

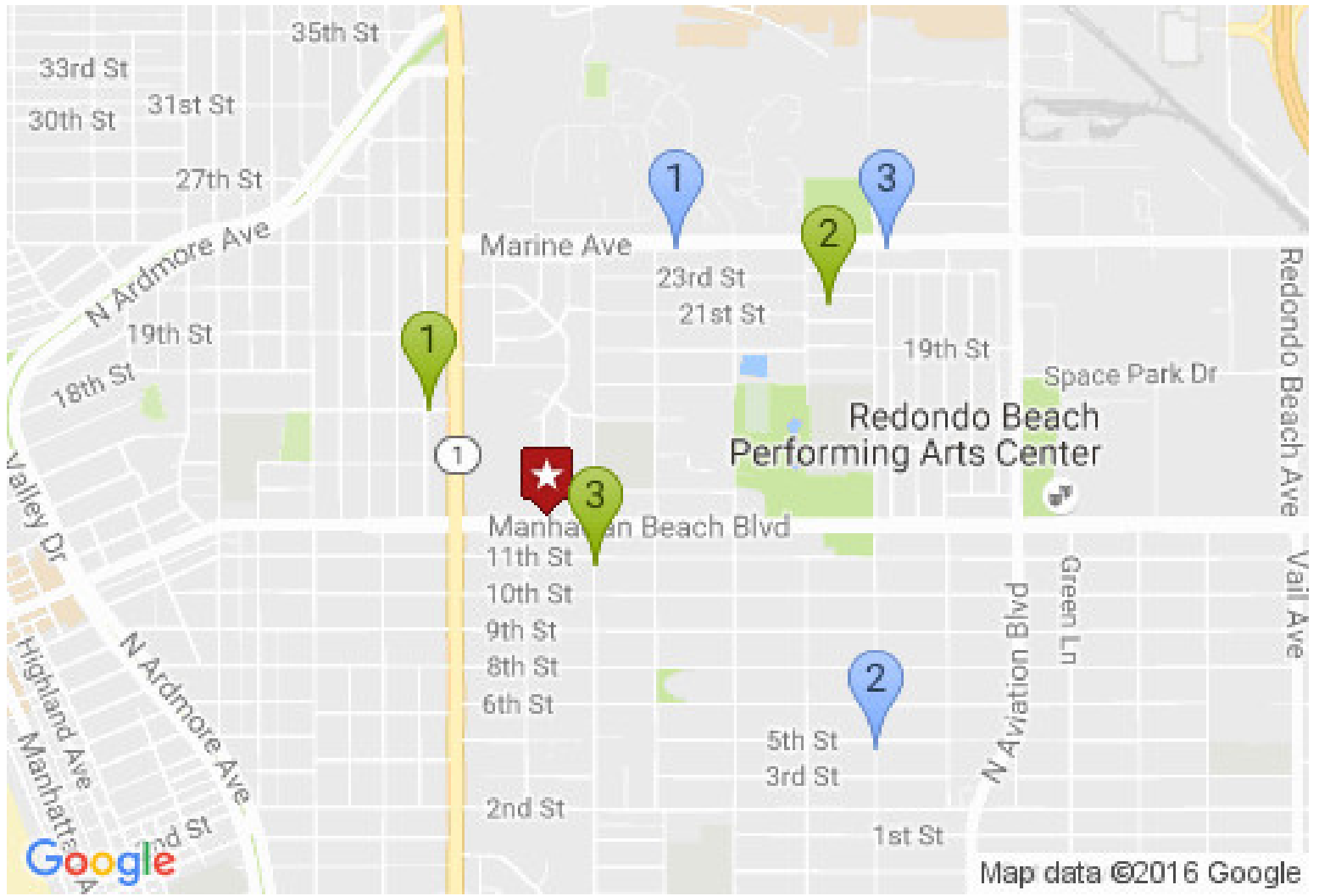
Property Address:	1155 Magnolia Ave	Vendor ID:	4034590
City, State, Zip:	Manhattan Beach, CA 90266	Deal Name:	
Loan Number:	1155MAGNOLIA	Inspection Date:	9/08/2016
2nd Loan / Client #:		Subject APN:	4166-024-017

