

Broker Price Opinion

 Exterior Inspection
 Interior Inspection

Property Address: 2342 N Indiana Ave	Vendor ID: 4562509
City, State, Zip: Los Angeles, CA 90032	Deal Name:
Loan Number: 2342 N INDIANA AVE	Inspection Date: 6/13/2018
2nd Loan / Client #:	Subject APN: 5215-005-005

Property Occupancy Status: Owner	Does the Property Appear Secure?: Yes	Est. Monthly Rent: \$3,500	Sold in the last 12 Months?: No
Currently Listed: No	List Broker Contact #:	Current List Price:	Sale Price:
Is the Subject Listing Currently Pending?:	Date of Contract:	CDOM to Contract:	Sale Date:

Subject Property Comments / External Influences

All information of the subject was gathered from Appraisal.

	Subject	Sold Comp 1	Sold Comp 2	Sold Comp 3	List Comp 1	List Comp 2	List Comp 3
Address	2342 N Indiana Ave Los Angeles, CA 90032	4560 Jade St Los Angeles, CA 90032	4810 Templeton St Los Angeles, CA 90032	4411 Gateside Dr Los Angeles, CA 90032	2031 Cyril Ave Los Angeles, CA 90032	4401 Bowman Bl Los Angeles, CA 90032	3310 Sierra St Los Angeles, CA 90031
Proximity		0.61 Miles	1	0.23 Miles	0.66 Miles	0.59 Miles	0.94 Miles
Sale/List Price		\$561,000	\$610,000	\$570,000	\$550,000	\$669,000	\$574,900
Sale Date		2/20/2018	10/25/2017	6/4/2018	active	active	pending
Price Per Sq.ft.	\$638.65	\$561.56	\$658.75	\$596.23	\$638.05	\$786.13	\$585.44
Initial List Price		\$545,000	\$580,000	\$565,000	\$550,000	\$689,000	\$574,900
Initial List Date		1/5/2018	9/13/2017	4/23/2018	6/6/2018	5/4/2018	6/1/2018
Current/Final List		\$565,000	\$585,000	\$565,000	\$550,000	\$669,000	\$574,900
DOM/CDOM		46 / 46	42 / 42	42 / 42	7 / 7	40 / 40	12 / 12
Sales Type		Fair Market	Fair Market	Fair Market	Fair Market	Fair Market	Fair Market
Finance Incentives		Conventional	Conventional	FHA	Conventional	Conventional	Conventional
Living Area	916	999	926	956	862	851	982
#Rooms/Bed/Bath 1	5 / 2 / 1	5 / 2 / 1	5 / 2 / 1	5 / 2 / 1	5 / 2 / 1	6 / 3 / 1	6 / 3 / 1
Year Built	1950	1951	1924	1942	1950	1947	1912
Bsmnt SF/% Finished							
Lot Size	0.24ac	0.11ac	0.14ac	0.18ac	0.25ac	0.09ac	0.11ac
Property Type	SF Detach	SF Detach	SF Detach	SF Detach	SF Detach	SF Detach	SF Detach
Style / Quality	Contemp / Q4	Contemp / Q3	Contemp / Q3	Contemp / Q3	Contemp / Q3	Contemp / Q3	Contemp / Q3
# of Units	1	1	1	1	1	1	1
Condition	C4	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	Mountain	Skyline/City Lights	Mountain	Residential
Porch/Patio/Deck	No / Yes / No	No / Yes / No	No / Yes / Yes	No / Yes / No	Yes / Yes / No	No / Yes / No	Yes / Yes / No
Fireplace	No	No	Yes	Yes	No	No	No
Garage	1 Attached	2 Detached	2 Detached	1 Attached	1 Attached	2 Detached	1 Detached
Other Features	NA	NA	NA	NA	NA	NA	NA
HOA Fees	0/mo	0/mo	0/mo	0/mo	0/mo	0/mo	0/mo
Subdivision	El Sereno	Hillside	Unavailable	Unavailable	Hillside	Unavailable	Unavailable
School District	Los Angeles Unified	Los Angeles Unified	Los Angeles Unified	Los Angeles Unified	Los Angeles Unified	Los Angeles Unified	Los Angeles Unified
Common Amenities							
Data Source - ID	County Tax - Tax Record	MLS - WS18003411	MLS - 17269970	MLS - OC18093887	MLS - WS18134875	MLS - 18340580	MLS - DW18129656

