

# Broker Price Opinion








☒ Exterior Inspection  
☐ Interior Inspection

Property Address:	6510 Claybourn Ave	Vendor ID:	4202316
City, State, Zip:	North Hollywood, CA 91606	Deal Name:	
Loan Number:	6510ClaybournAve	Inspection Date:	3/21/2017
2nd Loan / Client #:		Subject APN:	2414-034-013

Property Occupancy Status	Unknown	Does the Property Appear Secure?	Yes	Est. Monthly Rent	\$2,800	Sold in the last 12 Months?	No
Currently Listed	No	Currently List Broker		List Broker Contact #		Initial List Price	
Initial List Date		Current List Price		DOM / CDOM		Sale Price:	
Is the Subject Listing Currently Pending?		Date of Contract		CDOM to Contract		Sale Date:	

Subject Property Comments / External Influences

According to an exterior inspection the subject is in average/good condition.

	Subject	Sold Comp 1	Sold Comp 2	Sold Comp 3	List Comp 1	List Comp 2	List Comp 3
							
Address	6510 Claybourn Ave North Hollywood, CA 91606	6131 Denny Ave North Hollywood, CA 91606	6234 Elmer Ave North Hollywood, CA 91606	5820 Denny Ave North Hollywood, CA 91601	2200 N Valley St Burbank, CA 91505	11124 Debby St North Hollywood, CA 91606	6112 Bonner Ave North Hollywood, CA 91606
Proximity		0.47 Miles	0.82 Miles	0.87 Miles	0.38 Miles	0.66 Miles	0.79 Miles
Sale/List Price		\$570,000	\$631,000	\$630,000	\$669,000	\$630,000	\$600,000
Sale Date		1/27/2017	1/30/2017	3/15/2017			
Price Per Sq.ft.	\$408.44	\$356.03	\$476.23	\$410.96	\$403.01	\$483.13	\$386.85
Initial List Price		\$599,995	\$600,000	\$649,000	\$669,000	\$630,000	\$600,000
Initial List Date		10/21/2016	12/1/2016	12/18/2016	2/8/2017	1/16/2017	3/10/2017
Current/Final List		\$599,995	\$600,000	\$639,000	\$669,000	\$630,000	\$600,000
DOM/CDOM		98 / 69	8 / 8	52 / 52	41 / 41	16 / 16	11 / 11
Sales Type		Fair Market	Fair Market	Fair Market	Fair Market	Fair Market	Fair Market
Finance Incentives		n/a	n/a	n/a	n/a	n/a	n/a
Living Area	1469	1601	1325	1533	1660	1304	1551
#Rooms/Bed/Bath 1	6 / 3 / 1.0	6 / 3 / 2.0	6 / 3 / 2.0	6 / 3 / 2.0	6 / 3 / 2.0	7 / 4 / 2.0	6 / 3 / 2.0
Year Built	1944	1941	1941	1941	1944	1954	1946
Bsmnt SF/% Finished							
Lot Size	0.15ac	0.15ac	0.17ac	0.14ac	0.14ac	0.15ac	0.14ac
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	No / No	No / No	No / No	No / No
View	neighborhood	neighborhood	neighborhood	Mountain	neighborhood	neighborhood	neighborhood
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	No	No	Yes	No	Yes
Garage	2 Detached	2 Detached	2 Detached	2 Detached	2 Detached	2 Attached	2 Attached
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	11346	12671	12055	9854	12045	Noho North	5847
School District	Los Angeles	Los Angeles Unified	Los Angeles Unified	Los Angeles Unified	Burbank Unified	Los Angeles Unified	Los Angeles Unified
Data Source - ID	County Tax - n/a	MLS - SR16730138_CRISNET	MLS - WS16754407	MLS - BB16764997	MLS - SR17026537_CRISNET	MLS - SR17044934_CRISNET	MLS - SR17033528_CRISNET

