





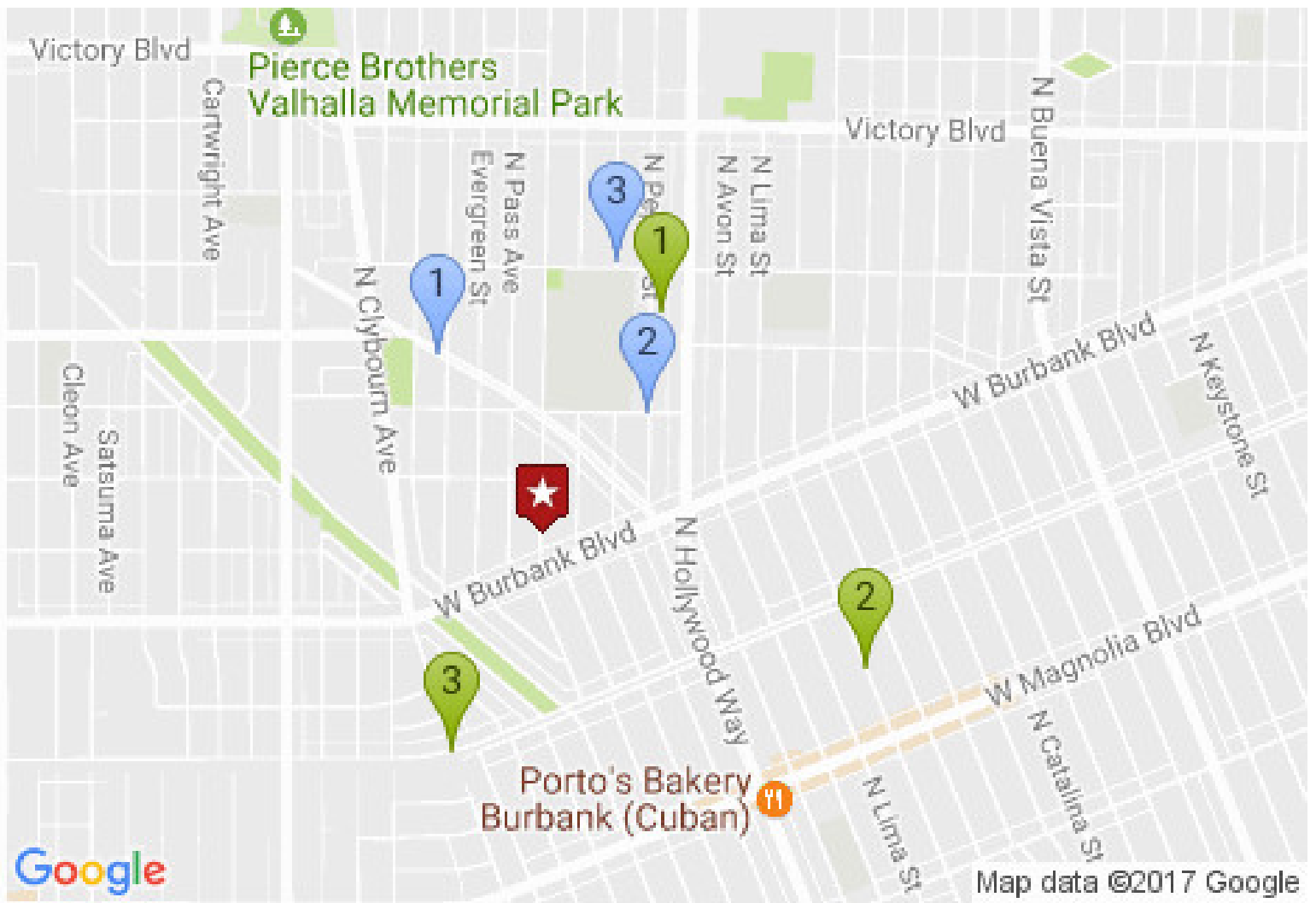




Broker Price Opinion

☒ Exterior Inspection
☐ Interior Inspection

Property Address: 1418 North Maple Street		Vendor ID: 4181802					
City, State, Zip: Burbank, CA 91505		Deal Name:					
Loan Number: 1418NorthMapleStreet		Inspection Date: 3/01/2017					
2nd Loan / Client #:		Subject APN: 2436-020-009					
Property Occupancy Status: Owner	Does the Property Appear Secure? Yes	Est. Monthly Rent: \$3,500	Sold in the last 12 Months? No				
Currently Listed: Yes	Currently List Broker: Allison James Estates & Homes	List Broker Contact #: (805) 208-0823	Initial List Price: \$563,900				
		Initial List Date: 1/31/2017	Current List Price: \$563,900				
		DOM / CDOM: 17 / 31	Sale Price:				
Is the Subject Listing Currently Pending? Yes	Date of Contract: 2/22/2017	CDOM to Contract: 22	Sale Date:				
Subject Property Comments / External Influences							
Home and landscaping seem to have been maintained well as noted from doing an exterior drive by inspection.							
Subject	Sold Comp 1	Sold Comp 2	Sold Comp 3	List Comp 1	List Comp 2	List Comp 3	
							
Address	1418 North Maple Street Burbank, CA 91505	1720 N Pepper St Burbank, CA 91505	1111 N California St Burbank, CA 91505	1200 N Clybourn Ave Burbank, CA 91505	1924 N Edison Blvd Burbank, CA 91505	1604 N Pepper St Burbank, CA 91505	1811 N Screenland Dr Burbank, CA 91505
Proximity		0.45 Miles	0.61 Miles	0.4 Miles	0.37 Miles	0.29 Miles	0.5 Miles
Sale/List Price		\$659,000	\$679,000	\$699,000	\$675,000	\$720,000	\$698,800
Sale Date		10/28/2016	12/8/2016	1/20/2017			
Price Per Sq.ft.	\$589.50	\$634.87	\$679.00	\$635.45	\$605.38	\$500.70	\$507.85
Initial List Price	\$563,900	\$699,000	\$679,000	\$719,500	\$675,000	\$720,000	\$759,000
Initial List Date	1/31/2017	7/30/2016	12/7/2016	10/20/2016	1/16/2017	1/27/2017	9/17/2016
Current/Final List	\$563,900	\$669,000	\$679,000	\$709,000	\$675,000	\$720,000	\$698,800
DOM/CDOM	17 / 31	48 / 48	1 / 1	60 / 60	45 / 45	218 / 34	152 / 152
Sales Type		Fair Market	Fair Market	Fair Market	Fair Market	Fair Market	Fair Market
Finance Incentives	0	6000sf	0	0	0	0	0
Living Area	1162	1038	1000	1100	1115	1438	1376
#Rooms/Bed/Bath 1	6 / 3 / 2.0	5 / 2 / 1.0	5 / 2 / 1.0	6 / 3 / 2.0	5 / 2 / 1.0	6 / 3 / 2.0	6 / 3 / 1.5
Year Built	1941	1948	1929	1948	1942	1948	1939
Bsmnt SF/% Finished							
Lot Size	0.16ac	0.14ac	0.17ac	0.13ac	0.13ac	0.14ac	0.15ac
Property Type	SF Detach	SF Detach	SF Detach	SF Detach	SF Detach	SF Detach	SF Detach
Style / Quality	Single Story / Q5	Single Story / Q5	Single Story / Q5	Single Story / Q5	Single Story / Q5	Single Story / Q5	Single Story / Q5