Property Occupancy Status	Owner	Does the Property Appear Secure?	Yes	Est. Monthly Rent	\$3,300	Sold in the last 12 Months?	No
Currently Listed	Yes	Currently List Broker	Vista Southby's Realty	List Broker Contact #	(310) 375-0583	Initial List Price	\$1,199,000
		Initial List Date	7/14/2016	Current List Price	\$1,150,000	DOM / CDOM	58 / 58
Is the Subject Listing Currently Pending?	No	Date of Contract		CDOM to Contract		Sale Price:	
						Sale Date:	

Subject Property Comments / External Influences  
**The Subject is a 1948 built 1 story SFR with 2 bedrooms, 1 bathroom, and 1002sf of GLA on a 50 x 98 foot lot.**

	Subject	Sold Comp 1	Sold Comp 2	Sold Comp 3	List Comp 1	List Comp 2	List Comp 3
Address	1155 Magnolia Ave Manhattan Beach, CA 90266	1716 OAK Av Manhattan Beach, CA 90266	1630 22nd St Manhattan Beach, CA 90266	1301 11th St Manhattan Beach, CA 90266	1426 Marine Av Manhattan Beach, CA 90266	1701 5th St Manhattan Beach, CA 90266	1716 Marine Av Manhattan Beach, CA 90266
Proximity		0.29 Miles	0.63 Miles	2 Blocks	0.54 Miles	0.71 Miles	0.77 Miles
Sale/List Price		\$1,200,000	\$1,337,500	\$1,205,000	\$1,299,000	\$1,249,000	\$1,151,800
Sale Date		5/25/2016	4/12/2016	8/19/2016			
Price Per Sq.ft.	\$1,187.62	\$1,371.43	\$1,252.34	\$1,187.19	\$1,550.12	\$1,156.48	\$995.51
Initial List Price	\$1,199,000	\$1,355,000	\$1,325,000	\$1,249,000	\$1,399,000	\$1,249,000	\$1,151,800
Initial List Date	7/14/2016	3/1/2016	2/25/2016	6/22/2016	6/27/2016	7/26/2016	8/15/2016
Current/Final List	\$1,150,000	\$1,355,000	\$1,325,000	\$1,249,000	\$1,299,000	\$1,249,000	\$1,151,800
DOM/CDOM	58 / 58	134 / 134	28 / 28	43 / 43	145 / 73	13 / 13	64 / 24
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	1002	875	1068	1015	838	1080	1157
#Rooms/Bed/Bath 1	4 / 2 / 1.0	4 / 2 / 1.0	5 / 3 / 1.0	5 / 3 / 1.0	4 / 2 / 1.0	6 / 3 / 2.0	5 / 3 / 1.0
Year Built	1948	1948	1952	1953	1948	1956	1954
Bsmnt SF/% Finished							
Lot Size	0.11ac	0.10ac	0.11ac	0.12ac	0.14ac	0.14ac	0.12ac
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	C3	C3	C3	C3	C3	C3	C3
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	No / No / No	Yes / No / No	Yes / No / No	Yes / No / No	No / No / No	No / No / No	No / No / No
Fireplace	No	No	No	No	No	No	No
Garage	2 Attached	2 Detached	2 Attached	2 Detached	2 Attached	2 Attached	2 Attached
Other Features	None	None	None	None	None	None	None
HOA Fees	0/mo	0/mo	0/mo	0/mo	0/mo	0/mo	0/mo
Subdivision	Tract 14123	Unknown	Tract 17760	Tract 18008	Unknown	Tract 6208	Tract 3173
School District	Manhattan Beach Unified School District	Manhattan Beach Unified School District	Manhattan Beach Unified School District	Manhattan Beach Unified School District	Manhattan Beach Unified School District	Manhattan Beach Unified School District	Manhattan Beach Unified School District
Data Source - ID	County Tax - MLS	MLS - 16102282	MLS - SB16038873	MLS - SB16135609	MLS - 16138706	MLS - PV16163430	MLS - SB16179742

