

# Broker Price Opinion



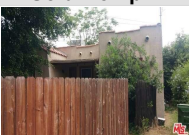




☒ Exterior Inspection  
☐ Interior Inspection

Property Address:	532 Terrill Avenue	Vendor ID:	4196115
City, State, Zip:	Los Angeles, CA 90042	Deal Name:	
Loan Number:	000562	Inspection Date:	3/14/2017
2nd Loan / Client #:		Subject APN:	5301-016-010

Property Occupancy Status	Owner	Does the Property Appear Secure?	Yes	Est. Monthly Rent	\$2,000	Sold in the last 12 Months?	No
Currently Listed	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?		Date of Contract		CDOM to Contract		Sale Date:	

Subject Property Comments / External Influences

The subject property has not been listed on MLS for the last 36 months.

	Subject	Sold Comp 1	Sold Comp 2	Sold Comp 3	List Comp 1	List Comp 2	List Comp 3
							
Address	532 Terrill Avenue Los Angeles, CA 90042	6204 Bertha St Los Angeles, CA 90042	1363 Montecito Cir Los Angeles, CA 90031	3551 Hillview Pl Los Angeles, CA 90032	4745 Hillsdale Dr Los Angeles, CA 90032	3846 Pueblo Ave Los Angeles, CA 90032	3867 Rosemead Ave Los Angeles, CA 90032
Proximity		0.81 Miles	0.96 Miles	0.89 Miles	0.98 Miles	0.86 Miles	0.81 Miles
Sale/List Price		\$430,000	\$483,500	\$415,000	\$498,000	\$450,000	\$439,900
Sale Date		10/19/2016	3/7/2017	9/16/2016			
Price Per Sq.ft.	\$513.70	\$612.54	\$524.40	\$400.58	\$573.73	\$540.87	\$528.73
Initial List Price		\$535,000	\$319,000	\$450,000	\$535,000	\$450,000	\$439,900
Initial List Date		10/3/2016	10/31/2016	5/17/2016	11/2/2016	3/9/2017	2/10/2017
Current/Final List		\$535,000	\$483,500	\$450,000	\$498,000	\$450,000	\$439,900
DOM/CDOM		16 / 16	127 / 21	29 / 29	118 / 118	7 / 7	39 / 39
Sales Type		Fair Market	Fair Market	Fair Market	Fair Market	Fair Market	Fair Market
Finance Incentives		n/a	n/a	n/a	n/a	n/a	n/a
Living Area	876	702	922	1036	868	832	832
#Rooms/Bed/Bath 1	6 / 3 / 1.0	5 / 2 / 1.0	5 / 2 / 1.0	7 / 4 / 1.0	5 / 2 / 2.0	5 / 2 / 1.0	5 / 2 / 1.0
Year Built	1907	1922	1926	1928	1923	1922	1959
Bsmnt SF/% Finished							
Lot Size	0.10ac	0.09ac	0.18ac	0.11ac	0.12ac	0.16ac	0.22ac
Property Type	SF Detach	SF Detach	SF Detach	SF Detach	SF Detach	SF Detach	SF Detach
Style / Quality	2-Story Conv / 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	C4	C4	C4	C4	C4	C4
Pool/Spa	None	No / No	No / No	No / No	No / No	No / No	No / No
View	neighborhood	neighborhood	neighborhood	neighborhood	neighborhood	neighborhood	neighborhood
Porch/Patio/Deck	No / No / No	No / Yes / No	No / No / No	No / No / No	No / No / No	No / No / No	No / No / No
Fireplace	No	Yes	Yes	No	No	No	No
Garage	2 Attached	None	None	2 Attached	2 Carport	1 Attached	2 Attached
Other Features	n/a	n/a	n/a	n/a	n/a	n/a	n/a
HOA Fees	0/mo	0/mo	0/mo	0/mo	0/mo	0/mo	0/mo
Subdivision	Los Angeles	Los Angeles	Los Angeles	Los Angeles	Los Angeles	Los Angeles	Los Angeles
School District	Los Angeles	Los Angeles Unified	Los Angeles Unified	Los Angeles Unified	Los Angeles Unified	Los Angeles Unified	Los Angeles Unified
Data Source - ID	County Tax - n/a	MLS - PW16702521	MLS - 16176088_CLAW	MLS - MB16105137	MLS - 16176868_CLAW	MLS - DW17048492	MLS - CV17028697

