

Broker Price Opinion

Property Addr	ress: 1114 West 68t	h Street			Vendor ID: 4534753					
City, State,	Zip: Los Angeles, C	CA 90044			Deal Name:					
Loan Number: 000750						Inspection Date:	e: 5/11/2018			
2nd Loan / Clie	nt #:					·	6014-022-012			
Bronorty Occupance	v Status Vacant		Doos the	Bronarty Appear So	Nouro2 Voo					
Property Occupanc				Property Appear Se		Est. Monthly Ren		Sold in the las	st No	
Currently Listed Cu	-			tact # Initial List Price				12 Months?		
Yes Sta	anding Rock Realty,	Inc. 88882	92155	\$300,000	3/06/2018	\$190,000	67 / 156	Sale Price:		
s the Subject Listin	g Currently Pending	? Yes	Date of (Contract 3/12/2018	CDOM to Co	ontract 156		Sale Date:		
Subject Property Co	omments / External I	nfluences								
the name on the or	der and the owner na	ame on tax i	records d	lo not match						
	Subject	Sold Co	mp 1	Sold Comp 2	Sold Comp	3 List Con	np1 List	Comp 2	List Comp 3	
	G . mar									
Address	1114 West 68th Street Los Angeles, CA 90044	7626 S Hobart Blvd Los Angeles, CA 90047		1301 W 74th St Los Angeles, CA 90044	1204 W 73rd S Los Angeles, C 90044	0		geles, CA Lo	42 W 71st St os Angeles, CA 044	
Proximity	00011	0.93 Miles		0.4 Miles	0.32 Miles	s 1.04 Mi	les 0.9	8 Miles	0.18 Miles	
Sale/List Price		\$295,	000	\$342,000	\$215,000	\$379,0	00 \$4	35,000	\$353,500	
Sale Date		10/24/2	2017	2/23/2018	3/2/2018	active	e a	active	pending	
Price Per Sq.ft.	\$289.58	\$292.95		\$343.37	\$192.31	\$292.4	14 \$4	102.03	\$392.78	
nitial List Price	\$300,000	\$310,000		\$355,000	\$200,000	\$389,0	00 \$4	35,000	\$353,500	
nitial List Date	3/06/2018	9/1/2017		11/27/2017	3/26/2017	12/8/20	017 3/2	1/2018	1/12/2018	
Current/Final List	\$190,000	\$310,000		\$355,000	\$200,000	\$379,0	00 \$4	35,000	\$353,500	
OM/CDOM	67 / 156	7/7		11 / 11	98 / 9	153 / 1	53 5	2 / 52	119 / 119	
Sales Type		Fair Ma	arket	Fair Market	Short Sale	e Fair Mai	rket Fair	Market	Fair Market	
inance Incentives	none	non	е	none	none none		· I	none	none	
iving Area	1036	100	7	996	1118	1118 1296		1082	900	
Rooms/Bed/Bath 1	5/2/1	5/2/1		7/3/2	6/3/1	7/3/	2 6	/ 3 / 1	5/2/1	
'ear Built	1920	192	6	1945	1926	1913	; ·	1911	1913	
smnt SF/% Finished										
ot Size	0.11ac	0.12	ac	0.12ac	0.13ac	0.11a	c 0	.11ac	0.11ac	
Property Type	SF Detach	SF De	tach	SF Detach	SF Detach	n SF Deta	ach SF	Detach	SF Detach	
Style / Quality	Ranch / Q4	Ranch	/ Q4	Ranch / Q4	Ranch / Q4	4 Ranch /	Q4 Rar	nch / Q4	Ranch / 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 / N		o / No	No / No	
/iew	Residential	Residential		Residential	Residentia			sidential	River	
Porch/Patio/Deck	No / No / No	No / No		No / No / No	No / No / N			No / No	No / No / No	
ireplace	Yes	Ye		Yes	Yes	Yes		Yes	Yes	
Barage	2 Detached	Non		None	None	None		None	None	
Other Features	none	non		none	none	none		none	none	
IOA Fees	0/mo	0/m		0/mo	0/mo	0/mo		0/mo	0/mo	
Subdivision	Los Angeles	Los Ang	•	Los Angeles	Los Angele			Angeles	Los Angeles	
School District	Los Angeles Unified	Los Ang Unifi		Los Angeles Unified	Los Angele Unified	s Los Ang Unifie		Angeles Inified	Los Angeles Unified	
Common Amenities										
Data Source - ID	County Tax -	MLS 17265694		MLS - DW17264489	MLS - 17214912_CLA	MLS - TR172	268919 MLS - E	DW18064964	MLS - 18305830_CLAV	

