

Broker Price Opinion

Property Add	ress: 7811 Winnetka	a Ave			Vendor ID: 41	33836			
City, State	, Zip: Winnetka, CA	91306		Deal Name:					
Loan Nun	nber: 7811Winnetka	Ave		In	Inspection Date: 3/03/2017				
2nd Loan / Clie					Subject APN: 21				
					·				
Property Occupant	cy Status Unknown	Does the	e Property Appear S	ecure? Yes Es	st. Monthly Rent \$	3,500 Sold in t	he last No		
Currently Listed C	urrently List Broker	List Broker Contact	# Initial List Price	Initial List Date Cur	rrent List Price DC	M / CDOM 12 Mont	hs?		
No						Sale Prie	ce:		
Is the Subject Listin	ng Currently Pending	? Date of	Contract	CDOM to Cont	ract	Sale Dat	te:		
Subject Property Co	omments / External I	nfluences							
Subject property is	a 2sty traditional SF	R that appears to be	in average marketa	able condition.					
	Subject	Sold Comp 1	Sold Comp 2	Sold Comp 3	List Comp 1	List Comp 2	List Comp 3		
						g biad			
Address	7811 Winnetka Ave Winnetka, CA 91306	19927 Hemmingway St Winnetka, CA 91306	19746 Lull St Winnetka, CA 91306	20105 Elkwood S Winnetka, CA 91306	t 7901 Limerick A Winnetka, CA 91306	Ve 7301 Delco Ave Winnetka, CA 91306	21050 Schoenbo St Canoga Park, CA 91304		
Proximity		0.23 Miles	0.48 Miles	0.01 Miles	0.68 Miles	0.81 Miles	1.34 Miles		
Sale/List Price		\$488,900	\$517,000	\$540,000	\$499,000	\$499,000	\$549,000		
Sale Date		6/20/2016	4/21/2016	1/19/2017					
Price Per Sq.ft.	\$279.89	\$341.41	\$253.93	\$273.83	\$288.11	\$256.29	\$326.20		
nitial List Price		\$499,000	\$524,500	\$525,000	\$499,000	\$499,000	\$549,000		
nitial List Date		3/23/2016	10/5/2015	12/6/2016	7/5/2016	2/16/2017	1/20/2017		
Current/Final List		\$489,900	\$524,500	\$525,000	\$499,000	\$499,000	\$549,000		
DOM/CDOM		89 / 89	199 / 199	44 / 44	41 / 41	15 / 15	42 / 42		
Sales Type		Fair Market	Fair Market	Fair Market	Fair Market	Fair Market	Fair Market		
inance Incentives		None	None	None	None	None	None		
iving Area	1840	1432	2036	1972	1732	1947	1683		
Rooms/Bed/Bath 1	5/3/2.0	5/3/2.0	7 / 4 / 3.0	6/3/3.0	5/3/2.0	6 / 4 / 2.0	5/3/2.0		
ear Built Ssmnt SF/% Finished	1980	1963	1980	1980	1954	1975	1981		
ot Size	0.12ac	0.12ac	0.12ac	0.12ac	0.22ac	0.20ac	0.12ac		
Property Type	SF Detach	SF Detach	SF Detach	SF Detach	SF Detach	SF Detach	SF Detach		
Style / Quality	Ranch / Q4	Ranch / Q4	Ranch / Q4	Ranch / Q4	Ranch / Q4	Ranch / Q4	Ranch / 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		
/iew	Residential	Residential	Residential	Residential	Residential	Residential	Residential		
Porch/Patio/Deck	Yes / No / No	Yes / No / No	Yes / No / No	Yes / No / No	Yes / No / No	Yes / No / No	Yes / No / No		
Fireplace	Yes	Yes	Yes	Yes	Yes	Yes	Yes		
Garage	2 Attached	2 Attached	2 Attached	2 Attached	2 Attached	2 Attached	2 Attached		
Other Features	Fence	Fence	Fence	Fence	Fence	Fence	Fence		
IOA Fees	0/mo	0/mo	0/mo	0/mo	0/mo	0/mo	0/mo		
Subdivision	Los Angeles	Unknown	Unknown	Winnetka	Unknown	Unknown	West Park		
School District	Lausd	Los Angeles Unified	Los Angeles Unified	Los Angeles Unified	Los Alamitos Unified	Unified	Los Angeles Unified		
Data Source - ID	County Tax -	MLS - SR16065178_CRIS	MLS- SNSFET15219478_CRI	MLS- SNSHERT16753695_CR	MLS- ISNSBERT16145115_C	MLS - RISNE7203084_CLA	MLS - N SR17013644_CI		
Market Time 9	0-120 days	As-Is Price Estima	ate As-Repair	red Price Estimate	Land Only F	Price			
Anticipated Sale Price		\$515,000		\$515,000	\$264,394	4			
	ended List Price	\$520,000		\$520,000					

