

Broker Price Opinion






☒ Exterior Inspection
☐ Interior Inspection

Property Address:	147 North Kingsley Dr	Vendor ID:	4094712
City, State, Zip:	Los Angeles, CA 90004	Deal Name:	
Loan Number:	147NORTHKINGSLEY	Inspection Date:	11/16/2016
2nd Loan / Client #:		Subject APN:	5517-017-029

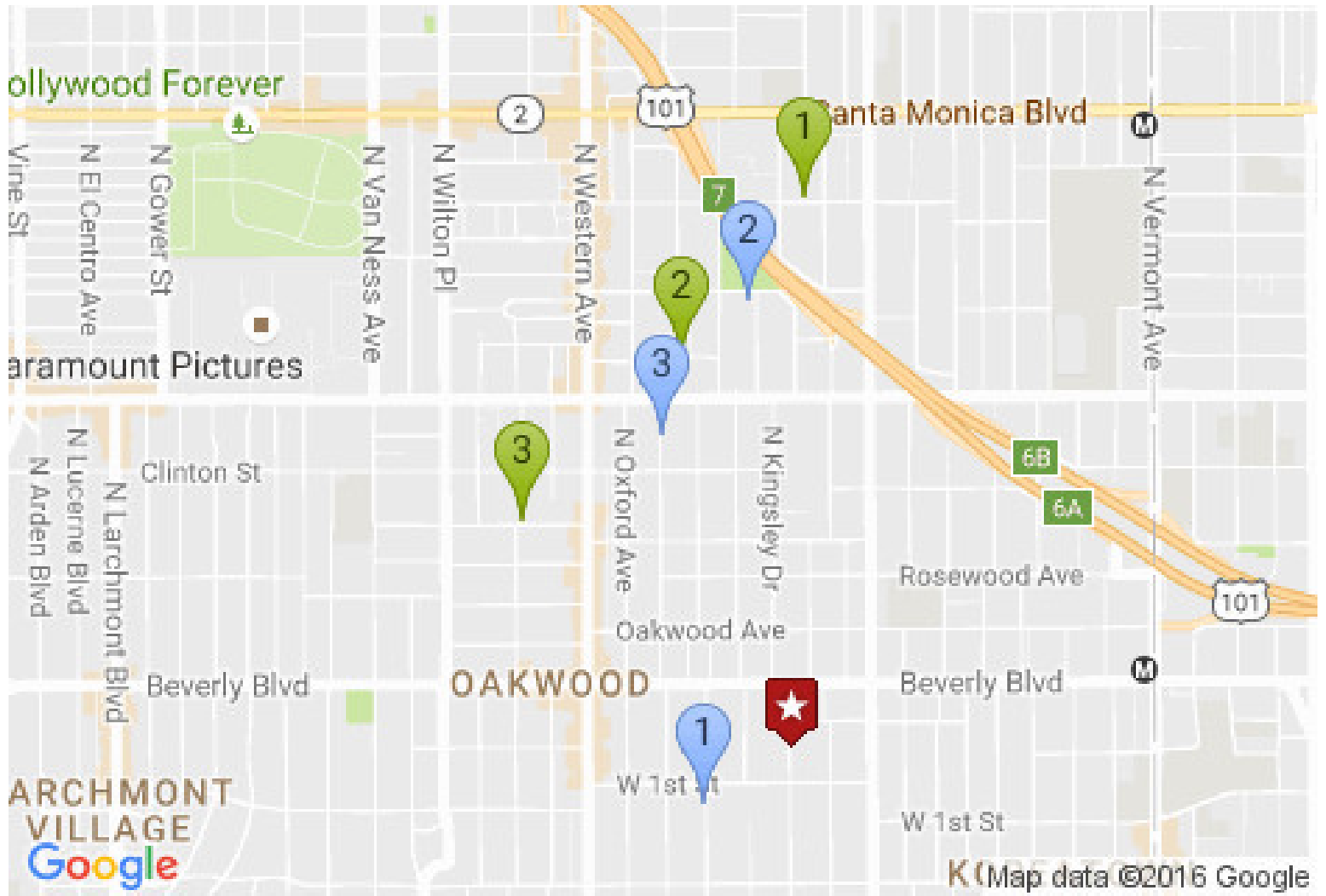
Property Occupancy Status	Unknown	Does the Property Appear Secure?	Yes	Est. Monthly Rent	\$5,280	Sold in the last 12 Months?	No
Currently Listed	Yes	Currently List Broker	Top Elite Realty	List Broker Contact #	(213) 500-7010	Initial List Price	\$719,000
				Initial List Date	9/13/2016	Current List Price	\$719,000
				DOM / CDOM	65 / 65	Sale Price:	
Is the Subject Listing Currently Pending?	Yes	Date of Contract	9/13/2016	CDOM to Contract	65	Sale Date:	

