

Broker Price Opinion








☒ Exterior Inspection
☐ Interior Inspection

Property Address:	18933 Knapp Street	Vendor ID:	4202315
City, State, Zip:	Northridge, CA 91324	Deal Name:	
Loan Number:	18933KnappStreet	Inspection Date:	3/22/2017
2nd Loan / Client #:		Subject APN:	2762-025-006

Property Occupancy Status	Tenant	Does the Property Appear Secure?	Yes	Est. Monthly Rent	\$2,700	Sold in the last 12 Months?	No
Currently Listed	Yes	Currently List Broker	Caldwell Banker	List Broker Contact #	(818) 995-2424	Initial List Price	\$550,900
				Initial List Date	2/13/2017	Current List Price	\$550,900
				DOM / CDOM	37 / 37	Sale Price:	
Is the Subject Listing Currently Pending?	Yes	Date of Contract	3/16/2017	CDOM to Contract	5	Sale Date:	

Subject Property Comments / External Influences

The subject conforms to the neighborhood in terms of age, style, and curb appeal.

	Subject	Sold Comp 1	Sold Comp 2	Sold Comp 3	List Comp 1	List Comp 2	List Comp 3
							
Address	18933 Knapp Street Northridge, CA 91324	9563 Geyser Ave Northridge, CA 91324	186501 Sunburst St Northridge, CA 91324	8547 Melvin Ave Northridge, CA 91324	9632 Crebs Ave Northridge, CA 91324	8548 Tampa Ave Northridge, CA 91324	8361 Garden Grove Ave Northridge, CA 91324
Proximity		0.51 Miles	0.29 Miles	1.22 Miles	0.5 Miles	1 Miles	1.45 Miles
Sale/List Price		\$655,000	\$645,000	\$615,000	\$629,000	\$595,000	\$630,000
Sale Date		3/9/2017	2/3/2017	2/23/2017			
Price Per Sq.ft.	\$373.09	\$401.59	\$363.38	\$338.84	\$362.33	\$309.73	\$336.90
Initial List Price	\$550,900	\$655,000	\$665,000	\$629,000	\$629,000	\$659,950	\$655,000
Initial List Date	2/13/2017	1/31/2017	12/7/2016	11/14/2016	2/6/2017	1/14/2017	11/9/2016
Current/Final List	\$550,900	\$655,000	\$665,000	\$629,000	\$629,000	\$595,000	\$630,000
DOM/CDOM	37 / 37	37 / 6	58 / 58	101 / 100	44 / 44	66 / 20	132 / 42
Sales Type		Fair Market	Fair Market	Fair Market	Fair Market	Fair Market	Fair Market
Finance Incentives	None	None	None	None	None	None	None
Living Area	1702	1631	1775	1815	1736	1921	1870
#Rooms/Bed/Bath 1	6 / 4 / 2.0	6 / 4 / 2.0	7 / 4 / 3.0	7 / 4 / 3.0	5 / 3 / 2.0	7 / 4 / 3.0	5 / 3 / 2.0
Year Built	1958	1960	1952	1958	1960	1960	1956
Bsmnt SF/% Finished							
Lot Size	0.17ac	0.17ac	0.21ac	0.20ac	0.19ac	0.18ac	0.19ac
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	C4	C4	C4	C4	C4	C4
Pool/Spa	Spa	No / No	No / No	Yes / No	Yes / No	No / No	Yes / 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	Yes	Yes	Yes	Yes	Yes	Yes
Garage	2 Attached	2 Attached	2 Attached	2 Attached	2 Attached	2 Carport	2 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	23296	Northridge Gardens	17436	20859	20860	16742	21127
School District	Los Angeles Unified School District	Los Angeles Unified	Los Angeles Unified	Los Angeles Unified	Los Angeles Unified	Los Angeles Unified	Los Angeles Unified
Data Source - ID	County Tax - SR17031004CN	MLS - SR17019986	MLS - SR16759194	MLS - 316010472	MLS - SR17024660	MLS - SR17009570	MLS - SR16743863

