

Broker Price Opinion

☒ Exterior Inspection
☐ Interior Inspection

Property Address:	7811 Winnetka Ave	Vendor ID:	4183836
City, State, Zip:	Winnetka, CA 91306	Deal Name:	
Loan Number:	7811WinnetkaAve	Inspection Date:	3/03/2017
2nd Loan / Client #:		Subject APN:	2107-023-066

Property Occupancy Status	Unknown	Does the Property Appear Secure?	Yes	Est. Monthly Rent	\$3,500	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

Subject property is a 2sty traditional SFR that appears to be in average marketable condition.

	Subject	Sold Comp 1	Sold Comp 2	Sold Comp 3	List Comp 1	List Comp 2	List Comp 3
							
Address	7811 Winnetka Ave Winnetka, CA 91306	19927 Hemmingway St Winnetka, CA 91306	19746 Lull St Winnetka, CA 91306	20105 Elkwood St Winnetka, CA 91306	7901 Limerick Ave Winnetka, CA 91306	7301 Delco Ave Winnetka, CA 91306	21050 Schoenborn 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
Initial List Price		\$499,000	\$524,500	\$525,000	\$499,000	\$499,000	\$549,000
Initial 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
Finance Incentives		None	None	None	None	None	None
Living 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
Year Built	1980	1963	1980	1980	1954	1975	1981
Bsmnt SF/% Finished							
Lot 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
View	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
HOA 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	Los Angeles Unified	Los Angeles Unified
Data Source - ID	County Tax -	MLS - SR16065178_CRISNET	MLS - SR15219478_CRISNET	MLS - SR16753695_CRISNET	MLS - SR16145115_CRISNET	MLS - SR16203084_CLAW	MLS - SR17013644_CRISNET

Market Time 90-120 days

As-Is Price Estimate

As-Repaired Price Estimate

Land Only Price

Anticipated Sale Price

\$515,000

\$515,000

\$264,394

Recommended List Price

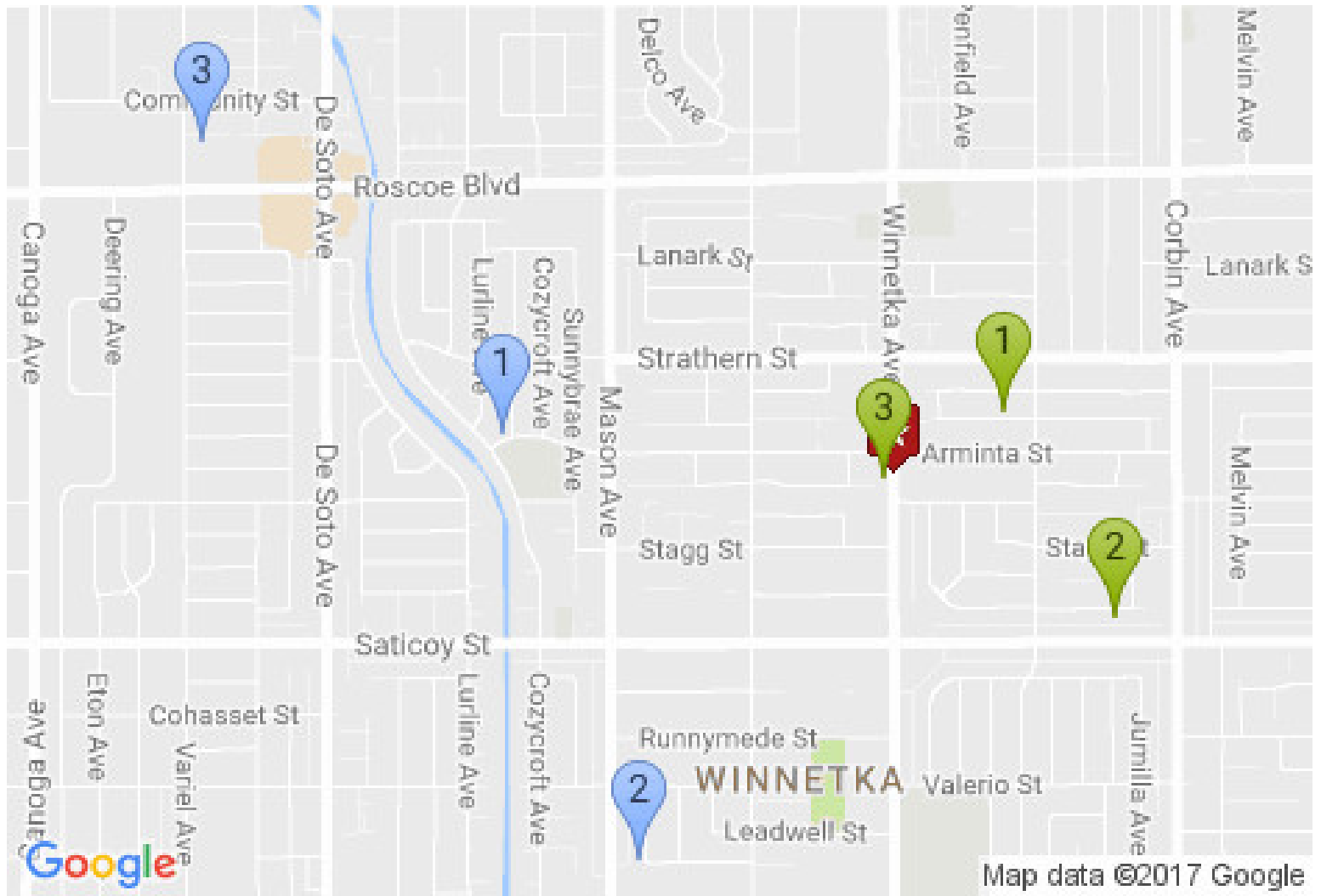
\$520,000

\$520,000

Recommended Sales Strategy:

☒ As - Is

☐ Repaired



	Address	City	BR	BA	Lot Size	Sale/List Date	Year Built	Sale/List Price	Distance
•	7811 Winnetka Ave	Winnetka	3	2	0.12ac		1980		
1	19927 Hemmingway St	Winnetka	3	2	0.12ac	6/20/2016	1963	\$488,900	0.23 Miles
2	19746 Lull St	Winnetka	4	3	0.12ac	4/21/2016	1980	\$517,000	0.48 Miles
3	20105 Elkwood St	Winnetka	3	3	0.12ac	1/19/2017	1980	\$540,000	0.01 Miles
1	7901 Limerick Ave	Winnetka	3	2	0.22ac	7/5/2016	1954	\$499,000	0.68 Miles
2	7301 Delco Ave	Winnetka	4	2	0.20ac	2/16/2017	1975	\$499,000	0.81 Miles
3	21050 Schoenborn St	Canoga Park	3	2	0.12ac	1/20/2017	1981	\$549,000	1.34 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	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.

Comments:

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

/s/ Laretta Martin

Service Provider
Company

TMG Properties

BPO Effective Date

3/3/2017

Service Provider Lic.
Num.

00951715

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

**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

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