



Broker Price Opinion

Exterior Inspection
 Interior Inspection

Property Address: 3750 Arbolada Rd	Vendor ID: 4763822
City, State, Zip: Los Angeles, CA 90027	Deal Name:
Loan Number: 3750 Arbolada Rd	Inspection Date: 4/19/2019
2nd Loan / Client #:	Subject APN: 5434-013-006



Property Occupancy Status Does the Property Appear Secure? Est. Monthly Rent

Currently Listed Currently List Broker List Broker Contact # Initial List Price Initial List Date Current List Price DOM / CDOM Sold in the last 12 Months?

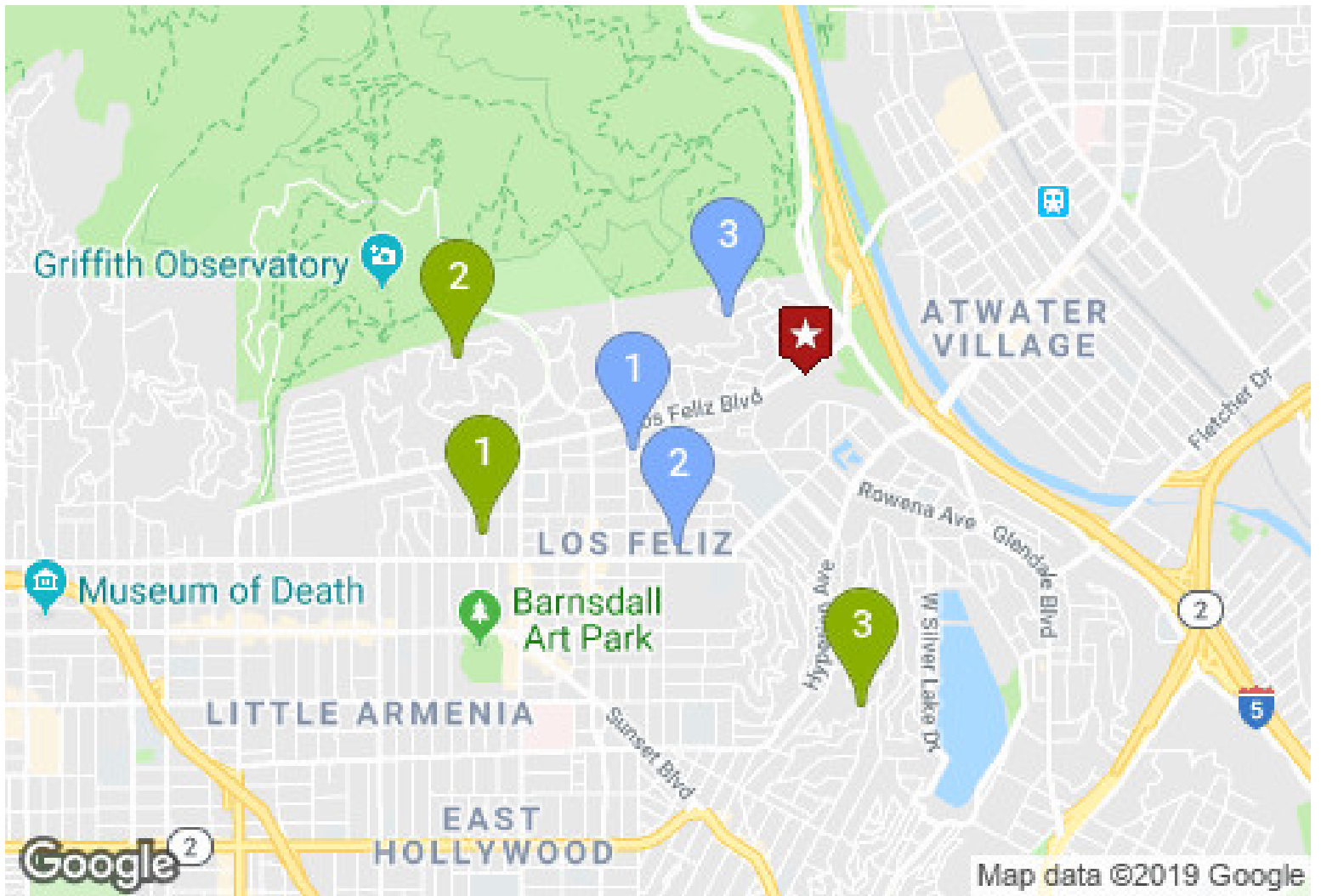
Is the Subject Listing Currently Pending? Date of Contract CDOM to Contract Sale Price: Sale Date:

