

# Broker Price Opinion

☒ Exterior Inspection  
☐ Interior Inspection

Property Address:	4133 W 61st Street	Vendor ID:	4210620
City, State, Zip:	Los Angeles, CA 90043	Deal Name:	
Loan Number:	4133W61stStreet	Inspection Date:	4/04/2017
2nd Loan / Client #:		Subject APN:	4003008020

Property Occupancy Status	Owner	Does the Property Appear Secure?	Yes	Est. Monthly Rent	\$3,000	Sold in the last 12 Months?	No
Currently Listed	Yes	Currently List Broker	Power Brokers Int	List Broker Contact #	(323) 509-9905	Initial List Price	\$677,000
				Initial List Date	3/25/2017	Current List Price	\$677,000
				DOM / CDOM	6 / 12	Sale Price:	
Is the Subject Listing Currently Pending?	Yes	Date of Contract	3/25/2017	CDOM to Contract	6	Sale Date:	

## Subject Property Comments / External Influences

Conforming neighborhood with homes of similar style and age. Neighborhood appears maintained and near school, parks, and rec

	Subject	Sold Comp 1	Sold Comp 2	Sold Comp 3	List Comp 1	List Comp 2	List Comp 3
							
Address	4133 W 61st Street Los Angeles, CA 90043	4421 W 61st St Los Angeles, CA 90043	6226 Buckler Av Los Angeles, CA 90043	4320 W 59th St Los Angeles, CA 90043	6323 S HARCOURT Av Los Angeles, CA 90043	4030 W 59th St Los Angeles, CA 90043	6110 Buckler Av Los Angeles, CA 90043
Proximity		0.31 Miles	3 Blocks	0.26 Miles	0.4 Miles	2 Blocks	0.25 Miles
Sale/List Price		\$720,000	\$624,000	\$699,000	\$648,000	\$735,000	\$719,900
Sale Date		10/27/2016	1/6/2017	12/2/2016			
Price Per Sq.ft.	\$441.47	\$461.54	\$411.34	\$416.57	\$410.13	\$419.52	\$475.50
Initial List Price	\$677,000	\$719,900	\$599,000	\$729,900	\$688,000	\$749,999	\$719,900
Initial List Date	3/25/2017	8/4/2016	8/31/2016	9/30/2016	2/7/2017	3/1/2017	3/24/2017
Current/Final List	\$677,000	\$719,900	\$619,000	\$729,900	\$648,000	\$735,000	\$719,900
DOM/CDOM	6 / 12	8 / 8	75 / 75	38 / 38	57 / 57	35 / 35	5 / 5
Sales Type		Fair Market	Fair Market	Fair Market	Fair Market	Fair Market	Fair Market
Finance Incentives	0	0	0	0	0	0	0
Living Area	1529	1560	1517	1678	1580	1752	1514
#Rooms/Bed/Bath 1	6 / 3 / 2.0	6 / 3 / 2.0	5 / 2 / 2.0	6 / 3 / 2.0	7 / 3 / 3.0	6 / 3 / 2.0	7 / 4 / 2.0
Year Built	1948	1933	1949	1941	1923	1926	1940
Bsmnt SF/% Finished							
Lot Size	0.15ac	0.14ac	0.13ac	0.12ac	0.12ac	0.12ac	0.13ac
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	None	No / No	No / No	Yes / No	No / No	No / No	No / No
View	neighborhood	neighborhood	neighborhood	neighborhood	neighborhood	neighborhood	neighborhood
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 Detached	1 Attached	2 Detached	None	None	2 Detached
Other Features	n/a	n/a	n/a	n/a	n/a	n/a	n/a
HOA Fees	0/mo	0/mo	0/mo	0/mo	0/mo	0/mo	0/mo
Subdivision	non sub	non sub	non sub	non sub	non sub	non sub	non sub
School District	Los Angeles	Los Angeles	Los Angeles	Los Angeles	Los Angeles	Los Angeles	Los Angeles
Data Source - ID	County Tax - 17212786	MLS - ws16171126	MLS - rs16191852	MLS - ws16712623	MLS - 17198950	MLS - pw17041640	MLS - ws17060218

