



Broker Price Opinion

Exterior Inspection
 Interior Inspection

Property Address:	4670 W 62ND PL	Vendor ID:	7124556.1_299470
City, State, Zip:	LOS ANGELES, CA90043	Deal Name:	
Loan Number:	4670W62ndPI	Inspection Date:	09/25/2019
2nd Loan / Client #:		Subject APN:	4002-026-008

Property Occupancy Status	Owner	Does the Property Appear Secure?	Yes	Est. Monthly Rent	\$3,500	Sold in the last 12 Months?	Yes
Currently Listed	Yes	Currently List Broker	Coldwell Banker	List Broker Contact #	(310) 777-6375	Initial List Price	\$799,000
		Initial List Date	02/26/2019	Current List Price	\$712,500	DOM / CDOM	128 / 197
Is the Subject Listing Currently Pending?	Yes	Date of Contract	09/10/2019	CDOM to Contract	197	Sale Price:	\$0
						Sale Date:	2019-05-21T00:00:00

Subject Property Comments / External Influences

Subject exterior appears to be adequately maintained. County Land Use: Single Family Resid

	Subject	Sold Comp 1	Sold Comp 2	Sold Comp 3	List Comp 1	List Comp 2	List Comp 3
							
Address	4670 W 62ND PL LOS ANGELES, CA90043	5852 S CITRUS AVE LOS ANGELES, CA90043	4165 W 60TH ST LOS ANGELES, CA90043	6106 S CROFT AVE LOS ANGELES, CA90506	4245 W 64TH ST LOS ANGELES, CA90043	4247 W 61ST ST LOS ANGELES, CA90043	6325 FAIR PL LOS ANGELES, CA90043
Proximity		0.4	0.57	0.64	0.52	0.46	0.26
Sale/List Price		\$962,000	\$1,045,000	\$1,045,000	\$939,000	\$859,000	\$1,300,000
Sale Date		7/18/2019	08/28/2019	08/01/2019	9/13/2019	8/31/2019	9/23/2019
Price Per Sq.ft.	\$366.87	\$321.94	\$603	\$551.74	\$374.55	\$453.54	\$491.87
Initial List Price	\$799,000	\$997,000	\$1,099,000	\$995,000	\$939,000	\$859,000	\$1,300,000
Initial List Date	02/26/2019	3/2/2019	06/28/2019	06/20/2019	9/13/2019	8/31/2019	9/23/2019
Current/Final List	\$712,500	\$997,000	\$1,045,000	\$1,045,000	\$939,000	\$859,000	\$1,300,000
DOM/CDOM	128 /	122 / 122	31 / 31	7 / 7	12 / 12	373 / 261	2 / 2
Sales Type	REO	Fair Market	Fair Market	Fair Market	Fair Market	Fair Market	Fair Market
Finance Incentives	0	0	0	0	0	0	0
Living Area	2644	2988	1733	1894	2507	1894	2643
#Rooms/Bed/Bath 1	9 / 5 / 4	6 / 3 / 3	8 / 4 / 4	7 / 3 / 3	9 / 5 / 3	5 / 3 / 2	7 / 4 / 3
Year Built	1940	1954	1948	1952	1939	1929	1939
Bsmnt SqFt/Finished	/	/	/	/	/	/	/
Lot Size	0.13	0.18	0.12	0.17	0.16	0.16	0.22
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	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 / Yes	No / Yes / Yes	No / Yes / No
Fireplace	No	Yes	Yes	Yes	Yes	Yes	Yes
Garage	2 Detached	2 Detached	2 Attached	2 Attached	2 Detached	2 Detached	2 Detached
Other Features	None	None	None	None	None	None	None
HOA Fees	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Subdivision	Not available	Not available	Not available	Not available	Not available	Not available	Not available
Rent Potential	\$3,500						
Annual Gross Income	\$42,000						
Likely Sale Price					\$939,000	\$859,000	\$1,300,000
Gross Rent Multiplier	23.1						
School District	Los Angeles Un...	Los Angeles Un...	Los Angeles Un...	Los Angeles Un...	Los Angeles Un...	Los Angeles Un...	Los Angeles Un...
Complex Name							
Floor Level							
Common Amenities							
Data Source - ID	County Tax-194...	MLS-19439322	MLS-19483198	MLS-19480494	MLS-19510678	MLS-PW19005159	MLS-190052587
Overall Comparison							