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

Anticipated Sale Price

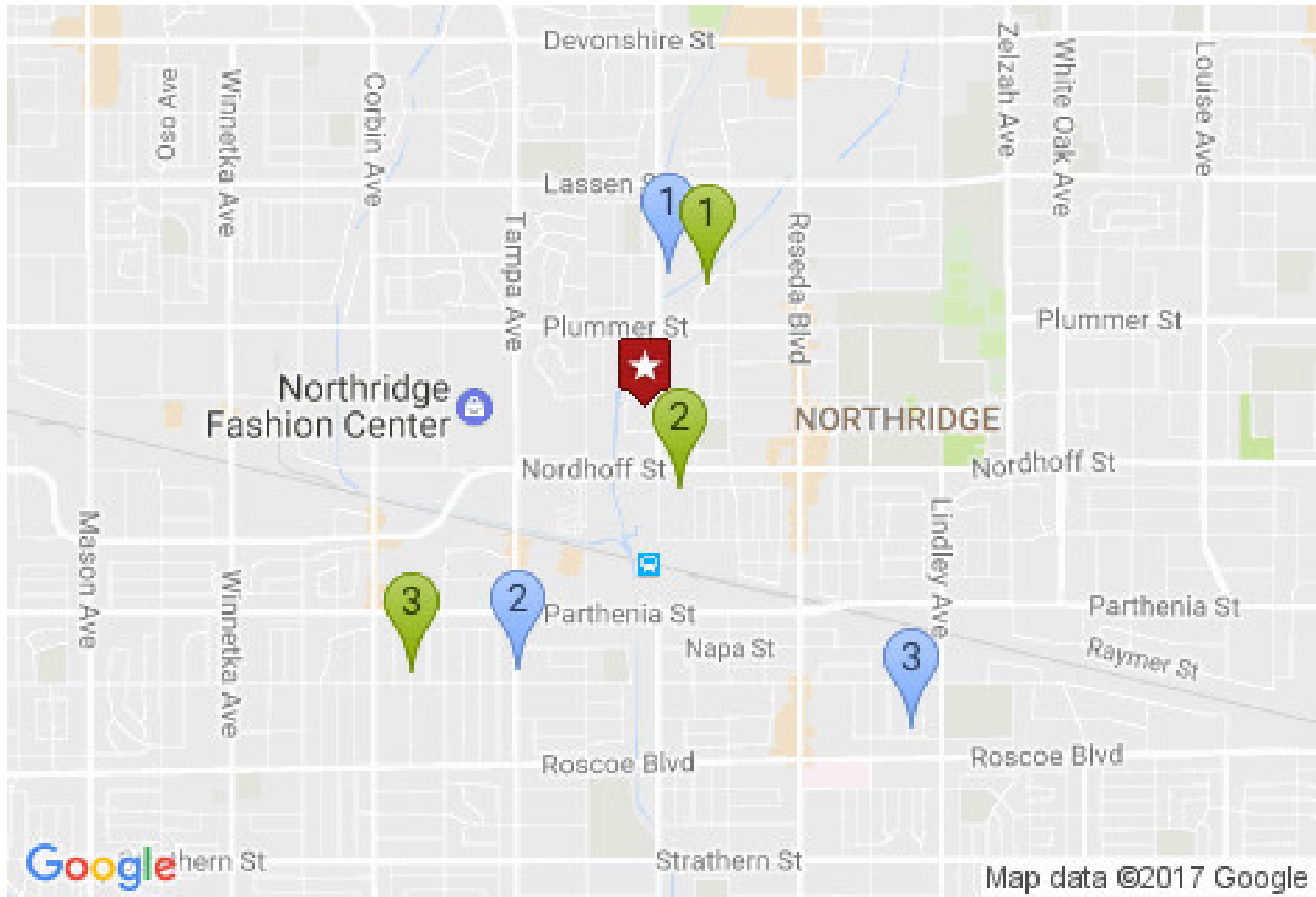
\$635,000**\$635,000****\$346,000**

Recommended List Price

\$650,000**\$650,000**

Recommended Sales Strategy:

☒ As - Is☐ Repaired



	Address	City	BR	BA	Lot Size	Sale/List Date	Year Built	Sale/List Price	Distance
•	18933 Knapp Street	Northridge	4	2	0.17ac		1958		
1	9563 Geyser Ave	Northridge	4	2	0.17ac	3/9/2017	1960	\$655,000	0.51 Miles
2	186501 Sunburst St	Northridge	4	3	0.21ac	2/3/2017	1952	\$645,000	0.29 Miles
3	8547 Melvin Ave	Northridge	4	3	0.20ac	2/23/2017	1958	\$615,000	1.22 Miles
1	9632 Crebs Ave	Northridge	3	2	0.19ac	2/6/2017	1960	\$629,000	0.5 Miles
2	8548 Tampa Ave	Northridge	4	3	0.18ac	1/14/2017	1960	\$595,000	1 Miles
3	8361 Garden Grove Ave	Northridge	3	2	0.19ac	11/9/2016	1956	\$630,000	1.45 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="57"/>
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="\$535,000"/>	to	<input type="text" value="\$699,000"/>	Median Price:	<input type="text" value="\$655,000"/>	Predominate Value:	<input type="text" value="\$650,000"/>
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	Sold comp 1 has inferior GLA and equal lot size.
Sale 2 Comments	Sold comp 1 has similar GLA and superior bathroom count. This is the most similar comp to the subject.
Sale 3 Comments	Sold comp 2 has superior GLA and bathroom count. Comp has swimming pool.
List 1 Comments	List comp 1 has similar GLA and lot size and inferior bedroom count. Comp has swimming pool.
List 2 Comments	List comp 2 has superior bathroom count and GLA. Most similar in style and bedroom count as subject.
List 3 Comments	List comp 3 has inferior bedroom count and superior GLA. Comp has swimming pool.

Comments:

Service Provider Comments:

The subject is currently pending sale (\$550900) as an REO, however, the subject neighborhood has low REO activity. The subject has been adequately maintained and conforms to the neighborhood. The property and the neighboring properties have good curb appeal. This property is located within minutes of California State University Northridge (CSUN) and the Northridge Shopping Mall. Easy access to the 118 and 405 freeways and near shopping, dining, and public and private elementary, middle, and high schools.

Vendor Comments:

Service Provider
Signature

/s/ Lona Daniels

Service Provider
Company

Elite REO Services

BPO Effective Date

3/22/2017

Service Provider Lic.
Num.

01725742

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

18933 Knapp Street
Northridge, CA 91324



Address



Side



Side



Street



Street



View across street



Comparable Sale #1

9563 Geyser Ave
Northridge, CA 91324
Sale Date: 3/9/2017
Sale Price: \$655,000



Comparable Sale #2

186501 Sunburst St
Northridge, CA 91324
Sale Date: 2/3/2017
Sale Price: \$645,000



Comparable Sale #3

8547 Melvin Ave
Northridge, CA 91324
Sale Date: 2/23/2017
Sale Price: \$615,000



Comparable Listing #1

9632 Crebs Ave
Northridge, CA 91324
Current List: \$629,000



Comparable Listing #2

8548 Tampa Ave
Northridge, CA 91324
Current List: \$595,000



Comparable Listing #3

8361 Garden Grove Ave
Northridge, CA 91324
Current List: \$630,000

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