










# Broker Price Opinion

☒ Exterior Inspection  
☐ Interior Inspection

Property Address:	1114 West 68th Street			Vendor ID:	4534753		
City, State, Zip:	Los Angeles, CA 90044			Deal Name:			
Loan Number:	000750			Inspection Date:	5/11/2018		
2nd Loan / Client #:				Subject APN:	6014-022-012		
Property Occupancy Status	Vacant		Does the Property Appear Secure?	Yes		Est. Monthly Rent	\$1,800
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?
Yes	Standing Rock Realty, Inc.	8888292155	\$300,000	3/06/2018	\$190,000	67 / 156	No
Is the Subject Listing Currently Pending?	Yes		Date of Contract	3/12/2018		CDOM to Contract	156
Sale Price:							
Sale Date:							
Subject Property Comments / External Influences							
the name on the order and the owner name on tax records do not match							
	Subject	Sold Comp 1	Sold Comp 2	Sold Comp 3	List Comp 1	List Comp 2	List Comp 3
							
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 St Los Angeles, CA 90044	229 W Gage Ave Los Angeles, CA 90003	5905 S Flower St Los Angeles, CA 90003	1142 W 71st St Los Angeles, CA 90044
Proximity		0.93 Miles	0.4 Miles	0.32 Miles	1.04 Miles	0.98 Miles	0.18 Miles
Sale/List Price		\$295,000	\$342,000	\$215,000	\$379,000	\$435,000	\$353,500
Sale Date		10/24/2017	2/23/2018	3/2/2018	active	active	pending
Price Per Sq.ft.	\$289.58	\$292.95	\$343.37	\$192.31	\$292.44	\$402.03	\$392.78
Initial List Price	\$300,000	\$310,000	\$355,000	\$200,000	\$389,000	\$435,000	\$353,500
Initial List Date	3/06/2018	9/1/2017	11/27/2017	3/26/2017	12/8/2017	3/21/2018	1/12/2018
Current/Final List	\$190,000	\$310,000	\$355,000	\$200,000	\$379,000	\$435,000	\$353,500
DOM/CDOM	67 / 156	7 / 7	11 / 11	98 / 9	153 / 153	52 / 52	119 / 119
Sales Type		Fair Market	Fair Market	Short Sale	Fair Market	Fair Market	Fair Market
Finance Incentives	none	none	none	none	none	none	none
Living Area	1036	1007	996	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
Year Built	1920	1926	1945	1926	1913	1911	1913
Bsmnt SF/% Finished							
Lot Size	0.11ac	0.12ac	0.12ac	0.13ac	0.11ac	0.11ac	0.11ac
Property Type	SF Detach	SF Detach	SF Detach	SF Detach	SF Detach	SF Detach	SF Detach
Style / Quality	Ranch / Q4	Ranch / Q4	Ranch / Q4	Ranch / Q4	Ranch / Q4	Ranch / 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 / No	No / No	No / No
View	Residential	Residential	Residential	Residential	Residential	Residential	River
Porch/Patio/Deck	No / No / No	No / No / No	No / No / No	No / No / No	No / No / No	No / No / No	No / No / No
Fireplace	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Garage	2 Detached	None	None	None	None	None	None
Other Features	none	none	none	none	none	none	none
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 Unified	Los Angeles Unified	Los Angeles Unified	Los Angeles Unified	Los Angeles Unified	Los Angeles Unified	Los Angeles Unified
Common Amenities							
Data Source - ID	County Tax -	MLS - 17265694_CLAW	MLS - DW17264489	MLS - 17214912_CLAW	MLS - TR17268919	MLS - DW18064964	MLS - 18305830_CLAW

