





Broker Price Opinion

☒ Exterior Inspection
☐ Interior Inspection

Property Address: 2275 Lake Shore Ave		Vendor ID: 4534718					
City, State, Zip: Los Angeles, CA 90039		Deal Name:					
Loan Number: 2275LAKESHOREAVE		Inspection Date: 5/11/2018					
2nd Loan / Client #:		Subject APN: 5443-002-022					
Property Occupancy Status: Owner		Does the Property Appear Secure? Yes		Est. Monthly Rent: \$5,300		Sold in the last 12 Months? No	
Currently Listed	Currently List Broker	List Broker Contact #	Initial List Price	Initial List Date	Current List Price	DOM / CDOM	Sale Price:
Yes	Triumphant Properties	3234977405	\$848,900	4/11/2018	\$848,900	30 / 22	
Is the Subject Listing Currently Pending? Yes		Date of Contract 4/19/2018		CDOM to Contract 8		Sale Date:	
Subject Property Comments / External Influences							
All information of the subject was gathered from Appraisal.							
	Subject	Sold Comp 1	Sold Comp 2	Sold Comp 3	List Comp 1	List Comp 2	List Comp 3
							
Address	2275 Lake Shore Ave Los Angeles, CA 90039	1910 Effie St Los Angeles, CA 90026	1552 Lemoyne St Los Angeles, CA 90026	1840 Lobdell Pl Los Angeles, CA 90026	1412 Waterloo St Los Angeles, CA 90026	1548 Lemoyne St Los Angeles, CA 90026	2127 Princeton Av Los Angeles, CA 90026
Proximity		0.71 Miles	0.86 Miles	0.52 Miles	1.05 Miles	0.87 Miles	0.37 Miles
Sale/List Price		\$840,000	\$901,000	\$933,875	\$897,500	\$949,000	\$849,000
Sale Date		3/14/2018	4/23/2018	4/10/2018	active	active	active
Price Per Sq.ft.	\$886.77	\$700.00	\$1,106.88	\$1,013.98	\$971.32	\$949.00	\$983.78
Initial List Price	\$848,900	\$849,900	\$725,000	\$829,000	\$897,500	\$949,000	\$849,000
Initial List Date	4/11/2018	1/19/2018	3/9/2018	2/23/2018	4/4/2018	5/10/2018	4/18/2018
Current/Final List	\$848,900	\$849,900	\$725,000	\$900,000	\$897,500	\$949,000	\$849,000
DOM/CDOM	30 / 22	54 / 54	45 / 45	46 / 46	37 / 37	1 / 1	23 / 23
Sales Type		Fair Market	Fair Market	Fair Market	Fair Market	Fair Market	Fair Market
Finance Incentives	Conventional	Conventional	Conventional	Conventional	Conventional	Conventional	Conventional
Living Area	998	1200	814	921	924	1000	863
#Rooms/Bed/Bath 1	4 / 2 / 1	7 / 2 / 3	5 / 2 / 2	5 / 2 / 2	5 / 2 / 2	7 / 3 / 2	4 / 2 / 1
Year Built	1929	1939	1905	1956	1909	1904	1936
Bsmnt SF/% Finished							
Lot Size	0.20ac	0.05ac	0.11ac	0.06ac	0.06ac	0.11ac	0.14ac
Property Type	SF Detach	SF Detach	SF Detach	SF Detach	SF Detach	SF Detach	SF Detach
Style / Quality	Contemp / Q4	Contemp / Q3	Contemp / Q3	Contemp / Q3	Contemp / Q3	Contemp / Q3	Contemp / Q3
# of Units	1	1	1	1	1	1	1
Condition	C4	C3	C3	C3	C3	C3	C3
Pool/Spa	None	No / No	No / No	No / No	No / No	No / No	No / No
View	Mountain	Mountain	Mountain	Residential	Mountain	Mountain	Mountain
Porch/Patio/Deck	No / Yes / Yes	No / Yes / Yes	No / Yes / Yes	No / Yes / Yes	Yes / Yes / Yes	Yes / Yes / Yes	No / Yes / Yes
Fireplace	Yes	No	No	No	No	No	Yes
Garage	1 Attached	None	1 Attached	2 Carport	None	None	1 Attached
Other Features	NA	NA	NA	NA	NA	NA	NA
HOA Fees	0/mo	0/mo	0/mo	0/mo	0/mo	0/mo	0/mo
Subdivision	Silver Lake-echo Park	Silver Lake-echo Park	Silver Lake-echo Park	Silver Lake-echo Park	Silver Lake-echo Park	Silver Lake-echo Park	Silver Lake-echo Park
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 - 18328826	MLS - SB18014875	MLS - 18321194_CLAW	MLS - 18316658_CLAW	MLS - SR18076035_CRISNET	MLS - 18342838	MLS - BB18088936