<b>Market Time 30-90 days</b>	<b>As-Is Price Estimate</b>	<b>As-Repaired Price Estimate</b>	<b>Land Only Price</b>
Anticipated Sale Price	\$1,190,000	\$1,190,000	\$395,000
Recommended List Price	\$1,205,000	\$1,205,000	
Recommended Sales Strategy:	<input checked="" type="checkbox"/> As - Is	<input type="checkbox"/> Repaired	



Address	City	BR	BA	Lot Size	Sale/List Date	Year Built	Sale/List Price	Distance
1155 Magnolia Ave	Manhattan Beach	2	1	0.11ac		1948		
1716 OAK Av	Manhattan Beach	2	1	0.10ac	5/25/2016	1948	\$1,200,000	0.29 Miles
1630 22nd St	Manhattan Beach	3	1	0.11ac	4/12/2016	1952	\$1,337,500	0.63 Miles
1301 11th St	Manhattan Beach	3	1	0.12ac	8/19/2016	1953	\$1,205,000	2 Blocks
1426 Marine Av	Manhattan Beach	2	1	0.14ac	6/27/2016	1948	\$1,299,000	0.54 Miles
1701 5th St	Manhattan Beach	3	2	0.14ac	7/26/2016	1956	\$1,249,000	0.71 Miles
1716 Marine Av	Manhattan Beach	3	1	0.12ac	8/15/2016	1954	\$1,151,800	0.77 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	Zero in adjustments made to the sale price of \$1,200,000
Sale 2 Comments	-\$20k adjusted per -\$20k for 1 more bedroom. Adjusted sale price is \$1,317,500.
Sale 3 Comments	-\$20k adjusted per -\$20k for 1 more bedroom. Adjusted sale price is \$1,185,000.
List 1 Comments	+\$13k adjusted per +\$13k for 174sf less GLA. Adjusted list price is \$1,312,000.
List 2 Comments	-\$30k adjusted per -\$20k for 1 more bedroom, -\$10k for 1 more bathroom. The adjusted list price is \$1,219,000
List 3 Comments	-\$32k adjusted per -\$12k for 155sf more GLA, -\$20k for 1 more bedroom. The adjusted list price is \$1,119,800.

**Comments:**

## Service Provider Comments:

The Subject is a good condition single story SFR with 2 bedrooms & 1 bathroom and 1002sf of GLA built in 1948. A 2 car attached garage was visible and accessible from the front of the house. Located on a quiet residential street in the City of Manhattan Beach that backs into the parking lot of the local Target Store. Subject is on a 4887sf (0.16ac) lot with dimensions of 50 x 98 feet. For reference purposes, the adjustment factors used were: \$20k per bedroom, \$10k per bathroom, and \$15k per 200 sf of GLA variance (\$75/sf). As a result, the adjusted values for the comps are: Sale 1 = \$1200, Sale 2 = \$1317.5k, Sale 3 = \$1185k, List 1 = \$1312k, List 2 = \$1219k, & List 3 = \$1119.8k.

## Vendor Comments:

Service Provider  
Signature

/s/ Gregory Whilden

Service Provider  
Company

Future Vision Properties

BPO Effective Date

9/9/2016

Service Provider Lic.  
Num.

00769588

**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

**1155 Magnolia Ave  
Manhattan Beach, CA 90266**



Address



Address



Side



Side



Street



Street



Other



View across street



**Comparable Sale #1**

1716 OAK Av  
Manhattan Beach, CA 90266  
Sale Date: 5/25/2016  
Sale Price: \$1,200,000



**Comparable Sale #2**

1630 22nd St  
Manhattan Beach, CA 90266  
Sale Date: 4/12/2016  
Sale Price: \$1,337,500



**Comparable Sale #3**

1301 11th St  
Manhattan Beach, CA 90266  
Sale Date: 8/19/2016  
Sale Price: \$1,205,000





**Comparable Listing #1**

1426 Marine Av  
Manhattan Beach, CA 90266  
Current List: \$1,299,000



**Comparable Listing #2**

1701 5th St  
Manhattan Beach, CA 90266  
Current List: \$1,249,000



**Comparable Listing #3**

1716 Marine Av  
Manhattan Beach, CA 90266  
Current List: \$1,151,800

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