



Broker Price Opinion

Exterior Inspection
 Interior Inspection

Property Address:	13226 STANFORD AVE	Vendor ID:	7352550.1_355878
City, State, Zip:	LOS ANGELES, CA90059	Deal Name:	
Loan Number:	13226StanfordAve	Inspection Date:	10/23/2019
2nd Loan / Client #:		Subject APN:	6134-007-017

Property Occupancy Status Owner Does the Property Appear Secure? Yes No Est. Monthly Rent Sold in the last Months?

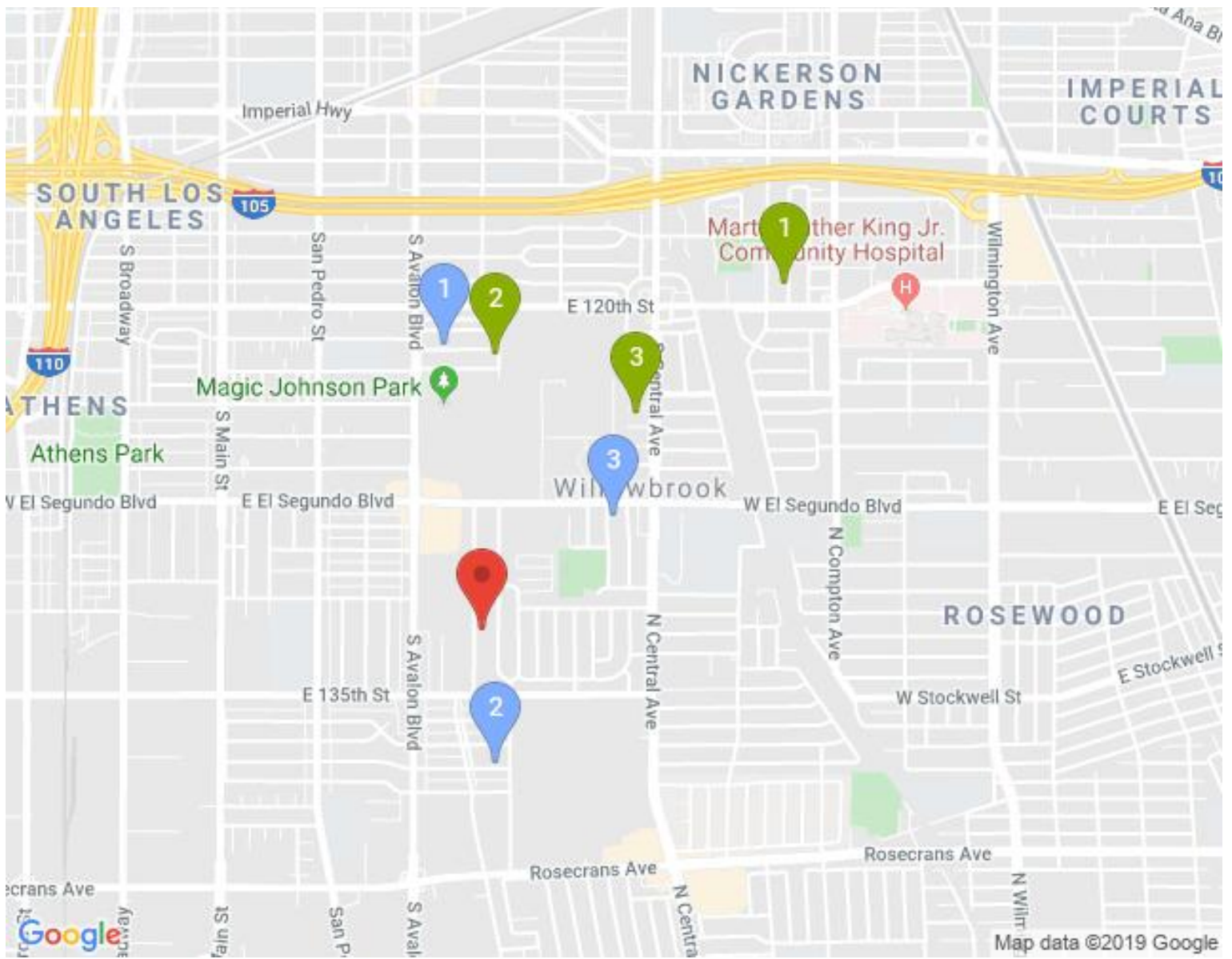
Currently Listed Yes No Currently List Broker List Broker Contact # Initial List Price Initial List Date Current List Price DOM / CDOM Sale Price:

Is the Subject Listing Currently Pending? Yes No Date of Contract CDOM to Contract Sale Date:

Subject Property Comments / External Influences
 All information was gathered from Tax Record.

	Subject	Sold Comp 1	Sold Comp 2	Sold Comp 3	List Comp 1	List Comp 2	List Comp 3
							
Address	13226 STANFORD AVE LOS ANGELES, CA90059	631 E 121ST PL LOS ANGELES, CA90059	729 E 138TH ST LOS ANGELES, CA90059	12812 CLOVIS AVE LOS ANGELES, CA90059	11863 ANTWERP AVE LOS ANGELES, CA90059	12131 MCKINLEY AVE LOS ANGELES, CA90059	1122 E 124TH ST LOS ANGELES, CA90059
Proximity		0.75	0.34	0.45	1.19	0.72	0.69
Sale/List Price		\$457,000	\$460,000	\$523,500	\$580,000	\$440,000	\$449,900
Sale Date		9/12/2019	05/22/2019	9/12/2019	09/10/2019	08/29/2019	10/08/2019
Price Per Sq.ft.	\$427.94	\$455.62	\$420.86	\$342.37	\$384.36	\$545.90	\$514.16
Initial List Price	\$500,000	\$429,900	\$469,900	\$549,000	\$580,000	\$399,900	\$449,900
Initial List Date	02/19/2019	08/02/2019	4/5/2019	07/08/2019	09/10/2019	08/29/2019	10/08/2019
Current/Final List	\$390,000	\$449,900	\$469,900	\$519,000	\$580,000	\$440,000	\$449,900
DOM/CDOM	184 /	41 / 41	47 / 47	66 / 66	43 / 43	55 / 55	15 / 15
Sales Type		Fair Market	Fair Market	Fair Market	Fair Market	Fair Market	Fair Market
Finance Incentives	Cash	Conventional	FHA	FHA	Cash	Conventional	Conventional
Living Area	1145	1003	1093	1529	1509	806	875
#Rooms/Bed/Bath 1	6 / 3 / 1	6 / 3 / 1	7 / 3 / 2	7 / 3 / 2	7 / 3 / 2	5 / 2 / 1	5 / 2 / 1
Year Built	1947	1945	1944	1948	1907	1945	1946
Bsmnt SqFt/Finished	/	/	/	/	/	/	/
Lot Size	0.15	0.14	0.12	0.13	0.15	0.14	0.12
Property Type	SF Detach	SF Detach	SF Detach	SF Detach	SF Detach	SF Detach	SF Detach
Style / Quality	Single Story / Q4	Single Story / Q4	Single Story / Q4	Single Story / Q4	Single Story / Q4	Single Story / Q4	Single Story / 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 / No	No / Yes / No	No / Yes / No
Fireplace	Yes	No	No	No	No	No	No
Garage	1 Attached	2 Detached	2 Detached	None	2 Detached	None	2 Detached
Other Features	None	None	None	None	None	None	None
HOA Fees	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Subdivision	Unavailable	Unavailable	Unavailable	Unavailable	Unavailable	Unavailable	Unavailable
Rent Potential	\$2,730						
Annual Gross Income	\$32,760						
Likely Sale Price					\$580,000	\$440,000	\$449,900
Gross Rent Multiplier	14.96						
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-DW1...	MLS-DW19181870	MLS-DW19076759	MLS-OC19160588	MLS-DW19219770	MLS-DW19204110	MLS-PW19238676
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	<input type="text" value="\$490,000"/>	<input type="text" value="\$491,400"/>	<input type="text" value="\$340,000"/>	<input type="text" value="\$475,000"/>
Recommended List Price	<input type="text" value="\$505,000"/>	<input type="text" value="\$506,400"/>		
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
•	13226 STANFORD AVE	LOS ANGELES	3	1	0.15		1947		
1	631 E 121ST PL	LOS ANGELES	3	1	0.14	9/12/2019	1945	\$457,000	0.75
2	729 E 138TH ST	LOS ANGELES	3	2	0.12	05/22/2019	1944	\$460,000	0.34
3	12812 CLOVIS AVE	LOS ANGELES	3	2	0.13	9/12/2019	1948	\$523,500	0.45
1	11863 ANTWERP AVE	LOS ANGELES	3	2	0.15	09/10/2019	1907	\$580,000	1.19
2	12131 MCKINLEY AVE	LOS ANGELES	2	1	0.14	08/29/2019	1945	\$440,000	0.72
3	1122 E 124TH ST	LOS ANGELES	2	1	0.12	10/08/2019	1946	\$449,900	0.69