Market Time 30-90 days

As-Is Price Estimate

As-Repaired Price Estimate

Land Only Price

30-Day Quick Sale Price

90-Day Marketing Time

\$970,000

\$970,000

\$520,000

\$959,000

Recommended List Price

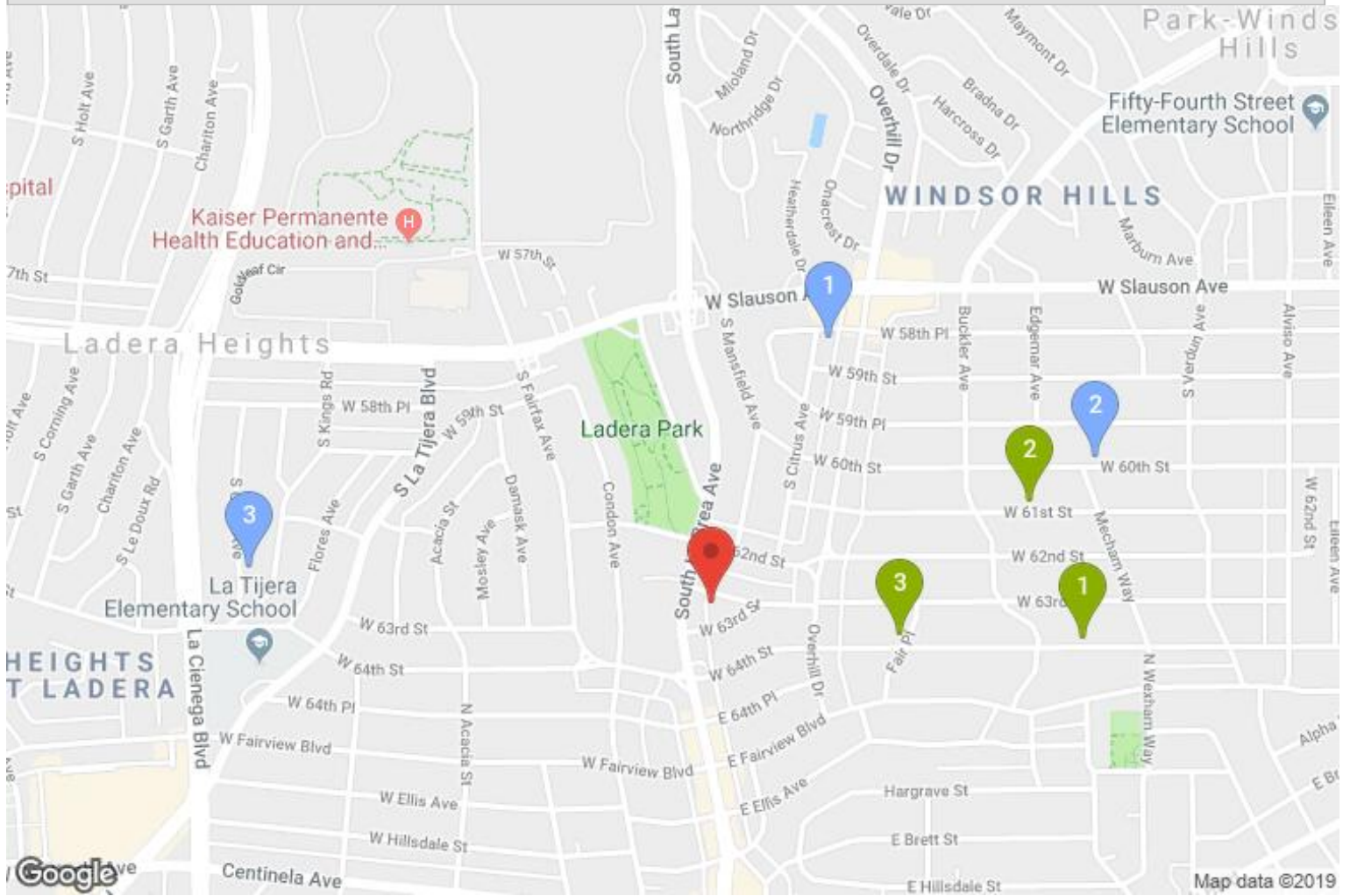
\$970,999

\$970,999

Recommended Sales Strategy:

As - Is

Repaired



	Address	City	BR	BA	Lot Size	Sale/List Date	Year Built	Sale/List Price	Distance
•	4670 W 62ND PL	LOS ANGELES	5	4	0.13	2019-05-21T00:00:00	1940	\$0	
1	5852 S CITRUS AVE	LOS ANGELES	3	3	0.18	7/18/2019	1954	\$962,000	0.4
2	4165 W 60TH ST	LOS ANGELES	4	4	0.12	08/28/2019	1948	\$1,045,000	0.57
3	6106 S CROFT AVE	LOS ANGELES	3	3	0.17	08/01/2019	1952	\$1,045,000	0.64
1	4245 W 64TH ST	LOS ANGELES	5	3	0.16	9/13/2019	1939	\$939,000	0.52
2	4247 W 61ST ST	LOS ANGELES	3	2	0.16	8/31/2019	1929	\$859,000	0.46
3	6325 FAIR PL	LOS ANGELES	4	3	0.22	9/23/2019	1939	\$1,300,000	0.26

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: Investor/Owner occup Types of Financing the Subject will NOT qualify for:

Unknown

Will this be a problem for resale? If yes, please explain:

None Noted

Comparables:

Sale 1 Comments	Similar GLA and inferior bath count; Superior lot size
Sale 2 Comments	Inferior GLA and equal bath count; Similar lot size
Sale 3 Comments	Inferior GLA and inferior bath count; Superior lot size
List 1 Comments	Similar GLA and inferior bath count; Similar lot size
List 2 Comments	Inferior GLA and bath count; Similar lot size
List 3 Comments	Similar GLA and inferior bath count; Superior lot size

Comments:

Service Provider Comments:

[Empty text area for Service Provider Comments]

Vendor Comments:

[Empty text area for Vendor Comments]

Service Provider
Signature

/s/ Michael Midland

Service Provider
Company

Michael Lawrence Midland

BPO Effective Date

09/25/2019

Service Provider Lic.
Num.

01408897

Repairs		
Recommended Repairs would bring the subject to: <input type="text" value="\$970,000"/>		
Internal Repairs	Comment	Total
Painting		\$ 0
Walls/Ceiling		\$ 0
Carpet/Floors		\$ 0
Cabinet/Counter		\$ 0
Plumbing		\$ 0
Electrical		\$ 0
Heating/AC		\$ 0
Appliances		\$ 0
Doors/Trim		\$ 0
Cleaning/Trash Removal		\$ 0
Other		\$ 0
Internal Repair Total:		\$ 0
External Repairs	Comment	Total
Roof		\$ 0
Siding/Trim		\$ 0
Structural		\$ 0
Windows/Doors		\$ 0
Painting		\$ 0
Foundation		\$ 0
Garage		\$ 0
Landscaping		\$ 0
Fence		\$ 0
Other		\$ 0
External Repair Total:		\$ 0
Repair Total:		\$ 0