	Com Inity St	De soto Roscoe B			Delcor	1 ₁₀	² enfield Ave		Melvin Ave
Canoga Ave	Deering Ave	oto Roscoe B		Cozycroft Ave	Str	ark <i>St</i> athern St	Winnetka Avr	7	Corbin Lanark S
		De Soto Ave		ae Ave	Ave	gg St	Armin	ta St Sta 2t	Melvin Ave
Sanoga Ave	Eton Ave	Saticoy S Lurline Ave	00 000	Cozvcroft Ave	Rui 2	Normede St WINNET Leadwell S	t	Ave	
9	oogie						II.	nap data wzt	017 Google
9	Address	City	BR	BA	Lot Size	Sale/List Date	Year Built	Sale/List Price	Distance
•	Address 7811 Winnetka Ave	Winnetka	3	2	0.12ac		Year Built 1980	Sale/List Price	Distance
•	Address 7811 Winnetka Ave 19927 Hemmingway St	_				Sale/List Date 6/20/2016	Year Built	0.000429420303949686046466	100004000309 0 0040
• 1 2	Address 7811 Winnetka Ave 19927 Hemmingway St 19746 Lull St	Winnetka Winnetka Winnetka	3 3 4	2 2 3	0.12ac 0.12ac 0.12ac	6/20/2016 4/21/2016	Year Built 1980 1963 1980	\$488,900 \$517,000	0.23 Miles 0.48 Miles
• 1 2 3	Address 7811 Winnetka Ave 19927 Hemmingway St 19746 Lull St 20105 Elkwood St	Winnetka Winnetka Winnetka Winnetka	3 3 4 3	2 2 3 3	0.12ac 0.12ac 0.12ac 0.12ac	6/20/2016 4/21/2016 1/19/2017	Year Built 1980 1963 1980 1980	Sale/List Price \$488,900 \$517,000 \$540,000	0.23 Miles 0.48 Miles 0.01 Miles
• 1 2 3 1	Address 7811 Winnetka Ave 19927 Hemmingway St 19746 Lull St 20105 Elkwood St 7901 Limerick Ave	Winnetka Winnetka Winnetka Winnetka Winnetka	3 3 4 3 3	2 2 3 3 2	0.12ac 0.12ac 0.12ac 0.12ac 0.22ac	6/20/2016 4/21/2016 1/19/2017 7/5/2016	Year Built 1980 1963 1980 1980 1954	Sale/List Price \$488,900 \$517,000 \$540,000 \$499,000	Distance0.23 Miles0.48 Miles0.01 Miles0.68 Miles
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• 1 2 3 1 2 3 3 3 3 1 2 3 3 4 4 4 4 4 4 4 4 4 4 4 4 4 4 4 4 4	Address 7811 Winnetka Ave 19927 Hemmingway St 19746 Lull St 20105 Elkwood St 7901 Limerick Ave 7301 Delco Ave 21050 Schoenborn St	Winnetka Winnetka Winnetka Winnetka Winnetka	3 3 4 3 3	2 2 3 3 2	0.12ac 0.12ac 0.12ac 0.12ac 0.22ac	6/20/2016 4/21/2016 1/19/2017 7/5/2016	Year Built 1980 1963 1980 1980 1954	Sale/List Price \$488,900 \$517,000 \$540,000 \$499,000	Distance0.23 Miles0.48 Miles0.01 Miles0.68 Miles
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• 1 2 3 1 2 3 1 2 3 Neigh	Address 7811 Winnetka Ave 19927 Hemmingway St 19746 Lull St 20105 Elkwood St 7901 Limerick Ave 7301 Delco Ave 21050 Schoenborn St borhood Data: bocation Type: Suburban	Winnetka Winnetka Winnetka Winnetka Winnetka Canoga Park	3 3 4 3 4 3 4 3 end: [5]	2 2 3 2 2 2 2 5table	0.12ac 0.12ac 0.12ac 0.12ac 0.22ac 0.20ac 0.12ac	6/20/2016 4/21/2016 1/19/2017 7/5/2016 2/16/2017 1/20/2017 Economic Trend: Stat	Year Built 1980 1963 1980 1980 1954 1975 1981	Sale/List Price \$488,900 \$517,000 \$540,000 \$499,000 \$499,000 \$549,000	Distance 0.23 Miles 0.48 Miles 0.01 Miles 0.68 Miles 0.81 Miles 1.34 Miles Stable
• 1 2 3 1 2 3 1 2 3 Neigh	Address 7811 Winnetka Ave 19927 Hemmingway St 19746 Lull St 20105 Elkwood St 7901 Limerick Ave 7301 Delco Ave 21050 Schoenborn St borhood Data: boation Type: Suburban Housing Supply: Stable	Winnetka Winnetka Winnetka Winnetka Winnetka Canoga Park Market Tra Crime/Vandali	3 3 4 3 4 3 4 3 end: [S ism: [L]	2 2 3 2 2 2 2 3 5table	0.12ac 0.12ac 0.12ac 0.12ac 0.22ac 0.20ac 0.12ac	6/20/2016 4/21/2016 1/19/2017 7/5/2016 2/16/2017 1/20/2017 Economic Trend: Stat REO Driven? No	Year Built 1980 1963 1980 1980 1980 1954 1975 1981	Sale/List Price \$488,900 \$517,000 \$540,000 \$499,000 \$499,000 \$549,000 \$549,000	Distance 0.23 Miles 0.48 Miles 0.01 Miles 0.68 Miles 0.81 Miles 1.34 Miles Stable 35