**Market Time 90-120 days****As-Is Price Estimate****As-Repaired Price Estimate****Land Only Price**

Anticipated Sale Price

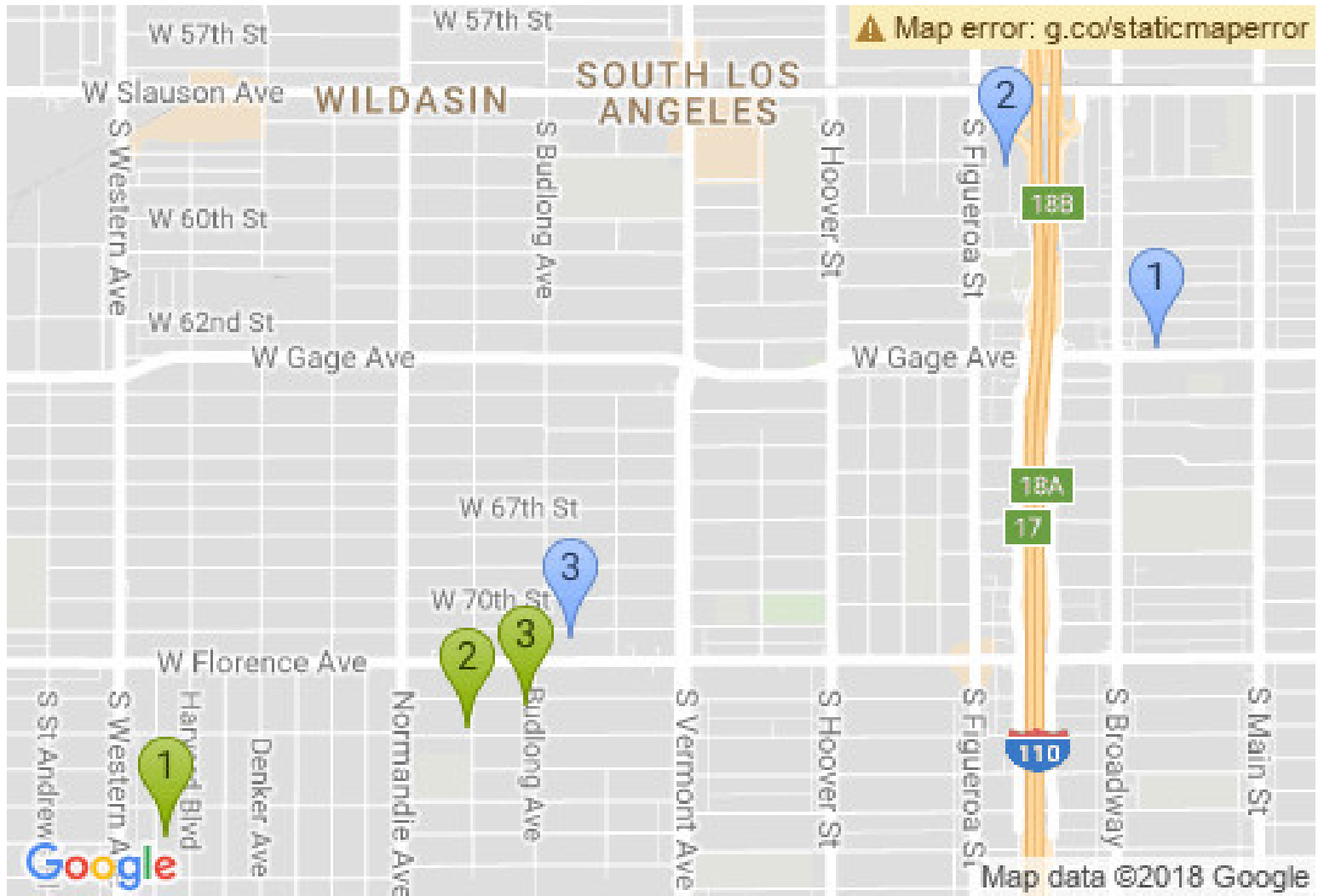
**\$300,000****\$300,000****\$343,000**

Recommended List Price

**\$320,000****\$320,000**

Recommended Sales Strategy:

☒ As - Is☐ Repaired



	Address	City	BR	BA	Lot Size	Sale/List Date	Year Built	Sale/List Price	Distance
•	1114 West 68th Street	Los Angeles	2	1	0.11ac		1920		
1	7626 S Hobart Blvd	Los Angeles	2	1	0.12ac	10/24/2017	1926	\$295,000	0.93 Miles
2	1301 W 74th St	Los Angeles	3	2	0.12ac	2/23/2018	1945	\$342,000	0.4 Miles
3	1204 W 73rd St	Los Angeles	3	1	0.13ac	3/2/2018	1926	\$215,000	0.32 Miles
1	229 W Gage Ave	Los Angeles	3	2	0.11ac	12/8/2017	1913	\$379,000	1.04 Miles
2	5905 S Flower St	Los Angeles	3	1	0.11ac	3/21/2018	1911	\$435,000	0.98 Miles
3	1142 W 71st St	Los Angeles	2	1	0.11ac	1/12/2018	1913	\$353,500	0.18 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	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 Comments	larger in size... Three bedroom Two bathroom house, Large back yard, easy access to Freeway, zoned R2, tenant occupied and easy to show, long drive way, patio in backyard, must preview to appreciate...
List 2 Comments	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 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

**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

/s/ Lehel Szucs

Service Provider  
Company

All Seasons Real Estate, Inc.

BPO Effective Date

5/12/2018

Service Provider Lic.  
Num.

01336187

**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:			
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

**1114 West 68th Street  
Los Angeles, CA 90044**



Address



Side



Side



Side



Street



Street



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



**Comparable Listing #2**

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

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