## Market Time 90-120 days

## As-Is Price Estimate

## As-Repaired Price Estimate

## Land Only Price

Anticipated Sale Price

\$600,000

\$600,000

\$240,000

Recommended List Price

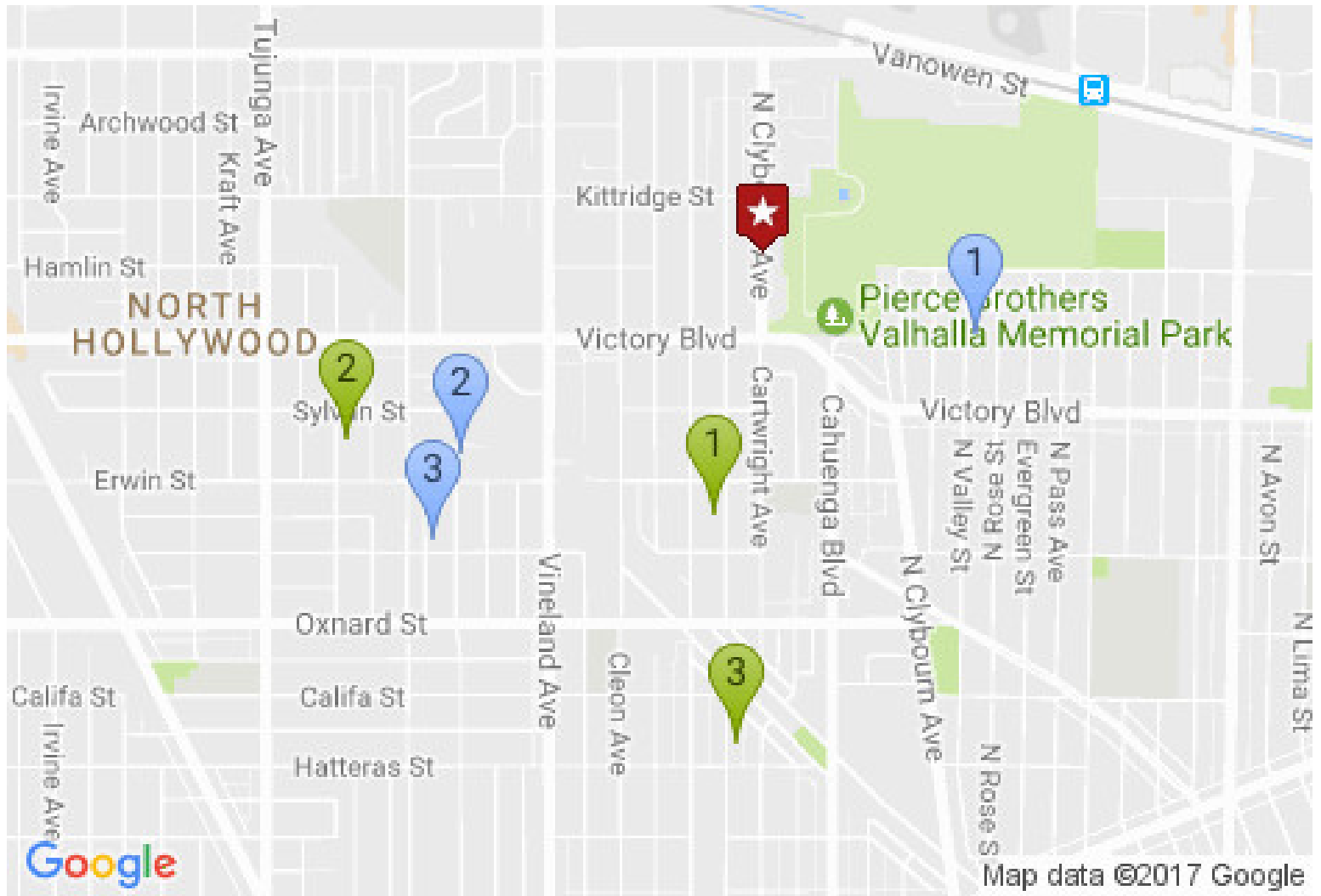
\$620,000

\$620,000

Recommended Sales Strategy:

☒ As - Is

☐ Repaired



	Address	City	BR	BA	Lot Size	Sale/List Date	Year Built	Sale/List Price	Distance
•	6510 Claybourn Ave	North Hollywood	3	1	0.15ac		1944		
1	6131 Denny Ave	North Hollywood	3	2	0.15ac	1/27/2017	1941	\$570,000	0.47 Miles
2	6234 Elmer Ave	North Hollywood	3	2	0.17ac	1/30/2017	1941	\$631,000	0.82 Miles
3	5820 Denny Ave	North Hollywood	3	2	0.14ac	3/15/2017	1941	\$630,000	0.87 Miles
1	2200 N Valley St	Burbank	3	2	0.14ac	2/8/2017	1944	\$669,000	0.38 Miles
2	11124 Debby St	North Hollywood	4	2	0.15ac	1/16/2017	1954	\$630,000	0.66 Miles
3	6112 Bonner Ave	North Hollywood	3	2	0.14ac	3/10/2017	1946	\$600,000	0.79 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	Similar in age, lot size, bed and garage count, superior in bath count and GLA size.
Sale 2 Comments	Similar in age, lot size, bed and garage count, superior in bath count, inferior in GLA size.
Sale 3 Comments	Similar in age, bed and garage count, GLA and lot size, superior in bath count.
List 1 Comments	Similar in age, lot size, bed and garage count, superior in bath count and GLA size.
List 2 Comments	Similar in age, lot size, garage count, inferior in GLA size, superior in room count.
List 3 Comments	Similar in age, GLA and lot size, bed and garage count, superior in bath count.

**Comments:**

Service Provider Comments:

SC3 and LC3 are given the most weight because they share most similar overall characteristics. Comparables selected in this report are considered to be the best available and most proximate comps in the area. The subject remains strongly bracketed by these comps and results in an accurate evaluation.

Vendor Comments:

Service Provider Signature	/s/ Mariam Sarukhanyan	BPO Effective Date	3/21/2017
Service Provider Company	Global Realty and Finance	Service Provider Lic. Num.	01934667

**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:			\$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

**6510 Claybourn Ave  
North Hollywood, CA 91606**



Address



Side





Side



Street



Street



Other



View across street





### Comparable Sale #1

6131 Denny Ave  
North Hollywood, CA 91606  
Sale Date: 1/27/2017  
Sale Price: \$570,000



### Comparable Sale #2

6234 Elmer Ave  
North Hollywood, CA 91606  
Sale Date: 1/30/2017  
Sale Price: \$631,000



### Comparable Sale #3

5820 Denny Ave  
North Hollywood, CA 91601  
Sale Date: 3/15/2017  
Sale Price: \$630,000





### Comparable Listing #1

2200 N Valley St  
Burbank, CA 91505  
Current List: \$669,000



### Comparable Listing #2

11124 Debby St  
North Hollywood, CA 91606  
Current List: \$630,000



### Comparable Listing #3

6112 Bonner Ave  
North Hollywood, CA 91606  
Current List: \$600,000

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