• 1 2 3 1 2 3 1 2 3 Neigh	Address 7811 Winnetka Ave 19927 Hemmingway St 19746 Lull St 20105 Elkwood St 7901 Limerick Ave 7301 Delco Ave 21050 Schoenborn St borhood Data: boction Type: Suburban Housing Supply: Stable Neighborhood	Winnetka Winnetka Winnetka Winnetka Winnetka Canoga Park Market Tra Crime/Vandali	3 3 4 3 4 3 4 3 : sm: L	2 2 3 2 2 2 2 5table cow Ri	0.12ac 0.12ac 0.12ac 0.22ac 0.20ac 0.12ac	6/20/2016 4/21/2016 1/19/2017 7/5/2016 2/16/2017 1/20/2017 Economic Trend: Stat REO Driven? No Avg Ma	Year Built 1980 1963 1980 1980 1954 1975 1981 Dle	Sale/List Price \$488,900 \$517,000 \$540,000 \$499,000 \$499,000 \$549,000 \$549,000 Neighborhood Trend: Avg Age of Home: Comparable Listings:	Distance 0.23 Miles 0.48 Miles 0.01 Miles 0.68 Miles 0.81 Miles 1.34 Miles Stable 35 3 to 6 Mos.
• 1 2 3 1 2 3 1 2 3 Neigh	Address 7811 Winnetka Ave 19927 Hemmingway St 19746 Lull St 20105 Elkwood St 7901 Limerick Ave 7301 Delco Ave 21050 Schoenborn St borhood Data: boction Type: Suburban Housing Supply: Stable Neighborhood	Winnetka Winnetka Winnetka Winnetka Winnetka Canoga Park Market Tra Crime/Vandali	3 3 4 3 4 3 4 3 : sm: L	2 2 3 2 2 2 2 5table cow Ri	0.12ac 0.12ac 0.12ac 0.12ac 0.22ac 0.20ac 0.12ac	6/20/2016 4/21/2016 1/19/2017 7/5/2016 2/16/2017 1/20/2017 Economic Trend: Stat REO Driven? No Avg Ma	Year Built 1980 1963 1980 1980 1980 1954 1975 1981	Sale/List Price \$488,900 \$517,000 \$540,000 \$499,000 \$499,000 \$549,000 \$549,000 Neighborhood Trend: Avg Age of Home: Comparable Listings:	Distance 0.23 Miles 0.48 Miles 0.01 Miles 0.68 Miles 0.81 Miles 1.34 Miles Stable 35
• 1 2 3 1 2 3 1 2 3 Neigh	Address 7811 Winnetka Ave 19927 Hemmingway St 19746 Lull St 20105 Elkwood St 20105 Elkwood St 7901 Limerick Ave 21050 Schoenborn St 21050 Schoenborn St borhood Data: boation Type: Suburban Housing Supply: Stable Neighborhood	Winnetka Winnetka Winnetka Winnetka Winnetka Canoga Park Market Tra Crime/Vandali	3 3 4 3 3 4 3 3 4 3 3 4 3 5 8 8 8 8 8 8 8 8 8 8 8 8 8 8 8 8 8 8	2 2 3 2 2 2 2 5table cow Ri	0.12ac 0.12ac 0.12ac 0.22ac 0.20ac 0.12ac	6/20/2016 4/21/2016 1/19/2017 7/5/2016 2/16/2017 1/20/2017 Economic Trend: Stat REO Driven? No Avg Ma	Year Built 1980 1963 1980 1980 1980 1981 Dele arketing Time of atte Value: \$550,000	Sale/List Price \$488,900 \$517,000 \$540,000 \$499,000 \$499,000 \$549,000 \$549,000 Neighborhood Trend: Avg Age of Home: Comparable Listings:	Distance 0.23 Miles 0.48 Miles 0.01 Miles 0.68 Miles 0.81 Miles 1.34 Miles Stable 35 3 to 6 Mos. DOM:
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	Address 7811 Winnetka Ave 19927 Hemmingway St 19746 Lull St 20105 Elkwood St 7901 Limerick Ave 7301 Delco Ave 21050 Schoenborn St borhood Data: borhood Data: borhood Data: borhood Data: borhood Data: borhood Data: borhood Data: borhood Data: borhood Comments: borhood Comments: borhood market is mainly com	Winnetka Winnetka Winnetka Winnetka Winnetka Canoga Park Canoga Park Market Tre Crime/Vandali Pride of Ownership: A to \$550,000 mber of units for rent:	3 3 4 3 3 4 3 3 4 3 3 4 3 3 4 3 5 8 8 8 8 8 8 8 8 8 8 8 8 8 8 8 8 8 8	2 3 3 2 2 2 2 Stable e an Pri t:	0.12ac 0.12ac 0.12ac 0.22ac 0.20ac 0.12ac	6/20/2016 4/21/2016 1/19/2017 7/5/2016 2/16/2017 1/20/2017 Economic Trend: Stat REO Driven? No Avg Ma 0 Predomina	Year Built 1980 1963 1980 1980 1980 1981 Dle arketing Time of atte Value: \$550,0 Number	Sale/List Price \$488,900 \$517,000 \$540,000 \$499,000 \$499,000 \$549,000 \$549,000 Neighborhood Trend: Avg Age of Home: Comparable Listings: 00 Average of units in complex for	Distance 0.23 Miles 0.48 Miles 0.01 Miles 0.68 Miles 0.81 Miles 1.34 Miles 35 3 to 6 Mos. DOM: 90 or sale:
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Comparables:

Sale 1 Comments	1sty traditional SFR inferior in GLA and equal in overall room count to the subject. Standard sale property.
Sale 2 Comments	2sty traditional SFR superior in GLA and in overall room count to the subject property. Standard sale property.
Sale 3 Comments	2sty traditional SFR superior in GLA and in overall room count to the subject property. Standard sale property.
List 1 Comments	1sty traditional SFR inferior in GLA and equal in overall room count to the subject property. Standard sale property.
List 2 Comments	1sty traditional SFR superior in GLA and in overall room count to the subject property. Standard sale property.
List 3 Comments	1sty traditional SFR inferior in GLA and equal in overall room count to the subject property. Standard sale property.
Comment	

Service Provider Comments:

Subject property is located in a residential neighborhood and conforms to it. Pricing based on current available comps as near to the subject as possible. Best available comps in the neighborhood most similar to the subject were used to complete this order. Comps most similar to the subject in all characteristics were used to complete this order.

Vendor Comments:

Service Provider Signature Service Provider Company

/s/ Lauretta Martin

TMG Properties

BPO Effective Date

3/3/2017

Service Provider Lic. Num.

00951715

Repairs		
Recommended Repairs	would bring the subject to: \$515,000	
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



Subject Front

7811 Winnetka Ave Winnetka, CA 91306

Address

Side



Side

Street

Street



View across street





Comparable Sale #1

19927 Hemmingway St Winnetka, CA 91306 Sale Date: 6/20/2016 Sale Price: \$488,900

Comparable Sale #2

19746 Lull St Winnetka, CA 91306 Sale Date: 4/21/2016 Sale Price: \$517,000



Comparable Sale #3

20105 Elkwood St Winnetka, CA 91306 Sale Date: 1/19/2017 Sale Price: \$540,000



Comparable Listing #1

7901 Limerick Ave Winnetka, CA 91306 Current List: \$499,000



Comparable Listing #2

7301 Delco Ave Winnetka, CA 91306 Current List: \$499,000



Comparable Listing #3

21050 Schoenborn St Canoga Park, CA 91304 Current List: \$549,000 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.