### Market Time 90-120 days

Anticipated Sale Price

### As-Is Price Estimate

\$675,000

### As-Repaired Price Estimate

\$675,000

### Land Only Price

\$135,000

Recommended List Price

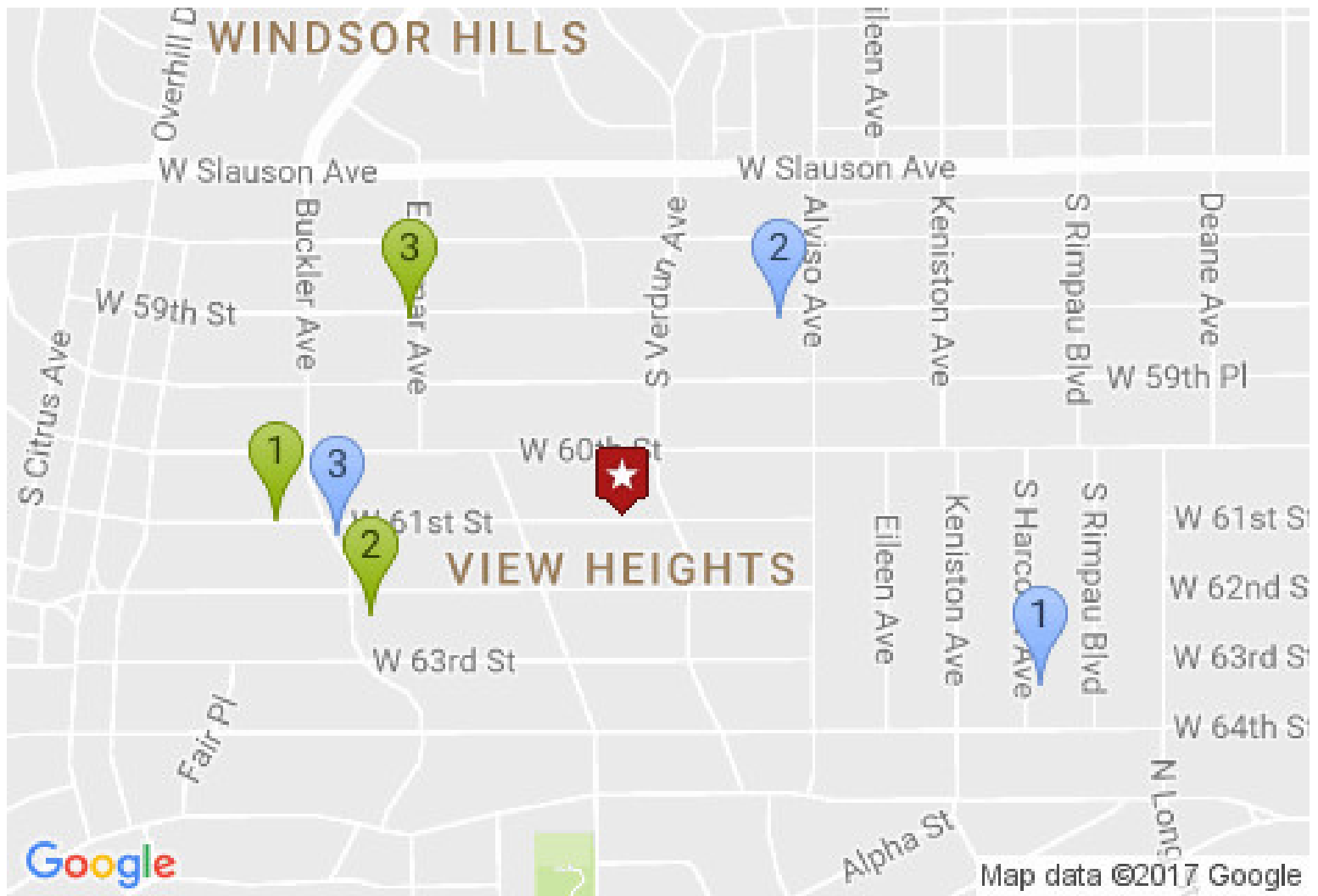
\$675,000

\$675,000

Recommended Sales Strategy:

☒ As - Is

☐ Repaired



	Address	City	BR	BA	Lot Size	Sale/List Date	Year Built	Sale/List Price	Distance
•	4133 W 61st Street	Los Angeles	3	2	0.15ac		1948		
1	4421 W 61st St	Los Angeles	3	2	0.14ac	10/27/2016	1933	\$720,000	0.31 Miles
2	6226 Buckler Av	Los Angeles	2	2	0.13ac	1/6/2017	1949	\$624,000	3 Blocks
3	4320 W 59th St	Los Angeles	3	2	0.12ac	12/2/2016	1941	\$699,000	0.26 Miles
1	6323 S HARCOURT Av	Los Angeles	3	3	0.12ac	2/7/2017	1923	\$648,000	0.4 Miles
2	4030 W 59th St	Los Angeles	3	2	0.12ac	3/1/2017	1926	\$735,000	2 Blocks
3	6110 Buckler Av	Los Angeles	4	2	0.13ac	3/24/2017	1940	\$719,900	0.25 Miles

#### Neighborhood Data:

Location Type:	Suburban	Market Trend:	Appreciating	Economic Trend:	Stable	Neighborhood Trend:	Stable		
Housing Supply:	Stable	Crime/Vandalism:	Low Risk	REO Driven?	No	Avg Age of Home:	69		
Neighborhood Pride of Ownership:			Average	Avg Marketing Time of Comparable Listings:			3 to 6 Mos.		
Price Range:	\$624,000	to	\$735,000	Median Price:	\$679,500	Predominate Value:	\$681,000	Average DOM:	90
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	Gourmet Chef's Kitchen w/ quartz counter tops & custom cabinetry
Sale 2 Comments	hardwood floors throughout, freshly painted interior. Living room is bright and airy
Sale 3 Comments	custom kitchen cabinets with caesar stone counter tops, a custom tile backsplash
List 1 Comments	long driveway offers security and plenty of space for parking
List 2 Comments	Master suite with walk-in closet and steam shower, hardwood floors,upgraded kitchen
List 3 Comments	energy-efficient dual pane windows. The kitchen hosts custom cabinets

**Comments:**

## Service Provider Comments:

Located in area of Maintained homes, subject conforms to area. No adverse conditions were noted at time of inspection based on exterior drive by Central location, close to schools, shopping, and transportation. Located in area of maintained homes subject conforms. The subject is in overall good condition with no items of deferred maintenance noted. The comparable sales and listings are all suburban, detached, single family homes like the subject and are good indicators of value for the subject property.

## Vendor Comments:

Service Provider  
Signature

/s/ BENJAMIN GARCIA

Service Provider  
Company

Pulse Realty &amp; Investments

BPO Effective Date

4/5/2017

Service Provider Lic.  
Num.

01724215

## Repairs

Recommended Repairs would bring the subject to:

Internal Repairs		Comment	Total
Paint	0		\$0
Walls/Ceiling	0		\$0
Carpet/Floors	0		\$0
Cabinets/Countertops	0		\$0
Plumbing	0		\$0
Electrical	0		\$0
Heating/AC	0		\$0
Appliances	0		\$0
Doors/Trim	0		\$0
Cleaning	0		\$0
Other	0		\$0
Internal Repair Total:			\$0
External Repairs		Comment	Total
Roof	0		\$0
Siding/Trim	00		\$0
Structural	0		\$0
Windows/Doors	0		\$0
Paint	0		\$0
Foundation	0		\$0
Garage	0		\$0
Landscaping	0		\$0
Fence	0		\$0
Other	0		\$0
External Repair Total:			\$0
Repair Total:			\$0



Subject Front

**4133 W 61st Street  
Los Angeles, CA 90043**



Address



Side





Side



Street



Street



View across street



### Comparable Sale #1

4421 W 61st St  
Los Angeles, CA 90043  
Sale Date: 10/27/2016  
Sale Price: \$720,000



### Comparable Sale #2

6226 Buckler Av  
Los Angeles, CA 90043  
Sale Date: 1/6/2017  
Sale Price: \$624,000



### Comparable Sale #3

4320 W 59th St  
Los Angeles, CA 90043  
Sale Date: 12/2/2016  
Sale Price: \$699,000





### Comparable Listing #1

6323 S HARCOURT Av  
Los Angeles, CA 90043  
Current List: \$648,000



### Comparable Listing #2

4030 W 59th St  
Los Angeles, CA 90043  
Current List: \$735,000



### Comparable Listing #3

6110 Buckler Av  
Los Angeles, CA 90043  
Current List: \$719,900

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