

BROKER'S PRICE OPINION - FAS COMMERCIAL FORM
SUBJECT PROPERTY INFORMATION

Loan Number:		Borrower:		Parcel ID:	
Street Address:		City:		State:	Zip Code:
Is the property currently listed or listed in the last 12 months?			List Date:	Current List Price: \$	
Previous List Price: \$	Price Change Date:		DOM:	Listing Agent:	Phone:
Annual Taxes: \$	Current:	Assessed Value: \$		Special Assessment:	
Assessment Type:				Amount: \$	
Property Type:	Stories:	Occupancy Status:	Occupied By:		
Construction:	Utilities:	Topography:	Parking Surface:		
Current Use:	Current Zoning:	Parking Off Street:	Parking Spaces:		
Land use change likely?:	If yes, comments:				

NEIGHBORHOOD DATA

Vacancy:	Pride of Ownership:	Employment:	Current Market:
Marketing Time:	Market Prices:	Demand/Supply:	Similar Listings:
Number of competing listings in the area:	Listing Price Range: \$ -		
Number of competing sales in last 6 months:	Sold Price Range: \$ -		
Average DOM:			
Describe any positive or negative factors in the subject neighborhood:			

COMPARABLE SALE INFORMATION

	Subject	Sale 1	Sale 2	Sale 3
Address				
City				
Proximity				
Original List Price	\$	\$	\$	\$
List Price at Sale		\$	\$	\$
List Date				
Sales Price		\$	\$	\$
Sales Date				
DOM				
Sale Type				
Year Built				
Stories				
# of Units				
Price Per Unit		\$	\$	\$
Building Size				
Price Per Sq. Ft.		\$	\$	\$
Lot Size				
Condition				
Location				
View				
Parking				
Zoning Code/Desc.				
Property Type/Use				
Data Source				
Distressed Sale				
Overall Comparison				
Describe any similarities or differences between the subject and the comparables.				
Sale 1.				
Sale 2.				
Sale 3.				

ACTIVE COMPARABLE INFORMATION

	Subject	List 1	List 2	List 3
Address				
City				
Proximity				
Current List Price	\$	\$	\$	\$
Original List Price	\$	\$	\$	\$
List Date				
DOM				
Year Built				
Stories				
# of units				
Price Per Unit		\$	\$	\$
Building Size				
Price Per Sq. Ft.		\$	\$	\$
Lot Size				
Condition				
Location				
View				
Parking				
Zoning				
Property Type/Use				
Data Source				
Distressed Sale				
Overall Comparison				
Describe any similarities or differences between the subject and the comparables.				
List 1.				
List 2.				
List 3.				

REPAIRS (Recommended repair items are indicated by a check mark in the "R" column)

R	Description	Amount
		\$
		\$
		\$
		\$
		\$
Are repairs recommended?		Total Recommended Repairs: \$
Has the property been vandalized?:		Total Repairs: \$
Is the property boarded?:		

VALUE RECONCILIATION COMMENTS

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MARKET PRICES

As Is: \$	As Repaired: \$	90 Day Quick Sale: \$
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BPO PREPARATION

Broker Firm Name:	Preparer:	Inspection Date:
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FINANCIAL ASSET SERVICES, INC.

Subject Photo Addendum

Client Name:	
Subject Property:	



Subject Front Photo



House Number Identification



Subject Side Photo



Subject Street Photo





FINANCIAL ASSET SERVICES, INC.

Comparable Photo Addendum

Client Name:	
Loan Number:	
Subject Property:	



List Comp 1



Sold Comp 1



List Comp 2



Sold Comp 2



List Comp 3



Sold Comp 3

"Due to Federal MSA and/or municipal limitations, location maps may not be available in some rural and newer communities."

2823 LEEWARD AVE
LOS ANGELES, CA 90005

4
of Units

7,136/AS
Sqft

9,514/AS
Lot Size

Income
LP \$2,300,000↑

\$
Pending



Area	17 Mid-Wilshire
Subdivision	
List Price Per Sqft	\$322.31
Vacancy	0
Total Bedrooms	9
Total Bathrooms	6.00
MLS#	17-274110
APN	5077-015-014

Type	# of Units	Bedrooms	Baths	Furnished	Rent	Actual Rent	Projected Rent
Unit 1	4	9	6.00	No	\$7,888.00	\$94,656.00	\$94,656.00

Directions: 2 blocks South of Wilshire Blvd, Just West of Hoover Street.

Remarks: PROPERTY IS IN ESCROW. LOOKING FOR BACKUP. UNIQUE DEVELOPMENT OPPORTUNITY! BUILD 41 UNITS: \$47,200 PER UNIT, UN-ENTITLED! SUBJECT Property is confirmed located within the brand new TOC designated qualified TIER-3 zone for a 70% DENSITY BONUS AWARD, yielding 41 residential units (10% of units Extremely low income) allowing for several on menu incentives to make this investment a monumental success! HUGE INCOME PRODUCING "UNENTITLED" lot Zoned R4-2. NO HEIGHT LIMIT! Excellent prime Koreatown adjacent location, walking distance to McArthur Park, 0.5mi to TWO METRO stations, and over 50,000 SQFT OF brand new COMMERCIAL RETAIL AMENITIES. Alternatively, a 23 unit, high end condo project can be built on this site. Immediate pocket area is undergoing massive gentrification with a minimum of 750 brand new apartment and condo units under construction. Currently 6 Tenants are living on property in a 4 unit building.