Subject Property Comments / External Influences

Exterior inspection of the subject revealed no damage and it appears repairs are not needed.

	Subject	Sold Comp 1	Sold Comp 2	Sold Comp 3	List Comp 1	List Comp 2	List Comp 3
							
Address	147 North Kingsley Dr Los Angeles, CA 90004	5066 ROMAINE St Los Angeles, CA 90029	800 N MELROSE HILL St Los Angeles, CA 90029	505 N ST ANDREWS PI Los Angeles, CA 90004	124 S Hobart Los Angeles, CA 90004	802 N Harvard Los Angeles, CA 90029	648 N Serrano Av Los Angeles, CA 90004
Proximity		0.97 Miles	0.72 Miles	0.62 Miles	2 Blocks	0.8 Miles	0.6 Miles
Sale/List Price		\$806,000	\$949,000	\$960,000	\$899,000	\$950,000	\$799,950
Sale Date		8/11/2016	8/4/2016	7/1/2016			
Price Per Sq.ft.	\$549.31	\$594.40	\$536.46	\$603.02	\$645.83	\$549.45	\$537.60
Initial List Price	\$719,000	\$550,000	\$999,000	\$995,000	\$899,000	\$950,000	\$799,950
Initial List Date	9/13/2016	7/6/2016	6/3/2016	6/13/2016	10/16/2016	10/7/2016	10/30/2016
Current/Final List	\$719,000	\$550,000	\$949,000	\$995,000	\$899,000	\$950,000	\$799,950
DOM/CDOM	65 / 65	36 / 24	62 / 34	18 / 15	31 / 31	40 / 40	17 / 17
Sales Type		Fair Market	Fair Market	Fair Market	Fair Market	Fair Market	Fair Market
Finance Incentives	Cash	Cash	Cash	Cash	Cash	Cash	Cash
Living Area	1602	1356	1769	1592	1392	1729	1488
#Rooms/Bed/Bath 1	6 / 2 / 2.0	7 / 3 / 2.0	6 / 3 / 1.0	5 / 2 / 1.0	7 / 3 / 2.0	7 / 3 / 2.0	6 / 3 / 1.0
Year Built	1909	1923	1917	1910	1911	1911	1912
Bsmnt SF/% Finished							
Lot Size	0.16ac	0.21ac	0.13ac	0.15ac	0.16ac	0.16ac	0.13ac
Property Type	SF Detach	SF Detach	SF Detach	SF Detach	SF Detach	SF Detach	SF Detach
Style / Quality	Single Story / Q3	Single Story / Q3	Single Story / Q3	Single Story / Q3	Single Story / Q3	Single Story / Q3	Single Story / Q3
# 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	Neighborhood	Neighborhood	Neighborhood	Neighborhood	Neighborhood	Neighborhood	Neighborhood
Porch/Patio/Deck	No / Yes / No	No / Yes / No	No / Yes / No	No / Yes / No	No / Yes / No	No / Yes / No	No / Yes / No
Fireplace	No	Yes	Yes	No	Yes	No	No
Garage	1 Detached	2 Detached	1 Detached	None	2 Detached	1 Detached	None
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	Not Available	Not Available	Not Available	Not Available	Not Available	Not Available	Not Available
School District	Los Angeles	Los Angeles	Los Angeles	Los Angeles	Los Angeles	Los Angeles	Los Angeles
Data Source - ID	County Tax - 16161922	MLS - 16140082	MLS - 16131824	MLS - 16134840	MLS - 16171876	MLS - 16169026	MLS - DW16736774