# of Units	1	1	1	1	1	1	1
Condition	C3	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	Yes / No / No	No / No / No	No / No / No	Yes / No / No	Yes / No / No	No / No / No	Yes / No / No
Fireplace	Yes	No	Yes	Yes	Yes	Yes	Yes
Garage	1 Attached	2 Attached	2 Attached	2 Attached	2 Attached	2 Detached	1 Attached
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	None	None	None	None	None	None	None
School District	Burbank Unified	Burbank Unified	Burbank Unified	Burbank Unified	Burbank Unified	Burbank Unified	Burbank Unified
Data Source - ID	County Tax - n/a	MLS - SR16167373	MLS - BB16759581	MLS - BB16730359	MLS - SR17011649	MLS - 17191908	MLS - SR16707213
Market Time 30-90 days		As-Is Price Estimate	As-Repaired Price Estimate	Land Only Price			
Anticipated Sale Price		\$685,000	\$685,000	\$375,000			
Recommended List Price		\$699,000	\$699,000				
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
•	1418 North Maple Street	Burbank	3	2	0.16ac		1941		
1	1720 N Pepper St	Burbank	2	1	0.14ac	10/28/2016	1948	\$659,000	0.45 Miles
2	1111 N California St	Burbank	2	1	0.17ac	12/8/2016	1929	\$679,000	0.61 Miles
3	1200 N Clybourn Ave	Burbank	3	2	0.13ac	1/20/2017	1948	\$699,000	0.4 Miles
1	1924 N Edison Blvd	Burbank	2	1	0.13ac	1/16/2017	1942	\$675,000	0.37 Miles
2	1604 N Pepper St	Burbank	3	2	0.14ac	1/27/2017	1948	\$720,000	0.29 Miles
3	1811 N Screenland Dr	Burbank	3	1.5	0.15ac	9/17/2016	1939	\$698,800	0.5 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="Medium Risk"/>	REO Driven? <input type="text" value="No"/>	Avg Age of Home: <input type="text" value="65"/>
Neighborhood Pride of Ownership: <input type="text" value="Average"/>		Avg Marketing Time of Comparable Listings: <input type="text" value="Under 3 Mos."/>	
Price Range: <input type="text" value="\$550,000"/> to <input type="text" value="\$745,000"/>	Median Price: <input type="text" value="\$650,000"/>	Predominate Value: <input type="text" value="\$650,000"/>	Average DOM: <input type="text" value="60"/>
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	This property is inferior due to its smaller GLA and inferior room count. It's similar in condition, age, location, lot size.
Sale 2 Comments	This property has been updated and is similar in condition, location. Smaller GLA but a larger lot size.
Sale 3 Comments	This property is similar to subject in size, room count, and it has been updated and in good condition.
List 1 Comments	This property is similar to the subject property because of its similar size, age, condition, and location.
List 2 Comments	This property is superior to the subject property because it has a larger GLA. It's similar in condition, location.
List 3 Comments	This property is similar to subject in room count, lot size, style, condition and location.