Market Time 90-120 days	As-Is Price Estimate	As-Repaired Price E	stimate	Land Only Price
Anticipated Sale Price	\$300,000	\$300,000		\$343,000
Recommended List Price	\$320,000	\$320,000		
Recommended Sales Strategy:		🗙 As - Is		Repaired

	W 57th St	W 5	7th	St			A Map error: g.co/staticmaperror			
	S Western Ave W 62nd St	WILDASI	N	S Budlong Ave		TH LOS GELES	S Hoover St W Gage	S Figueroa St e Ave	1	
S St Andrew	W Florence W Florence S Western Ave	W 70	Oth		n 3	S Vermont	S Hoover St	18A 17 S Figueroa	S Broadway	S Main St
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•	Address 1114 West 68th Street 7626 S Hobart Blvd	City Los Angeles Los Angeles	2 2	1 1	0.11ac 0.12ac	Sale/List Dat 10/24/2017	te Year Bui 1920 1926	ilt Sale/I	ata ©20 _ist Price 95,000	Distance 0.93 Miles
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•	Address 1114 West 68th Street 7626 S Hobart Blvd 1301 W 74th St 1204 W 73rd St	City Los Angeles Los Angeles Los Angeles Los Angeles	2 2	1 1	0.11ac 0.12ac 0.12ac 0.13ac	Sale/List Dat 10/24/2017 2/23/2018 3/2/2018	te Year Bui 1920 1926 1945 1945	Mapd ilt Sale/I \$29 \$30 \$20	ata ©20 List Price 95,000 42,000 15,000	0.93 Miles 0.4 Miles 0.32 Miles
• 1 2 3 1	Address 1114 West 68th Street 7626 S Hobart Blvd 1301 W 74th St 1204 W 73rd St 229 W Gage Ave	City Los Angeles Los Angeles Los Angeles Los Angeles Los Angeles Los Angeles	2 2 3 3 3	1 1 2	0.11ac 0.12ac 0.12ac 0.13ac 0.11ac	Sale/List Dat 10/24/2017 2/23/2018 3/2/2018 12/8/2017	te Year Bui 1920 1926 1945 1945 1926 1913	Map d ilt Sale/I \$29 \$34 \$20 \$33	ata ©20 List Price 95,000 42,000 15,000 79,000	Distance 0.93 Miles 0.4 Miles 0.32 Miles 1.04 Miles
• 1 2 3 1 2	Address 1114 West 68th Street 7626 S Hobart Blvd 1301 W 74th St 1204 W 73rd St 229 W Gage Ave 5905 S Flower St	City Los Angeles Los Angeles Los Angeles Los Angeles Los Angeles Los Angeles	2 2 3 3 3 3 3	1 1 2 1 2 1	0.11ac 0.12ac 0.12ac 0.13ac 0.11ac 0.11ac	Sale/List Dat 10/24/2017 2/23/2018 3/2/2018 12/8/2017 3/21/2018	te Year Bui 1920 1926 1945 1945 1926 1913 1911	Map d ilt Sale/I \$29 \$30 \$20 \$31 \$32 \$33 \$43	ata ©20 List Price 95,000 42,000 15,000 79,000 35,000	Distance 0.93 Miles 0.4 Miles 0.32 Miles 1.04 Miles 0.98 Miles
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• 1 2 3 1 2 3 Neighb Loc H	Address 1114 West 68th Street 7626 S Hobart Blvd 1301 W 74th St 1204 W 73rd St 229 W Gage Ave 5905 S Flower St 1142 W 71st St orrhood Data: ation Type: Urban Housing Supply: Declining Neighborhood P rice Range: \$191,710	City Los Angeles Crime/Vandal ride of Ownership: A o \$575,000 mber of units for rent:	2 3 3 3 3 2 4 vera: Mec	1 1 2 1 2 1 1 1 Stabl High ge	0.11ac 0.12ac 0.12ac 0.13ac 0.11ac 0.11ac 0.11ac e Risk	Sale/List Dat 10/24/2017 2/23/2018 3/2/2018 12/8/2017 3/21/2018 1/12/2018 Economic Trend REO Driven	te Year Bui 1920 1926 1926 1945 1926 1913 1913 1911 1913 1913 1913 1914 1913	Map d ilt Sale/I	ata ©20 List Price 95,000 42,000 15,000 79,000 35,000 53,500 hood Trend: ge of Home: ble Listings: Average	Distance O.93 Miles O.4 Miles O.32 Miles O.98 Miles O.98 Miles O.18 Miles Stable 91 Under 3 Mos. DOM: 36
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Comparables:

oomparas	
Sale 1 Comments	close in size 2 bedroom, 1 bath home. Needs work. This will not qualify for FHA or VA.
Sale 2 Comments	a little smaller in size This home is a 3 bedroom and 1 1/2 bath plus a bonus room with 1 bath.
Sale 3 Comments	larger in size and has one more bedroom and needs work and was sold as a short sale
List 1	larger in size Three bedroom Two bathroom house, Large back yard, easy access to Freeway, zoned R2, tenant occupied and easy to show, long
Comments	drive way, patio in backyard, must preview to appreciate
List 2	close in size This house is located on a Cul de Sac. Many upgrades were done a few years ago from the ground up. Come check it out, it has a lot
Comments	of potential for the new buyer. Ready to move in. Kitchen has modern cabinets and counter top, central air, tile through out the ho
List 3 Comments	smaller in size with similar bed and bath counts
Comment	te'

Comments:

Service Provider Comments:

Searched +-20% in size, .5 mile radius, and 12 months in time ... Used the best available comps and bracketed as many parameters as possible but not able to bracket all and especially not all at the same time ... home is listed for sale with a notice of default ... listing agent comments state the following: "Break out all of your tools...this one needs a lot of work. Major TLC. To many items to list. Code enforcement issues, Compromised electrical, partial plumbing, non-operable windows, necessary re-roof, structural integrity of garage and possible foundation issues." ... not able to verify these conditions from an exterior inspection and there are no pictures in the mls of these conditions ... based on the closed sales the current list price can not be supported ...

Vendor Comments:

Service Provider Signature Service Provider Company

/s/ Lehel Szucs

All Seasons Real Estate, Inc.

BPO Effective Date

5/12/2018

Service Provider Lic. Num.

01336187

Repairs Recommended Repairs would bring the subject to: \$300,000 Internal Repairs Comment Total Paint \$0 Walls/Ceiling \$0 Carpet/Floors \$0 Cabinets/Countertops \$0 Plumbing \$0 Electrical \$0 Heating/AC \$0 \$0 Appliances Doors/Trim \$0 Cleaning \$0 \$0 Other Internal Repair Total: **External Repairs** Comment Total Roof \$0 Siding/Trim \$0 \$0 Structural

\$0

\$0 \$0

\$0

\$0 \$0

\$0

External Repair Total:

Repair Total:

Windows/Doors

Paint

Fence Other

Foundation Garage

Landscaping



Subject Front

1114 West 68th Street Los Angeles, CA 90044

Address

Side





Side

Side

Street



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Street
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View across street





Comparable Sale #1

7626 S Hobart Blvd Los Angeles, CA 90047 Sale Date: 10/24/2017 Sale Price: \$295,000

Comparable Sale #2

1301 W 74th St Los Angeles, CA 90044 Sale Date: 2/23/2018 Sale Price: \$342,000



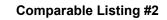
Comparable Sale #3

1204 W 73rd St Los Angeles, CA 90044 Sale Date: 3/2/2018 Sale Price: \$215,000



Comparable Listing #1

229 W Gage Ave Los Angeles, CA 90003 Current List: \$379,000



5905 S Flower St Los Angeles, CA 90003 Current List: \$435,000



Comparable Listing #3

1142 W 71st St Los Angeles, CA 90044 Current List: \$353,500 Neither Assurant Valuations nor any of its affiliates, members, managers or contractors makes any representation or warranty as to the accuracy or completeness of the information contained in this broker price opinion. You should use good faith efforts in determining that the content of all information to be provided to or obtained by you is accurate. This analysis has been performed by a licensed real estate professional and is intended for the benefit of the addressee only. The Brokers Price Opinion is not to be construed as an appraisal and may not be used as such for any purpose. The purpose of this BPO is to provide an estimate of the probable sales price of the property, utilizing the sales comparison approach methodology and will not be used for loan origination. This opinion may not be used by any party as the primary basis to determine the value of a parcel of real property for a mortgage loan origination, including first and second mortgages, refinances or equity lines of credit. Notwithstanding any preprinted language to the contrary, this opinion is not an appraisal of the market value of the property. If an appraisal is desired, the services of a licensed appraiser must be obtained.