## Market Time 90-120 days

## As-Is Price Estimate

## As-Repaired Price Estimate

## Land Only Price

Anticipated Sale Price

\$450,000

\$450,000

\$180,000

Recommended List Price

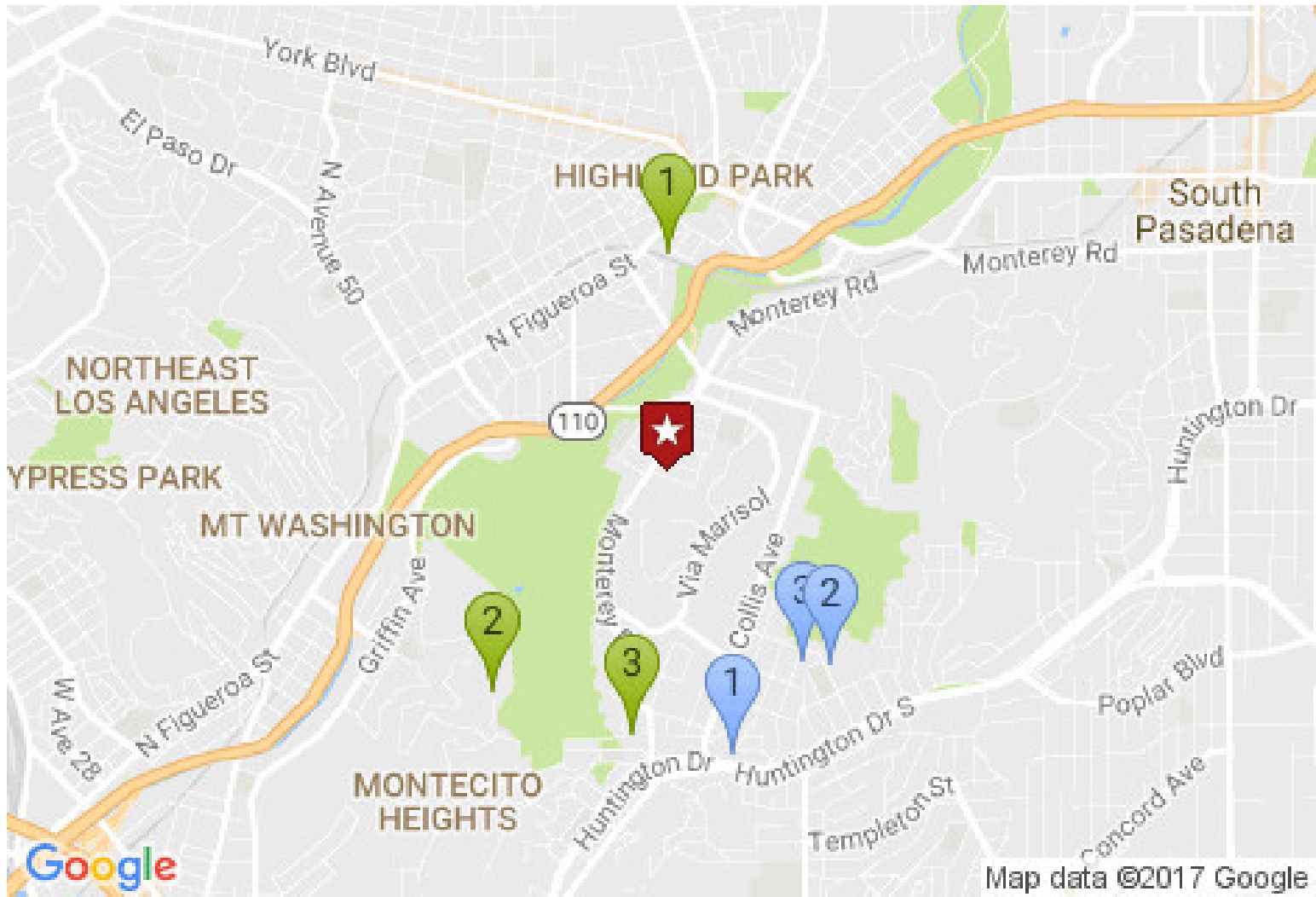
\$460,000

\$460,000

Recommended Sales Strategy:

☒ As - Is

☐ Repaired



	Address	City	BR	BA	Lot Size	Sale/List Date	Year Built	Sale/List Price	Distance
•	532 Terrill Avenue	Los Angeles	3	1	0.10ac		1907		
1	6204 Bertha St	Los Angeles	2	1	0.09ac	10/19/2016	1922	\$430,000	0.81 Miles
2	1363 Montecito Cir	Los Angeles	2	1	0.18ac	3/7/2017	1926	\$483,500	0.96 Miles
3	3551 Hillview Pl	Los Angeles	4	1	0.11ac	9/16/2016	1928	\$415,000	0.89 Miles
1	4745 Hillsdale Dr	Los Angeles	2	2	0.12ac	11/2/2016	1923	\$498,000	0.98 Miles
2	3846 Pueblo Ave	Los Angeles	2	1	0.16ac	3/9/2017	1922	\$450,000	0.86 Miles
3	3867 Rosemead Ave	Los Angeles	2	1	0.22ac	2/10/2017	1959	\$439,900	0.81 Miles

#### Neighborhood Data:

Location Type: <input type="text" value="Suburban"/>	Market Trend: <input type="text" value="Stable"/>	Economic Trend: <input type="text" value="Stable"/>	Neighborhood Trend: <input type="text" value="Stable"/>
Housing Supply: <input type="text" value="Stable"/>	Crime/Vandalism: <input type="text" value="Low Risk"/>	REO Driven? <input type="text" value="No"/>	Avg Age of Home: <input type="text" value="92"/>
Neighborhood Pride of Ownership: <input type="text" value="Average"/>		Avg Marketing Time of Comparable Listings: <input type="text" value="3 to 6 Mos."/>	
Price Range: <input type="text" value="\$400,000"/> to <input type="text" value="\$550,000"/>	Median Price: <input type="text" value="\$450,000"/>	Predominate Value: <input type="text" value="\$450,000"/>	Average DOM: <input type="text" value="90"/>
Number of units for rent: <input type="text"/>		Number of units in complex for sale: <input type="text"/>	

#### 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	Similar in bath count, lot size, superior in age, inferior in GLA size, bed and garage count.
Sale 2 Comments	Similar in GLA size, bath count, superior in age and lot size, inferior in bed and garage count.
Sale 3 Comments	Similar in lot size, bath and garage count, superior in GLA size, bed count and age.
List 1 Comments	Similar in GLA and lot size, garage count, superior in bath count and age, inferior in bed count.
List 2 Comments	Similar in GLA size, bath count, inferior in bed and garage count, superior in lot size.
List 3 Comments	Similar in bath and garage count, GLA size, superior in age and lot size, inferior in bed count.

**Comments:**

Service Provider Comments:

SC1 and LC2 are given the most weight because they share most similar overall characteristics. Comparables selected in this report are considered to be the best available and most proximate comps in the area. The subject remains strongly bracketed by these comps and results in an accurate evaluation.

Vendor Comments:

Service Provider Signature	/s/ Mariam Sarukhanyan	BPO Effective Date	3/14/2017
Service Provider Company	Global Realty and Finance	Service Provider Lic. Num.	01934667

**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:			\$0
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:			\$0
Repair Total:			\$0



Subject Front

**532 Terrill Avenue  
Los Angeles, CA 90042**



Address



Side



Side



Street



Street



Other



View across street



### Comparable Sale #1

6204 Bertha St  
Los Angeles, CA 90042  
Sale Date: 10/19/2016  
Sale Price: \$430,000



### Comparable Sale #2

1363 Montecito Cir  
Los Angeles, CA 90031  
Sale Date: 3/7/2017  
Sale Price: \$483,500



### Comparable Sale #3

3551 Hillview Pl  
Los Angeles, CA 90032  
Sale Date: 9/16/2016  
Sale Price: \$415,000



### Comparable Listing #1

4745 Hillsdale Dr  
Los Angeles, CA 90032  
Current List: \$498,000



### Comparable Listing #2

3846 Pueblo Ave  
Los Angeles, CA 90032  
Current List: \$450,000



### Comparable Listing #3

3867 Rosemead Ave  
Los Angeles, CA 90032  
Current List: \$439,900

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