Agent Remarks: DO NOT WALK ON PROPERTY. Email LA for more info

Showing Remarks: DO NOT WALK ON PROPERTY. Email LA for more info

Income Details		Structure Info		Contract Info		DOM 27
Scheduled or Actual	Actual	Type of Units	Apartments	List Date	09-26-2017	
Rent Control %	100	Year Built/Source	1922	List Price	\$2,300,000	
GOI	\$94,656	Stories	2	Orig List Price	\$2,100,000	
Total Expense	\$28,396	Buildings	1	Status Date	01-31-2018	
NOI	\$66,260	Security		Change Date/Type	02-02-2018/Pending	
Gross Income	\$94,656	Sewer		Sale Type	Standard	
Cap Rate		Style		CSO	2%	
GRM	22.00	Property Cond		Listing Type	Exclusive Right	
Actual AGR		View		Disclosure	As Is	
Actual GAI		Water		Scope Of Service	Full Service	
Gross Equity		Price Per Unit		Buyer's Agent Comm	Yes	
Owner Pays		Type of Business				
Actual Rent Total		Water Heaters	No			
Financial Info As Of		Direction Faces				
Tenant Pays		ADA Compliance	No			
Vacancy Allowance \$		Additions/Alterations	No			
Vacancy Allowance %		Building Permit	No			
Lease Mo/Yr Terms		Personal Prop \$				
		Personal Prop %				
		Water Heater Feat				

Land/Lot Info		Community/Development		Parking Details	
Zoning	LAR4-2	Complex/Assoc Name		Parking Type	Driveway
Addl Parcel		Complex/Assoc Phone		Total Spaces	4
Rent Control		Tax Mello Roos		Covered Spaces	
Land Type		Mgmt. Co. Name		Uncovered Spaces	
Lot Dimen/Source	62x154/OT/313	Mgmt. Co. Phone		Garage Spaces	
Lot Acreage		Oth. Mgmt. Co. Name		Carport Spaces	
Alley		Community Features		Garage Structures	
Paved	No	Assoc Pet Rules			
Price Per Acre		Assoc Amenities			
Lot Descr.		Assoc Fees Include			
Lot Location		Builders Tract Code			
		Builders Model Code			
		Builders Model Name			
		Builders Name			

➔ Interior Features		➔ Exterior Features	
AC/Cooling	None	Construction	
Heating	Wall Electric	Exterior Constr	
Equip/Appl	None	Pool	
Flooring		Roofing	
Laundry		Spa	
Laundry Equip		Foundation Details	
Rooms		Other Struc Feat	
Interior Features		Other Structures	
Kitchen Features		Patio Feat	
Bathroom Features		Entry Location	
Bedroom Features		Sprinklers	
Common Walls		Tennis/Courts	
Cooking Appliances		Windows	
Disability Access			
Levels			
220-Volt Location			
TV Services			

🏠 Unit(s) Details		📊 Tax and Assessed Info		📍 Location	
# w/Carpet		Tax New		County	Los Angeles
# w/Dishwasher		Tax Percent		Country	
# w/Disposal		Tax Rate		Map	
# w/Drapes		Tax Rate Year		Cross Streets	
# w/Elec Meter		Tax Total		School District	
# w/Gas Meter		Assessed Improvement Value	\$406,100	Water District	
# Leased		Assessed Imporvement %		Waterfront	
# w/Patio		Assessed Land Value	\$812,200	Alt St. Name	
# w/Range		Assessed Land %			
# w/Refrigerator		Assessed Total Value			
# w/Garages		Transfer Taxes (Y/N)			
# w/Wall AC					
# w/Water Meter					

🌿 Green	
Green Building Certification	
Green Certification Rating	
Green Certifying Body	
Green HTA Index	
Green Walk Score	
Green Year Certified	
Green Energy Efficient	
Green Energy Generation	
Green Indoor Air Quality	
Green Location	
Green Sustainability	
Green Water Conservation	

🔍 Showing Info		🔍 Showing Info		📄 Sale/Sold Info	
Contact Name		Lockbox Location		Contract Date	01-31-2018
Contact Phone		Lockbox Type		Sold Date	
Occupancy/Show		Occupant Type		Sold Price	
		Gate Code		Sold Price/SqFt	
				Sale Terms	
				SP/LP	

Tannaz Kamran-Rahbar Keller Williams Rlty Brentwood LA1 CalBRE#: 00951232	
Phone / Cell	c: 310-995-7545
Email	tannazrahbar@kw.com
Fax	310-826-8221
Office Phone / Fax	p: 310-826-8200 / f: 310-826-8221