Market Time 30-90 days**As-Is Price Estimate****As-Repaired Price Estimate****Land Only Price**

Anticipated Sale Price

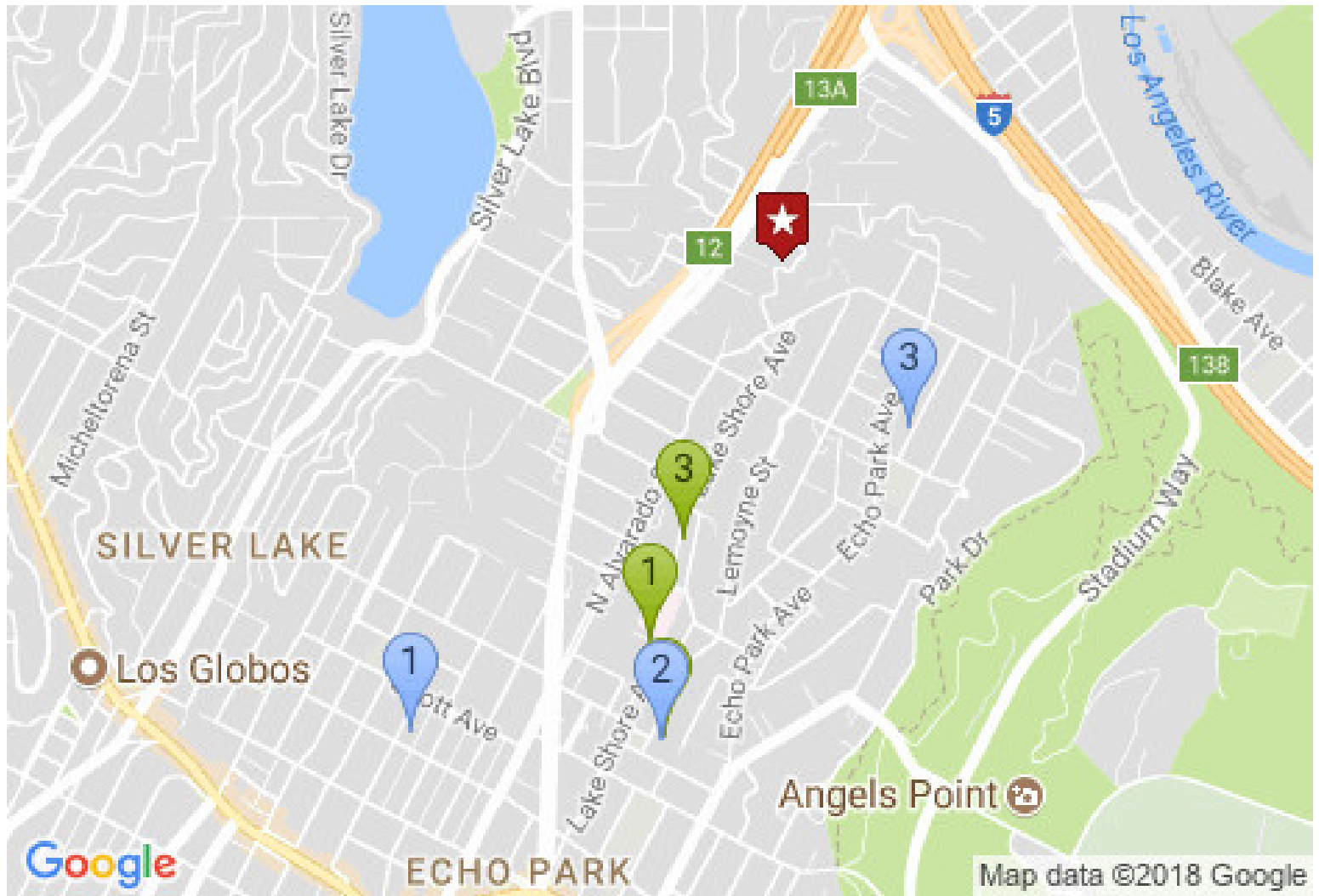
\$885,000**\$885,000****\$610,000**

Recommended List Price

\$893,000**\$893,000**

Recommended Sales Strategy:

☒ As - Is☐ Repaired



	Address	City	BR	BA	Lot Size	Sale/List Date	Year Built	Sale/List Price	Distance
•	2275 Lake Shore Ave	Los Angeles	2	1	0.20ac		1929		
1	1910 Effie St	Los Angeles	2	3	0.05ac	3/14/2018	1939	\$840,000	0.71 Miles
2	1552 Lemoyne St	Los Angeles	2	2	0.11ac	4/23/2018	1905	\$901,000	0.86 Miles
3	1840 Loddell Pl	Los Angeles	2	2	0.06ac	4/10/2018	1956	\$933,875	0.52 Miles
1	1412 Waterloo St	Los Angeles	2	2	0.06ac	4/4/2018	1909	\$897,500	1.05 Miles
2	1548 Lemoyne St	Los Angeles	3	2	0.11ac	5/10/2018	1904	\$949,000	0.87 Miles
3	2127 Princeton Av	Los Angeles	2	1	0.14ac	4/18/2018	1936	\$849,000	0.37 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	I was forced to expand the search out to 15% variance in GLA and I had to use this comparable too different in room count in order to provide a sale comparable with similar age than the subject. It is similar in age but it is superior in GLA and room count.
Sale 2 Comments	It is inferior in age / GLA / lot size but it is equal in bedroom count and it is located close to the subject.
Sale 3 Comments	It is similar in GLA, it is equal in bedroom count but it is inferior in lot size and it is superior in age.
List 1 Comments	It is superior in bathroom count, it is inferior in age / lot size but it is equal in bedroom count.
List 2 Comments	I was forced to use this comparable different in room count in order to provide comparable that has been remodeled per client instructions. It is almost equal in GLA but it is superior in room count and it is inferior in lot size / age.
List 3 Comments	It is equal in bedroom / bathroom count, it is similar in age but it is inferior in lot size.

Comments:

Service Provider Comments:

According to the client instructions I provide only comps that are in fully renovated condition because he is an investor looking to renovate and re-sell at a profit and is focused on the AS-REPAIRED VALUE for this valuation. To meet the client's instructions I had to expand the search out to 1 mile, 5 years, 20% variance in lot size, 15% variance in GLA and I was forced to use comparable different in room count. Best effort was made to bracket subjects key features and characteristics. Comparable chosen represent the best available at the time that this report was completed.

Vendor Comments:

Service Provider
Signature

/s/ Victor Pereda

Service Provider
Company

Vianso Corporation

BPO Effective Date

5/11/2018

Service Provider Lic.
Num.

01453059

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:			
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:			

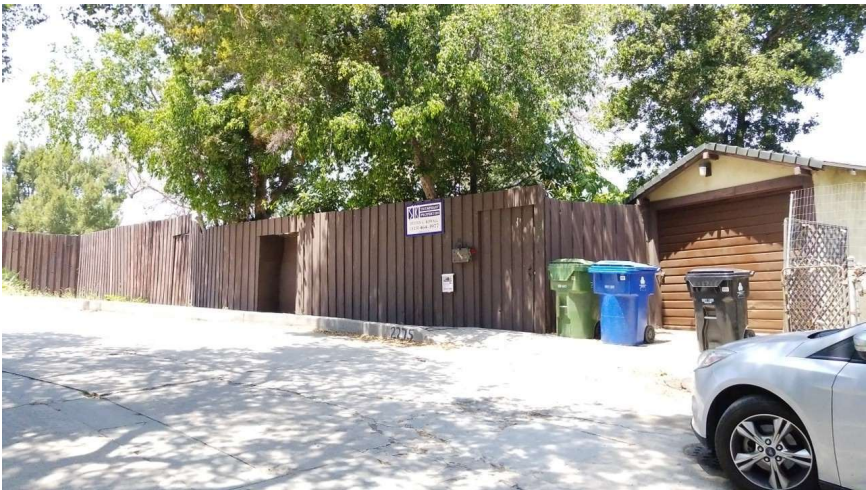


Subject Front

**2275 Lake Shore Ave
Los Angeles, CA 90039**



Address



Side



Side



Street



Street



Other



Other



Other



Other



Other



Other



View across street



Comparable Sale #1

1910 Effie St
Los Angeles, CA 90026
Sale Date: 3/14/2018
Sale Price: \$840,000



Comparable Sale #2

1552 Lemoyne St
Los Angeles, CA 90026
Sale Date: 4/23/2018
Sale Price: \$901,000



Comparable Sale #3

1840 Lobdell Pl
Los Angeles, CA 90026
Sale Date: 4/10/2018
Sale Price: \$933,875



Comparable Listing #1

1412 Waterloo St
Los Angeles, CA 90026
Current List: \$897,500



Comparable Listing #2

1548 Lemoyne St
Los Angeles, CA 90026
Current List: \$949,000



Comparable Listing #3

2127 Princeton Av
Los Angeles, CA 90026
Current List: \$849,000

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.