Subject Front

4670 W 62ND PL
LOS ANGELES, CA90043



Subject Side

4670 W 62ND PL
LOS ANGELES, CA90043



Subject Side

4670 W 62ND PL
LOS ANGELES, CA90043



Subject Address Verification

4670 W 62ND PL
LOS ANGELES, CA90043



Subject Street

4670 W 62ND PL
LOS ANGELES, CA90043



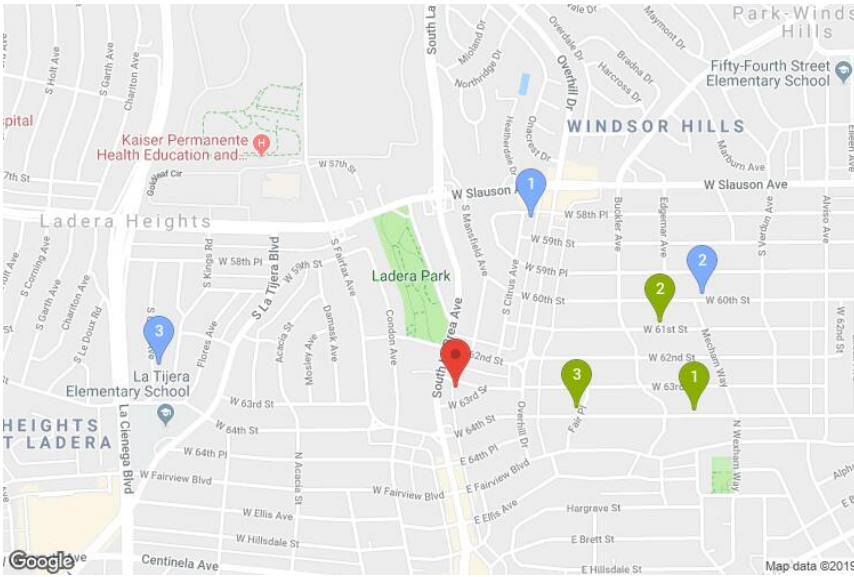
Subject Street

4670 W 62ND PL
LOS ANGELES, CA90043



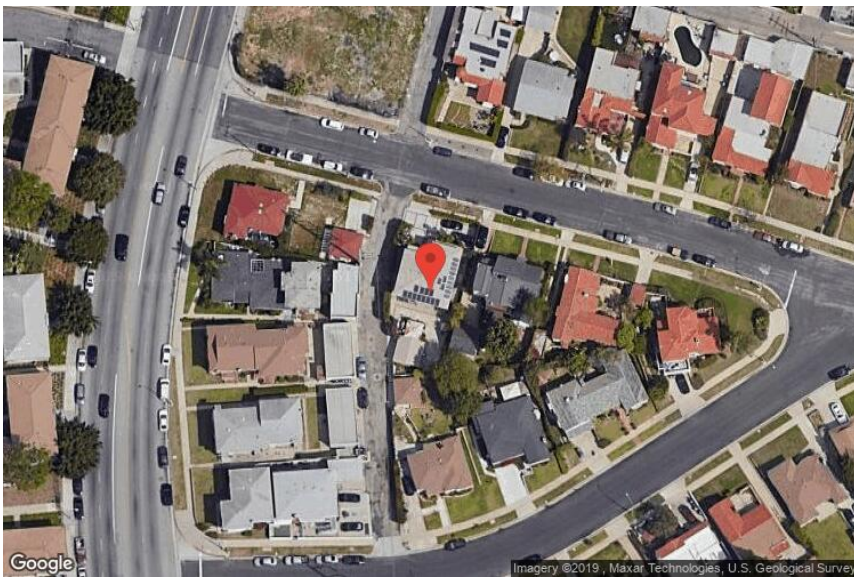
Subject View From Across the Street

4670 W 62ND PL
LOS ANGELES, CA90043



Subject Static Map

4670 W 62ND PL
LOS ANGELES, CA90043



Subject Satellite View

4670 W 62ND PL
LOS ANGELES, CA90043



Comparable Sale #1

5852 S CITRUS AVE
LOS ANGELES, CA90043
Sale Date: 7/18/2019
Sale Price: \$962,000



Comparable Sale #2

4165 W 60TH ST
LOS ANGELES, CA90043
Sale Date: 08/28/2019
Sale Price: \$1,045,000



Comparable Sale #3

6106 S CROFT AVE
LOS ANGELES, CA90506
Sale Date: 08/01/2019
Sale Price: \$1,045,000



Comparable Listing #1

4245 W 64TH ST
LOS ANGELES, CA90043
Current List: \$939,000



Comparable Listing #2

4247 W 61ST ST
LOS ANGELES, CA90043
Current List: \$859,000



Comparable Listing #3

6325 FAIR PL
LOS ANGELES, CA90506
Current List: \$1,300,000

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