Broker/Agent does not guarantee the accuracy of the square footage, lot size or other information concerning the conditions or features of the property provided by the seller or obtained from Public Records or other sources. Buyer is advised to independently verify the accuracy of all information through personal inspection and with appropriate professionals. MLS*PLUS*™ Copyright © 2018 by TheMLS™. Information deemed reliable but not guaranteed. Presented by: Lino Ponce CalBRE# 01790366

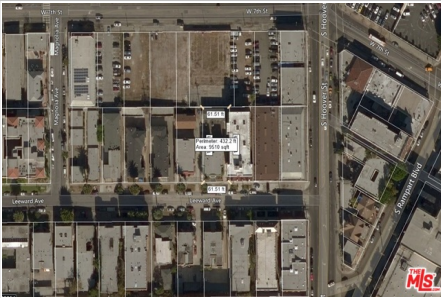
2823 LEEWARD AVE
LOS ANGELES, CA 90005

9,514/VN
Lot Size

\$168
\$/Lot Size

Lot Acreage

Land
SP \$1,600,000



Area	17 Mid-Wilshire
Subdivision	
Zoning	LAR4
Horse Property	
Present Use	
Potential Usage	
MLS#	16-168966
APN	5077-015-014

Directions: Mid block on Leeward Avenue, between S Hoover Street and S Westmoreland Avenue.

Remarks: We are pleased to present this un-entitled development opportunity in Koreatown. The current zoning, LAR4-2, allows for a high density development. The dimensions of the lot are perfect for a developer, featuring 61.5 feet of frontage and 154.6 depth totaling 9,514 square-feet. A builder can build up to 23 units by right, without using a density bonus. The area is truly booming with many new developments in the surrounding vicinity. The property boasts a walk score of 94. There is a bevy of restaurants, coffee shops and grocery stores within walking distance and the property is a five-minute walk to the well-known Southwestern Law School.

Land/Lot Info	
Land Type	
Addl Parcel	
Lot Dimen	61X154/AS
Lot Descr.	
Lot Location	
View	Other
Waterfront	
Telephone	Yes
TV/Cable	Yes
Electric Service	
Gas	
Sewer	
Telephone Service	
Price Per Acre	
Land Value	
Land Value %	
Road Frontage	
Lease per Mo/Yr	
Tract Map	
Units per Acre	
Public Street	

Potential/Present Land Use	
Cleared	
Staked	
Usable Land %	
Current Geological	
Bonds & Asmt	
Fenced	
Soil Type	
Trees	
Special Zone	Other
PUD	
Elevation ASL	
Fence Condition	
Possible New Zone	
Streets	
Assessments	
Cert of Compliance	
On File	
Site	
Survey	
Topography	

contract info		DOM 185
List Date	10-05-2016	
List Price	\$1,600,000	
Orig List Price	\$1,650,000	
Status Date	07-05-2017	
Sale Type	Standard	
Probate Y/N		
Court Approval		
CSO	2%	
Listing Type	Exclusive Right	
Disclosure	As Is	
Concessions Amount		
Avail for Lease		
Lease Option		
Financing		
Listing Terms		
Possession		
Scope Of Service	Full Service	
Buyer's Agent Comm	Yes	
LBA		
Variable Rate Comm		

Community/Development	
HOA Dues	0.00
Subdivision	
Tract Name	
Builders Name	
Builders Tract Code	
Builders Model Code	
Builders Model Name	
Complex/Assoc Name	
Complex/Assoc Phone	

Water Details	
Water Type	
Water Table Depth	
Water Well	No
Water District	
Well Depth	
Well Gallons Per Minute	
Well Hole Size	
Well Pump Horsepower	

Sale/Sold Info	
Contract Date	04-09-2017
Sold Date	07-05-2017
Sold Price	\$1,600,000
Sold Price/SqFt	
Sale Terms	
SP/LP	100.00%

Tax, Liens & Loans	
Lien Release (Y/N)	
Present Loans	
Tax Rate	
Tax Rate Total	
Tax Rate Year	
Tax Total	
Gross Equity	
Have	
Improvements	
Improvements Amount	
Improvements Percent	
Ingress/Egress	
Personal Property Amount	
Personal Property Percent	
Tax Area	

Distance To	
Distance To Bus	
Distance To House of Worship	
Distance To Electric	
Distance To Freeway	
Distance To Gas	
Distance To Phone Service	
Distance To Schools	
Distance To Sewer	
Distance To Stores	
Distance To Street	
Distance To Water	

Location	
Cross Streets	
Country	
Map	
School District	
Elementary	
Junior HS	
Senior HS	

Q Showing Info	
Contact Name	
Contact Phone	
Occupancy/Show	

Jon Emrani Marcus & Millichap LA1 CalBRE#: 01427038	
Phone / Cell	p: 310-909-5478 / c: 310-422-8052
Email	jon.emrani@marcusmillichap.com
Fax	310-909-5410
Office Phone / Fax	p: 310-909-5500 / f: 310-909-5410

Q Showing Info	
Lockbox Location	
Lockbox Type	
Occupant Type	
Gate Code	

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