Subject Property Comments / External Influences

Sfr

Subject	Sold Comp 1	Sold Comp 2	Sold Comp 3	List Comp 1	List Comp 2	List Comp 3	
							
Address	3750 Arbolada Rd Los Angeles, CA 90027	2126 N Commonwealth Ave Los Angeles, CA 90027	4241 Newdale Dr Los Angeles, CA 90027	3711 Prestwick Dr Los Angeles, CA 90027	1945 N Berendo St Los Angeles, CA 90027	2745 Glendower Ave Los Angeles, CA 90027	3214 Fernwood Ave Los Angeles, CA 90039
Proximity		0.67 Miles	0.73 Miles	0.37 Miles	1.27 Miles	1.24 Miles	1.15 Miles
Sale/List Price		\$1,850,000	\$1,869,000	\$2,200,000	\$2,100,000	\$1,869,000	\$1,849,000
Sale Date		12/18/2018	3/21/2019	7/19/2018	active	active	active
Price Per Sq.ft.	\$816.72	\$848.62	\$798.72	\$835.87	\$852.62	\$706.35	\$903.27
Initial List Price		\$1,899,000	\$1,939,000	\$1,995,000	\$2,100,000	\$1,939,000	\$1,849,000
Initial List Date		11/12/2018	12/10/2018	6/4/2018	2/23/2019	1/10/2019	4/1/2019
Current/Final List		\$1,899,000	\$1,939,000	\$1,995,000	\$2,100,000	\$1,869,000	\$1,849,000
DOM/CDOM	/	36 / 30	101 / 41	45 / 29	56 / 56	100 / 100	19 / 19
Sales Type		Fair Market	Fair Market	Fair Market	Fair Market	Fair Market	Fair Market
Finance Incentives		0	0	0	0	0	0
Living Area	2357	2180	2340	2632	2463	2646	2047
#Rooms/Bed/Bath 1	10 / 4 / 4	8 / 3 / 3	10 / 4 / 3.5	9 / 3 / 3.5	11 / 4 / 4.5	10 / 4 / 4	7 / 3 / 2
Year Built	1962	1979	1935	1981	1922	1927	1963
Bsmnt SF/% Finished	/	/	/	/	/	/	/
Lot Size	0.27ac	0.15ac	0.18ac	0.14ac	0.15ac	0.15ac	0.12ac
Property Type	SF Detach	SF Detach	SF Detach	SF Detach	SF Detach	SF Detach	SF Detach
Style / Quality	Contemp / Q4	Contemp / Q3	Contemp / Q3	Contemp / Q3	Contemp / Q3	Contemp / Q3	Contemp / Q3
# of Units	1	1	1	1	1	1	1
Condition	C4	C3	C3	C3	C3	C3	C3
Pool/Spa	None	Yes / Yes	No / Yes	No / Yes	Yes / No	No / No	No / No
View	Mountain	Skyline/City Lights	Mountain	Mountain	Mountain	Residential	Mountain
Porch/Patio/Deck	No / Yes / No	No / Yes / No	No / Yes / No	No / Yes / No	No / Yes / No	No / Yes / No	No / Yes / No
Fireplace	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Garage	2 Attached	2 Attached	2 Attached	2 Attached	None	2 Attached	2 Attached
Other Features	Average	Average	Average	Average	Average	Average	Average
HOA Fees	0/mo0/mo	0/mo0/mo	0/mo0/mo	0/mo0/mo	0/mo0/mo	0/mo0/mo	0/mo0/mo
Rent Potential	\$12,000						
Annual Gross Income	\$144,000						
Likely Sale Price					\$2,100,000	\$1,869,000	\$1,849,000
Gross Rent Multiplier	13.37						
School District	Los Angeles	Los Angeles	Los Angeles	Los Angeles	Los Angeles	Los Angeles	Los Angeles
Complex Name							
Floor Level							
Common Amenities							
Data Source - ID	County Tax -	MLS - 318004606	MLS - 18-413192	MLS - 18350944	MLS - 19436236	MLS - 19422576	MLS - 19449728
Overall Comparison							

