached   | 1 Attached  | 2 Detached  | 1 Detached  |
| Other Features      | None  | None  | None  | None   | None  | None  | None  |
| HOA Fees            | 0/mo  | 0/mo  | 0/mo  | 0/mo   | 0/mo  | 0/mo  | 0/mo  |
| Subdivision         | Springvale Tract  | Lewis   | Beautiful Home Tract  | Unavailable  | St Francis Heights  | Unavailable   | Unavailable   |
| School District     | Los Angeles Unified   | Los Angeles Unified   | Los Angeles Unified   | Los Angeles Unified  | Los Angeles Unified   | Los Angeles Unified   | Los Angeles Unified   |
| Common Amenities    |   |   |   |  |   |   |   |
| Data Source - ID    | MLS - 18392672  | MLS - 18-387518   | MLS - 818002928   | MLS - 18-340318  | MLS - PW18228383  | MLS - 18405566  | MLS - BB18257123  |

**Market Time 30-90 days**

**As-Is Price Estimate**

**As-Repaired Price Estimate**

**Land Only Price**

Anticipated Sale Price

**\$830,000**

**\$830,000**

**\$580,000**

Recommended List Price

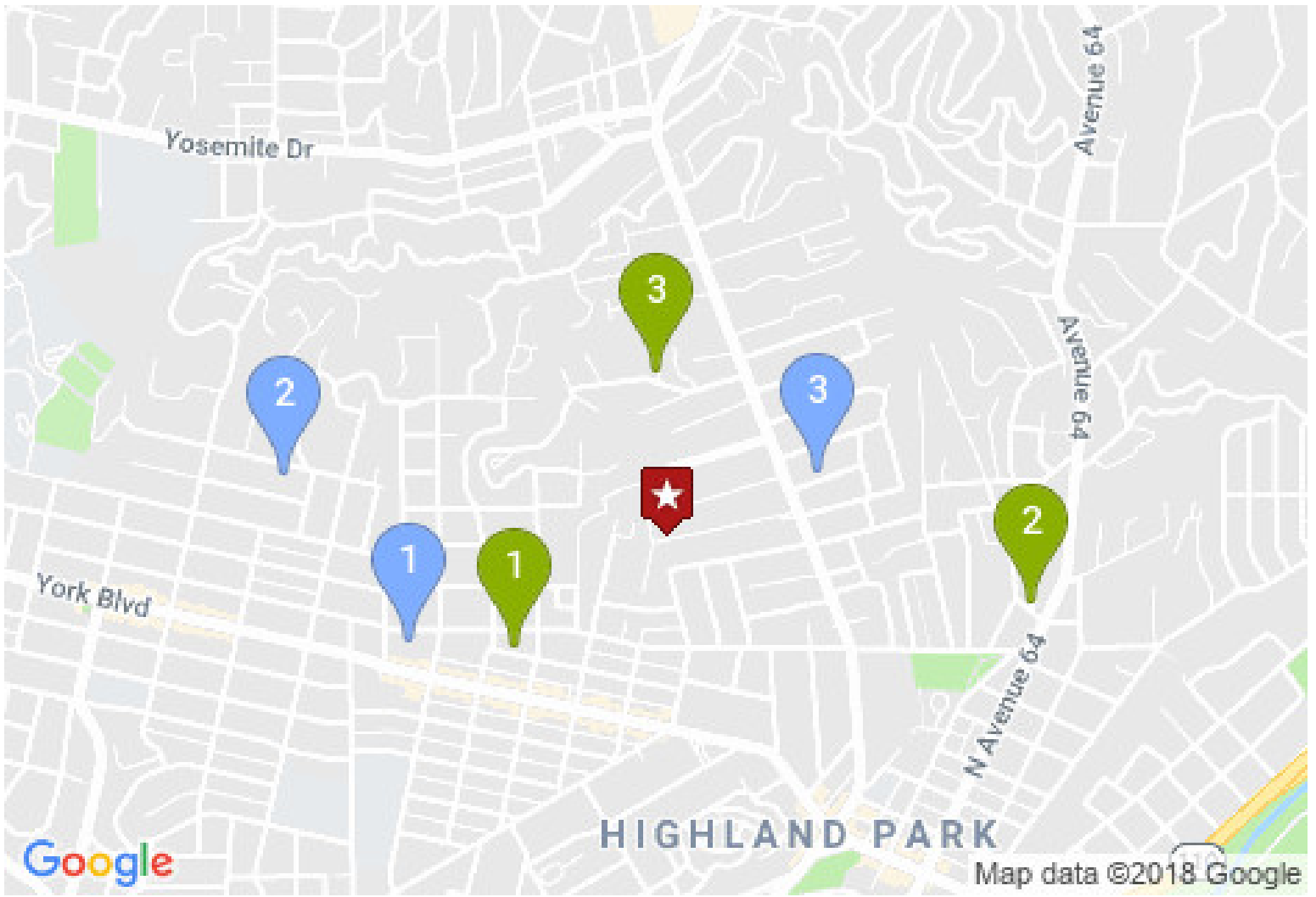
**\$845,000**

**\$845,000**

Recommended Sales Strategy:

As - Is

Repaired



|   | Address               | City          | BR | BA | Lot Size | Sale/List Date | Year Built | Sale/List Price | Distance   |
|---|-----------------------|---------------|----|----|----------|----------------|------------|-----------------|------------|
| • | 6010 Springvale Drive | Los Angeles   | 1  | 1  | 0.17ac   |                | 1918       |                 |            |
| 1 | 5516 Meridian St      | Los Angeles   | 2  | 2  | 0.14ac   | 10/31/2018     | 1922       | \$797,000       | 0.49 Miles |
| 2 | 5234 Coringa Dr       | Los Angeles   | 2  | 2  | 0.11ac   | 9/27/2018      | 1922       | \$800,000       | 0.69 Miles |
| 3 | 6175 St Albans St     | Los Angeles   | 3  | 2  | 0.12ac   | 6/26/2018      | 1921       | \$915,000       | 0.3 Miles  |
| 1 | 5667 Fayette St       | Highland Park | 2  | 1  | 0.09ac   | 9/25/2018      | 1905       | \$781,000       | 0.32 Miles |
| 2 | 803 Cresthaven Dr     | Los Angeles   | 3  | 2  | 0.10ac   | 11/8/2018      | 1937       | \$899,000       | 0.65 Miles |
| 3 | 5915 Burwood Ave      | Highland Park | 2  | 2  | 0.11ac   | 10/23/2018     | 1924       | \$749,000       | 0.31 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<br>Comments | I was forced to use this comparable different in room count in order to bracket subject's square footage in GLA and provide comparable in C3 per client instructions. Adjustments were made in room count: bedroom count -\$6000, bathroom count -\$5000. Price Adj. \$786,000. |
| Sale 2<br>Comments | In order to provide comparable in C3 I was forced to use this comparable different in room count. Adjustments were made in room count: bedroom count -\$6000, bathroom count -\$5000. Price Adj. \$789,000.   |
| Sale 3<br>Comments | I was forced to use this comparable too different in room count in order to provide comparable in C3 to meet client requirements. Adjustments were made in room count: bedroom count -\$12000, bathroom count -\$5000. Price Adj. \$898,000.                                    |
| List 1<br>Comments | In order to provide comparables that has been remodeled I was forced to use this comparable different in bedroom count. Adjustments were made in room count: bedroom count -\$6000. Price Adj. \$775,000.   |
| List 2<br>Comments | I was forced to use this comparable too different in room count to provide comparable in C3 to meet client requirements. Adjustments were made in room count: bedroom count -\$12000, bathroom count -\$5000. Price Adj. \$882,000.   |
| List 3<br>Comments | In order to provide comparable that has been remodeled per client instructions I was forced to use this comparable different in room count. Adjustments were made in room count: bedroom count -\$6000, bathroom count -\$5000. Price Adj. \$738,000.                           |

**Comments:**

## Service Provider Comments:

\*\*\*Subject bedroom count was gathered from Appraisal and it was confirmed in tax record. Per client instructions requires comparables that has been remodeled and room count is not common for the immediate area for this reason could not provide any comparable with same amount of rooms but I made the adjustments necessary to match the equality in price in bedroom / bathroom count. \*\*\* The client is an investor looking to renovate and re-sell at a profit and is focused on the AS-REPAIRED VALUE for this valuation. For this reason the client requires only comps that are in fully renovated condition from the subject market area. To meet client requirements I had to expand the search out to 4 months, 10 years, 20% variance in lot size. Subject's room count is not common for the immediate area and to provide comparables in C3 per client instructions I was forced to use comparables too different in room count. 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. The best three comparable sales and listings were taken from the subject's general market area.

## Vendor Comments:

Service Provider  
Signature

/s/ Victor Pereda

Service Provider  
Company

Vianso Corporation

BPO Effective Date

11/13/2018

Service Provider Lic.  
Num.

01453059

**Repairs**

Recommended Repairs would bring the subject to:

| <b>Internal Repairs</b> |  | <b>Comment</b> | <b>Total</b> |
|-------------------------|--|----------------|--------------|
| 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:  |  |                |              |
| <b>External Repairs</b> |  | <b>Comment</b> | <b>Total</b> |
| 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

**6010 Springvale Drive  
Los Angeles, CA 90042**



Address



Side



Side



Street



Street



View across street



**Comparable Sale #1**

5516 Meridian St  
Los Angeles, CA 90042  
Sale Date: 10/31/2018  
Sale Price: \$797,000



**Comparable Sale #2**

5234 Coringa Dr  
Los Angeles, CA 90042  
Sale Date: 9/27/2018  
Sale Price: \$800,000



**Comparable Sale #3**

6175 St Albans St  
Los Angeles, CA 90042  
Sale Date: 6/26/2018  
Sale Price: \$915,000



**Comparable Listing #1**

5667 Fayette St  
Highland Park, CA 90042  
Current List: \$781,000



**Comparable Listing #2**

803 Cresthaven Dr  
Los Angeles, CA 90042  
Current List: \$899,000



**Comparable Listing #3**

5915 Burwood Ave  
Highland Park, CA 90042  
Current List: \$749,000

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