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: Owner Types of Financing the Subject will NOT qualify for:

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

Comparables:

Sale 1 Comments	It is equal in bedroom / bathroom count, it is similar in age / style / lot size but it is inferior in GLA.
Sale 2 Comments	It is equal in bedroom count, it is similar in style / age, it is slightly smaller in GLA but it is inferior in lot size.
Sale 3 Comments	To provide comparable fully renovated condition located in Los Angeles, 90059 per client instructions I was forced to expand the search out to 30% variance in GLA. It is similar in age / lot size but it is superior in GLA and room count.
List 1 Comments	To provide comparable fully renovated condition located in Los Angeles, 90059 per client instructions I was forced to expand the search out to 1.15 miles, range price, 40 years, 30% in GLA. Is inferior in age, is superior in GLA but it is similar in lot size and is equal in bed ct.
List 2 Comments	To provide comparable fully renovated condition located in Los Angeles, 90059 per client instructions I was forced to expand the search out to 25% variance in GLA. It is similar in age / lot size, is equal in bathroom count but it is inferior in bedroom count and GLA.
List 3 Comments	In order to provide comparable that has been remodeled per client instructions, I was forced to expand the search out to 20% variance in GLA. It is inferior in GLA / bedroom count / lot size but it is similar in age / style and is equal in bathroom count.

Comments:

Service Provider Comments:

Provided all comparables fully renovated condition located in Los Angeles, 90059. It was necessary to expand the search out to 1.15 miles, 40 years, 35% variance in GLA. to utilize comps in renovated condition. If the subject needs repairs, does not need comparable support shown in the report. In order to provide all comparables that has been remodeled I had to expand the search out to 1.15 miles, 5 months, 20% variance in GLA, 40 years and had to use comps different in bedroom 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

BPO Effective Date

Service Provider
CompanyService Provider Lic.
Num.

RepairsRecommended Repairs would bring the subject to:

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	Deferred maintenance		\$ 1400
Foundation			\$ 0
Garage			\$ 0
Landscaping			\$ 0
Fence			\$ 0
Other			\$ 0
External Repair Total:			\$ 1400
Repair Total:			\$ 1400