Market Time 90-120 days	As-Is Price Estimate	As-Repaired Price Estimate	Land Only Price
90-Day Marketing Time	<input type="text" value="\$1,925,000"/>	<input type="text" value="\$1,925,000"/>	<input type="text" value="\$1,031,250"/>
Recommended List Price	<input type="text" value="\$1,950,000"/>	<input type="text" value="\$1,950,000"/>	
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
•	3750 Arbolada Rd	Los Angeles	4	4	0.27ac		1962		
1	2126 N Commonwealth Ave	Los Angeles	3	3	0.15ac	12/18/2018	1979	\$1,850,000	0.67 Miles
2	4241 Newdale Dr	Los Angeles	4	3.5	0.18ac	3/21/2019	1935	\$1,869,000	0.73 Miles
3	3711 Prestwick Dr	Los Angeles	3	3.5	0.14ac	7/19/2018	1981	\$2,200,000	0.37 Miles
1	1945 N Berendo St	Los Angeles	4	4.5	0.15ac	2/23/2019	1922	\$2,100,000	1.27 Miles
2	2745 Glendower Ave	Los Angeles	4	4	0.15ac	1/10/2019	1927	\$1,869,000	1.24 Miles
3	3214 Fernwood Ave	Los Angeles	3	2	0.12ac	4/1/2019	1963	\$1,849,000	1.15 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 superior in year built to the subject.
Sale 2 Comments	Property is inferior in year built but similar in GLA and also it has the same bedroom/bathroom count.
Sale 3 Comments	Property is inferior in lot size and bedroom count to the subject. Expanded search over 6 months to provide remodeled homes.
List 1 Comments	Property is superior in bathroom count to the subject.
List 2 Comments	Property is inferior in lot size and superior in GLA to the subject.
List 3 Comments	Property is inferior in bedroom count to the subject.

Comments:

Service Provider Comments:

Per client instructions only remodeled properties were selected. Subject's address wasn't available for this reason street sign was provided. In order to meet client requirements search was extended over 6 months, more than 10+/- in year built, over 20% in GLA and lot size and also over 1 mile. Subject's lot size is very large for subjects market, in comparison to its GLA. Comparables were chosen which best bracketed subjects GLA and it was determined that lot size is not a major driving force of property values in subjects market.

Vendor Comments:

Service Provider
Signature
Service Provider
Company

/s/ Victor Pereda

Vianso Corporation

BPO Effective Date

4/20/2019

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

**3750 Arbolada Rd
Los Angeles, CA90027**



Address



Side



Side



Street



Street



View across street



Comparable Sale #1

2126 N Commonwealth Ave
Los Angeles, CA90027
Sale Date: 12/18/2018
Sale Price: \$1,850,000



Comparable Sale #2

4241 Newdale Dr
Los Angeles, CA90027
Sale Date: 3/21/2019
Sale Price: \$1,869,000



Comparable Sale #3

3711 Prestwick Dr
Los Angeles, CA90027
Sale Date: 7/19/2018
Sale Price: \$2,200,000



Comparable Listing #1

1945 N Berendo St
Los Angeles, CA90027
Current List: \$2,100,000



Comparable Listing #2

2745 Glendower Ave
Los Angeles, CA90027
Current List: \$1,869,000



Comparable Listing #3

3214 Fernwood Ave
Los Angeles, CA90039
Current List: \$1,849,000

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