Market Time 90-120 days	As-Is Price Estimate	As-Repaired Price Estimate	Land Only Price
Anticipated Sale Price	\$880,000	\$880,000	\$264,000
Recommended List Price	\$880,000	\$880,000	
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
•	147 North Kingsley Dr	Los Angeles	2	2	0.16ac		1909		
1	5066 ROMAINE St	Los Angeles	3	2	0.21ac	8/11/2016	1923	\$806,000	0.97 Miles
2	800 N MELROSE HILL St	Los Angeles	3	1	0.13ac	8/4/2016	1917	\$949,000	0.72 Miles
3	505 N ST ANDREWS PI	Los Angeles	2	1	0.15ac	7/1/2016	1910	\$960,000	0.62 Miles
1	124 S Hobart	Los Angeles	3	2	0.16ac	10/16/2016	1911	\$899,000	2 Blocks
2	802 N Harvard	Los Angeles	3	2	0.16ac	10/7/2016	1911	\$950,000	0.8 Miles
3	648 N Serrano Av	Los Angeles	3	1	0.13ac	10/30/2016	1912	\$799,950	0.6 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	Comp inferior in GLA. It is equal in bathroom count and superior in lot size and bedroom count.
Sale 2 Comments	Comp superior in GLA and bedroom count. It is inferior in lot size and bathroom count.
Sale 3 Comments	Comp inferior in GLA, lot size and bathroom count. It is equal in bedroom count.
List 1 Comments	Comp inferior in GLA. It is equal in lot size and bathroom count and superior in bedroom count.
List 2 Comments	Comp superior in GLA and bedroom count. It is equal in lot size and bathroom count.
List 3 Comments	Comp inferior in GLA, lot size and bathroom count. It is superior in bedroom count.

Comments:

Service Provider Comments:

I revised the properties 4567 ROSEWOOD AVE and 152 N MARIPOSA AVE and although both are dated and considered good comps, both properties are outside of the actual market range and can't be used on the report as comps. **After using the standard guidelines for comparable search criteria, 5 properties were found, 3 sales and 2 listings. From these comps I was able to use 1 Sale and 1 Listing. Due to the limited comps I had to expand the search to 15 years and 25% in lot size in order to provide more comps that I could use on the report. Sales and Listings bracket subject's GLA. The subject is currently listed for sale with 64 DOM's and it is listed lower than the actual and average in the market. Per Trulia.com market trends in subject city is Improving. Subject is priced closest to sale 2 and listing 2. All comparables used for this evaluation are fair market value sales/listings. These comparables best bracket the subject's property characteristics and current market conditions. **The comps used on the report are located in the immediate market area of the subject and reflect the actual market price, these comps doesn't need adjustments. The properties provided since are dated, the value reflected doesn't match with the actual average price in the area.

Vendor Comments:

Service Provider
Signature

/s/ Victor Pereda

Service Provider
Company

Vianso Corporation

BPO Effective Date

11/17/2016

Service Provider Lic.
Num.

01453059

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

**147 North Kingsley Dr
Los Angeles, CA 90004**



Address



Side



Side



Street



Street



View across street



Comparable Sale #1

5066 ROMAINE St
Los Angeles, CA 90029
Sale Date: 8/11/2016
Sale Price: \$806,000



Comparable Sale #2

800 N MELROSE HILL St
Los Angeles, CA 90029
Sale Date: 8/4/2016
Sale Price: \$949,000



Comparable Sale #3

505 N ST ANDREWS PI
Los Angeles, CA 90004
Sale Date: 7/1/2016
Sale Price: \$960,000



Comparable Listing #1

124 S Hobart
Los Angeles, CA 90004
Current List: \$899,000



Comparable Listing #2

802 N Harvard
Los Angeles, CA 90029
Current List: \$950,000



Comparable Listing #3

648 N Serrano Av
Los Angeles, CA 90004
Current List: \$799,950

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