



Broker Price Opinion

Exterior Inspection
 Interior Inspection

Property Address: 5249 Southridge Ave	Vendor ID: 4786309
City, State, Zip: Los Angeles, CA 90043	Deal Name:
Loan Number: 5249SOUTHRIDGEAVE	Inspection Date: 6/10/2019
2nd Loan / Client #:	Subject APN: 5010-007-007

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:

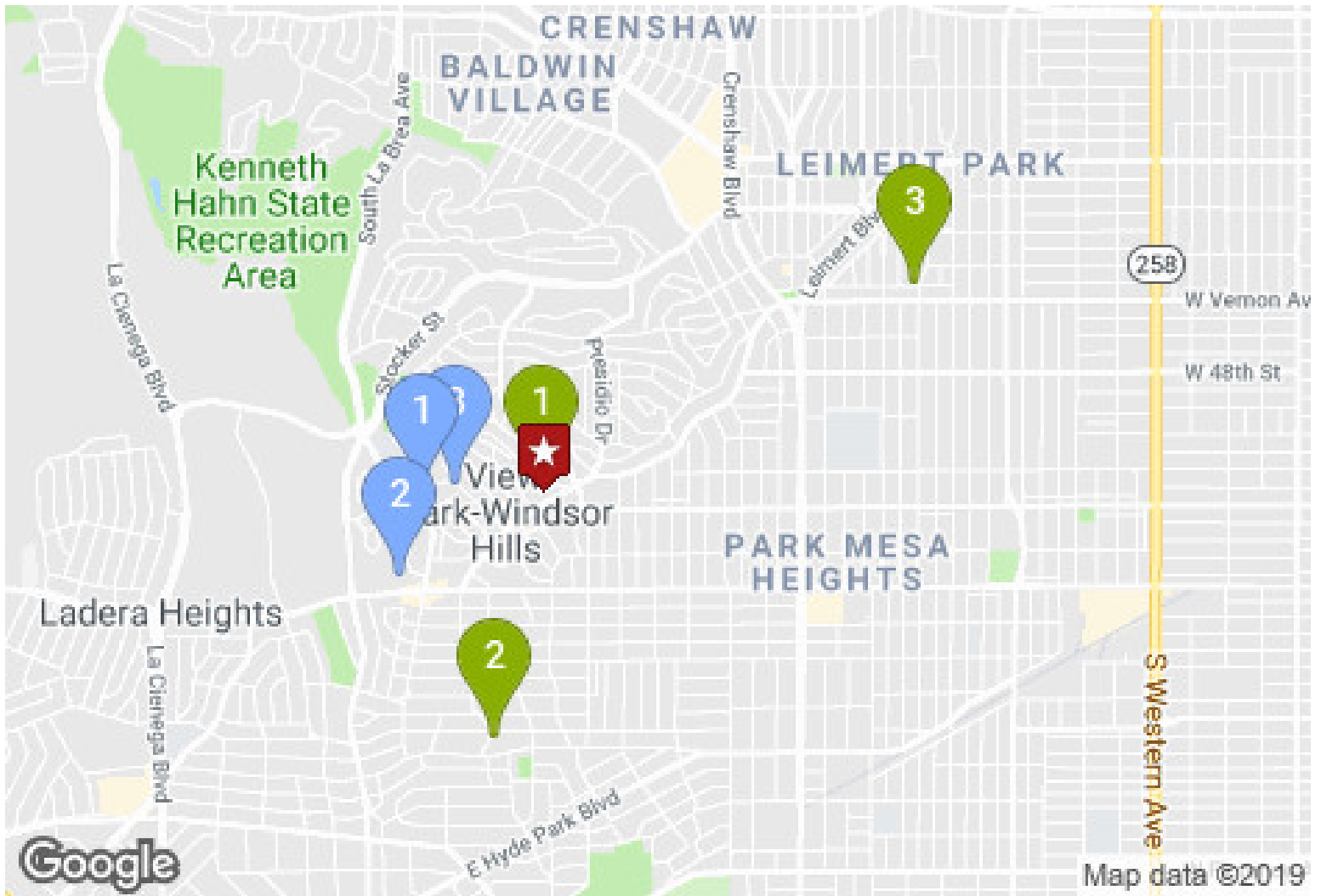
Sale Date:

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	5249 Southridge Ave Los Angeles, CA 90043	5333 Overdale Dr Los Angeles, CA 90043	5664 Heatherdale Dr Windsor Hills, CA 90043	5203 Marburn Ave Los Angeles, CA 90043	5228 Southridge Ave Los Angeles, CA 90043	4256 W 64th St Inglewood, CA 90302	2809 W 43rd Pl, Los Angeles, CA 90008
Proximity		0.44 Miles	0.58 Miles	0.32 Miles	0.05 Miles	0.86 Miles	1.51 Miles
Sale/List Price		\$910,000	\$915,000	\$1,010,000	\$899,000	\$899,999	\$1,099,000
Sale Date		8/26/2018	1/18/2019	1/11/2019	active	active	active
Price Per Sq.ft.	\$603.94	\$501.10	\$588.05	\$664.47	\$482.81	\$481.54	\$717.36
Initial List Price		\$859,000	\$960,000	\$985,000	\$899,000	\$899,999	\$1,099,000
Initial List Date		7/6/2018	10/15/2018	11/1/2018	5/10/2019	3/6/2019	5/16/2019
Current/Final List		\$859,000	\$960,000	\$985,000	\$899,000	\$899,999	\$1,099,000
DOM/CDOM	/	51 / 38	95 / 30	71 / 53	31 / 31	96 / 96	25 / 25
Sales Type		Fair Market	Fair Market	Fair Market	Fair Market	Fair Market	Fair Market
Finance Incentives		0	0	0	0	0	0
Living Area	1573	1816	1556	1520	1862	1869	1532
#Rooms/Bed/Bath 1	7 / 3 / 2	7 / 3 / 2	7 / 3 / 2	8 / 3 / 3	7 / 3 / 2	8 / 4 / 2	7 / 3 / 2
Year Built	1941	1940	1941	1940	1941	1923	1934
Bsmnt SF/% Finished	/	/	/	/	/	/	/
Lot Size	0.15ac	0.15ac	0.19ac	0.19ac	0.15ac	0.13ac	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	None	No / No	No / No	Yes / 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 / Yes
Fireplace	Yes	No	Yes	Yes	Yes	Yes	Yes
Garage	2 Attached	2 Attached	2 Detached	2 Attached	2 Attached	2 Detached	2 Detached
Other Features	None	None	None	None	None	None	None
HOA Fees	0/mo0/mo	0/mo0/mo	0/mo0/mo	0/mo0/mo	0/mo0/mo	0/mo0/mo	0/mo0/mo
Subdivision	Unavailable	Unavailable	Unavailable	Unavailable	Unavailable	Unavailable	Unavailable
Likely Sale Price					\$899,000	\$899,999	\$1,099,000
School District	Los Angeles	Los Angeles	Los Angeles	Los Angeles	Los Angeles	Los Angeles	Los Angeles
Common Amenities							
Data Source - ID	County Tax - 18381598	MLS - 18356566	MLS - 18397190	MLS - 18402530	MLS - 19-465410	MLS - 19440932	MLS - 19467538
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="\$950,000"/>	<input type="text" value="\$950,000"/>	<input type="text" value="\$508,750"/>
Recommended List Price	<input type="text" value="\$975,000"/>	<input type="text" value="\$975,000"/>	
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
•	5249 Southridge Ave	Los Angeles	3	2	0.15ac		1941		
1	5333 Overdale Dr	Los Angeles	3	2	0.15ac	8/26/2018	1940	\$910,000	0.44 Miles
2	5664 Heatherdale Dr	Windsor Hills	3	2	0.19ac	1/18/2019	1941	\$915,000	0.58 Miles
3	5203 Marburn Ave	Los Angeles	3	3	0.19ac	1/11/2019	1940	\$1,010,000	0.32 Miles
1	5228 Southridge Ave	Los Angeles	3	2	0.15ac	5/10/2019	1941	\$899,000	0.05 Miles
2	4256 W 64th St	Inglewood	4	2	0.13ac	3/6/2019	1923	\$899,999	0.86 Miles
3	2809 W 43rd Pl,	Los Angeles	3	2	0.11ac	5/16/2019	1934	\$1,099,000	1.51 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 GLA to the subject. Used this property even when it was sold over 6 months ago to provide one sale with similar location to the subject.
Sale 2 Comments	Property is superior in lot size to the subject.
Sale 3 Comments	Property is superior in bathroom count to the subject.
List 1 Comments	Property is superior in GLA to the subject.
List 2 Comments	Property is inferior in year built to the subject,
List 3 Comments	Property is inferior in lot size to the subject.

Comments:

Service Provider Comments:

In order to provide comparables in good condition as requested search was extended over 20% in lot size, over 6 months and year built. Subject's back is next to a busy street this will have a negative impact due to increase of noise and traffic, search was extended in all parameters I was able only to provide one Sale. 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.

Vendor Comments:

Service Provider
Signature

/s/ Victor Pereda

Service Provider
Company

Vianso Corporation

BPO Effective Date

6/10/2019

Service Provider Lic.
Num.

01453059

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

**5249 Southridge Ave
Los Angeles, CA90043**



Address



Side



Side



Street



Street



View across street



Street Sign



Comparable Sale #1

5333 Overdale Dr
Los Angeles, CA90043
Sale Date: 8/26/2018
Sale Price: \$910,000



Comparable Sale #2

5664 Heatherdale Dr
Windsor Hills, CA90043
Sale Date: 1/18/2019
Sale Price: \$915,000



Comparable Sale #3

5203 Marburn Ave
Los Angeles, CA90043
Sale Date: 1/11/2019
Sale Price: \$1,010,000



Comparable Listing #1

5228 Southridge Ave
Los Angeles, CA90043
Current List: \$899,000



Comparable Listing #2

4256 W 64th St
Inglewood, CA90302
Current List: \$899,999



Comparable Listing #3

2809 W 43rd Pl,
Los Angeles, CA90008
Current List: \$1,099,000

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