Comments:

Service Provider Comments:

I have relied on tax records for the purposes of my analysis. No physical, functional, or external inadequacies were observed. Subject is located in a well developed neighborhood. It appears to be maintained without damages or needed repairs. Its judged to be in an average condition for the area. This report assumes subject is in a good marketable condition. More weight was given to sold comps than to active listings.

Vendor Comments:

Service Provider
Signature

/s/ Gilbert Begijani

Service Provider
Company

Elite REO Services

BPO Effective Date

3/2/2017

Service Provider Lic.
Num.

01715321

RepairsRecommended 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

**1418 North Maple Street
Burbank, CA 91505**



Address



Side



Side



Street



Street



View across street



Comparable Sale #1

1720 N Pepper St
Burbank, CA 91505
Sale Date: 10/28/2016
Sale Price: \$659,000



Comparable Sale #2

1111 N California St
Burbank, CA 91505
Sale Date: 12/8/2016
Sale Price: \$679,000



Comparable Sale #3

1200 N Clybourn Ave
Burbank, CA 91505
Sale Date: 1/20/2017
Sale Price: \$699,000



Comparable Listing #1

1924 N Edison Blvd
Burbank, CA 91505
Current List: \$675,000



Comparable Listing #2

1604 N Pepper St
Burbank, CA 91505
Current List: \$720,000



Comparable Listing #3

1811 N Screenland Dr
Burbank, CA 91505
Current List: \$698,800

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