Subject Front

13226 STANFORD AVE
LOS ANGELES, CA90059



Subject Side

13226 STANFORD AVE
LOS ANGELES, CA90059



Subject Side

13226 STANFORD AVE
LOS ANGELES, CA90059



Subject Address Verification

13226 STANFORD AVE
LOS ANGELES, CA90059



Subject Street

13226 STANFORD AVE
LOS ANGELES, CA90059



Subject Street

13226 STANFORD AVE
LOS ANGELES, CA90059



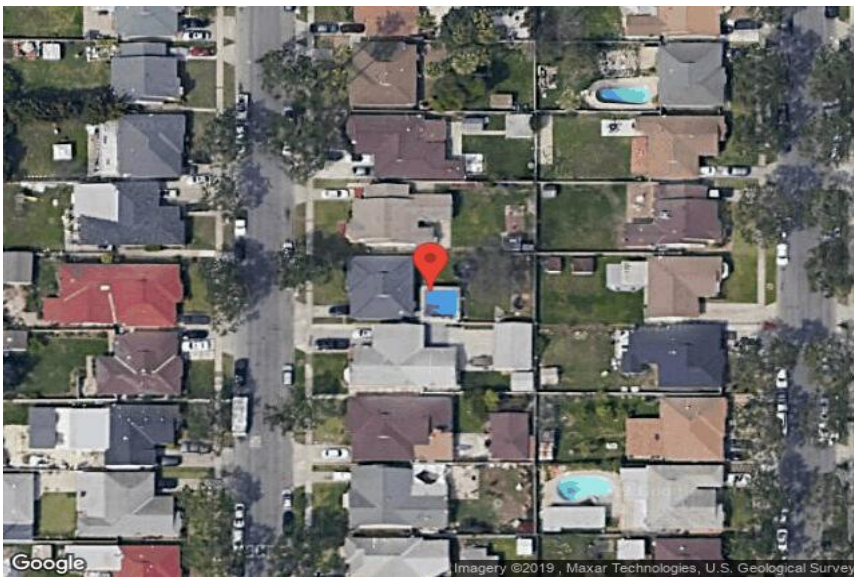
Subject View From Across the Street

13226 STANFORD AVE
LOS ANGELES, CA90059



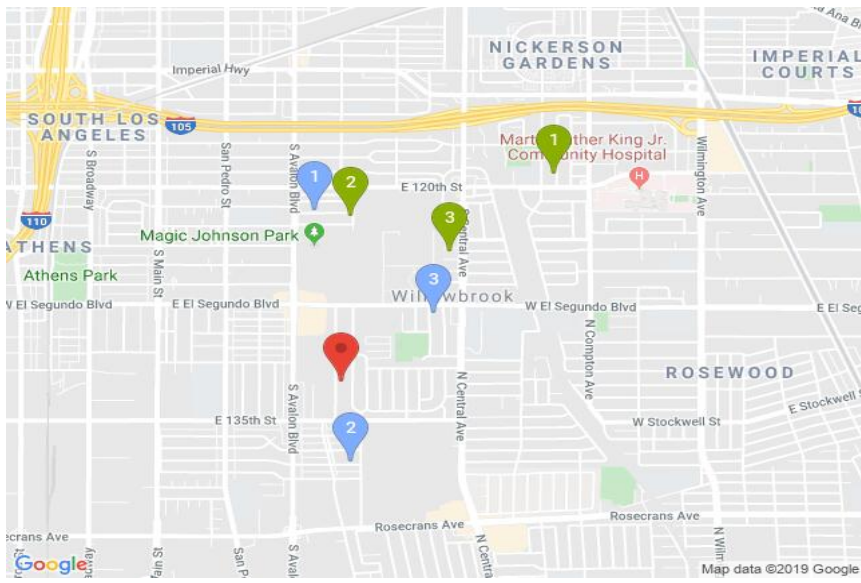
Subject Damage

13226 STANFORD AVE
LOS ANGELES, CA90059



Subject Satellite View

13226 STANFORD AVE
LOS ANGELES, CA90059



Subject Static Map

13226 STANFORD AVE
LOS ANGELES, CA90059



Comparable Sale #1

631 E 121ST PL
LOS ANGELES, CA90059
Sale Date: 9/12/2019
Sale Price: \$457,000



Comparable Sale #2

729 E 138TH ST
LOS ANGELES, CA90059
Sale Date: 05/22/2019
Sale Price: \$460,000



Comparable Sale #3

12812 CLOVIS AVE
LOS ANGELES, CA90059
Sale Date: 9/12/2019
Sale Price: \$523,500



Comparable Listing #1

11863 ANTWERP AVE
LOS ANGELES, CA90059
Current List: \$580,000



Comparable Listing #2

12131 MCKINLEY AVE
LOS ANGELES, CA90059
Current List: \$440,000



Comparable Listing #3

1122 E 124TH ST
LOS ANGELES, CA90059
Current List: \$449,900

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