Market Time 30-90 days

As-Is Price Estimate

As-Repaired Price Estimate

Land Only Price

Anticipated Sale Price

\$585,000

\$585,000

\$400,000

Recommended List Price

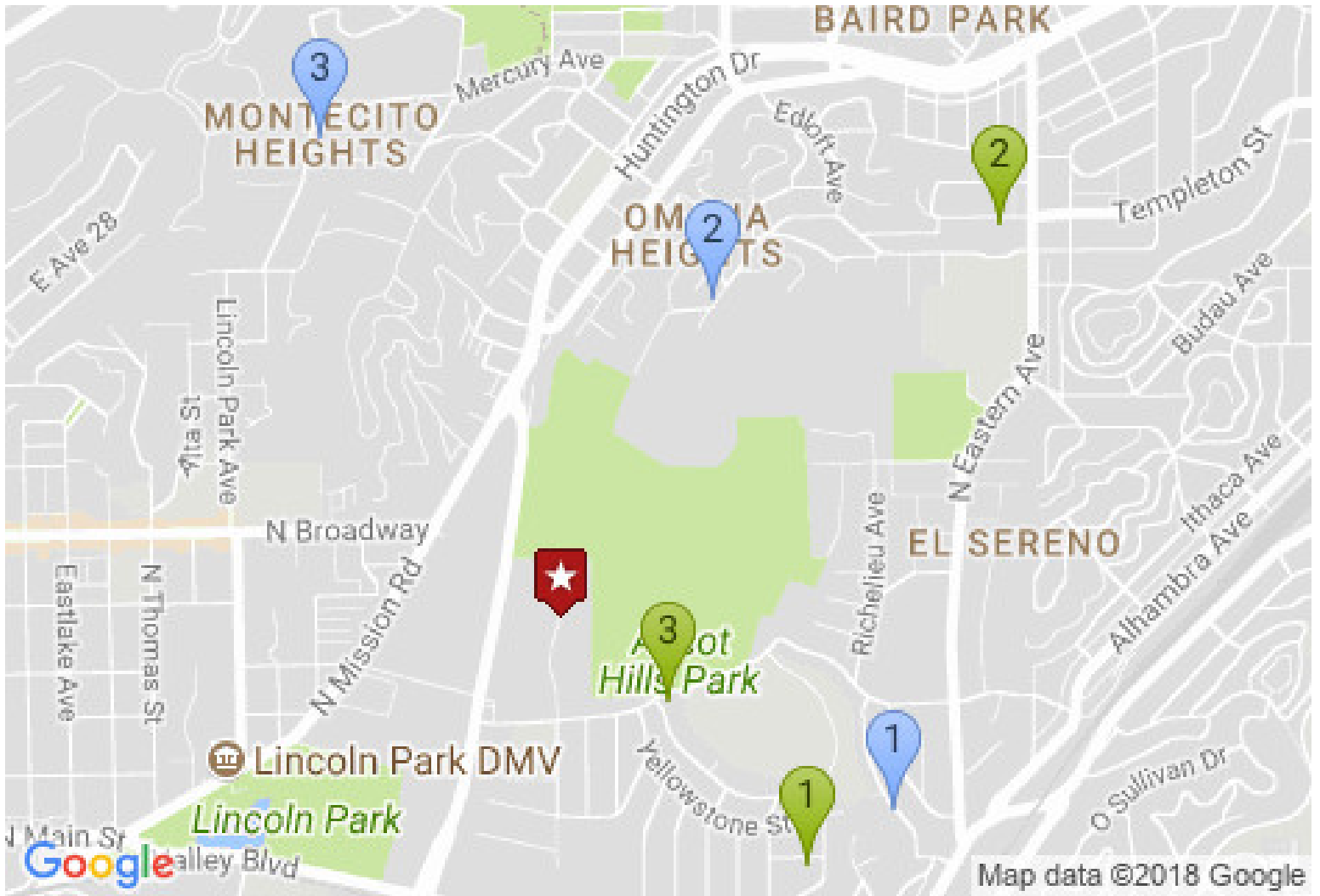
\$592,000

\$592,000

Recommended Sales Strategy:

As - Is

Repaired



	Address	City	BR	BA	Lot Size	Sale/List Date	Year Built	Sale/List Price	Distance
•	2342 N Indiana Ave	Los Angeles	2	1	0.24ac		1950		
1	4560 Jade St	Los Angeles	2	1	0.11ac	2/20/2018	1951	\$561,000	0.61 Miles
2	4810 Templeton St	Los Angeles	2	1	0.14ac	10/25/2017	1924	\$610,000	1
3	4411 Gateside Dr	Los Angeles	2	1	0.18ac	6/4/2018	1942	\$570,000	0.23 Miles
1	2031 Cyril Ave	Los Angeles	2	1	0.25ac	6/6/2018	1950	\$550,000	0.66 Miles
2	4401 Bowman Bl	Los Angeles	3	1	0.09ac	5/4/2018	1947	\$669,000	0.59 Miles
3	3310 Sierra St	Los Angeles	3	1	0.11ac	6/1/2018	1912	\$574,900	0.94 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	It is similar in age / GLA, it is equal in room count but it is inferior in lot size.
Sale 2 Comments	It is inferior in age / GLA but it is almost equal in GLA and it is equal in bedroom / bathroom count.
Sale 3 Comments	It is slightly bigger in GLA, it is similar in age, it is equal in room count but it is inferior in lot size.
List 1 Comments	It is equal in age, it is similar in lot size / GLA and it is equal in bedroom / bathroom count.
List 2 Comments	It is inferior in lot size, it is superior in bedroom count but it is equal in bathroom count and it is similar in age.
List 3 Comments	It is superior in room count, it is inferior in age / lot size but it is similar in GLA.

Comments:

Service Provider Comments:

According to the client instructions I provide only comps that are in fully renovated condition because they are an investor looking to renovate and re-sell at a profit and is focused on the AS-REPAIRED VALUE for this valuation. In order to meet client requirements to provide comparable that they have been remodeled I was forced to expand the search out to 7 months in sale#1 and had to expand the search out to 5 years, 20% variance in lot size / range price. Best effort was made to bracket subjects key features and characteristics. Comparable chosen represent the best available at the time that this report was completed. The best three comparable sales and listings were taken from the subject's general market area.

Vendor Comments:

Service Provider
Signature

/s/ Victor Pereda

Service Provider
Company

Vianso Corporation

BPO Effective Date

6/13/2018

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:			
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:			
Repair Total:			



Subject Front

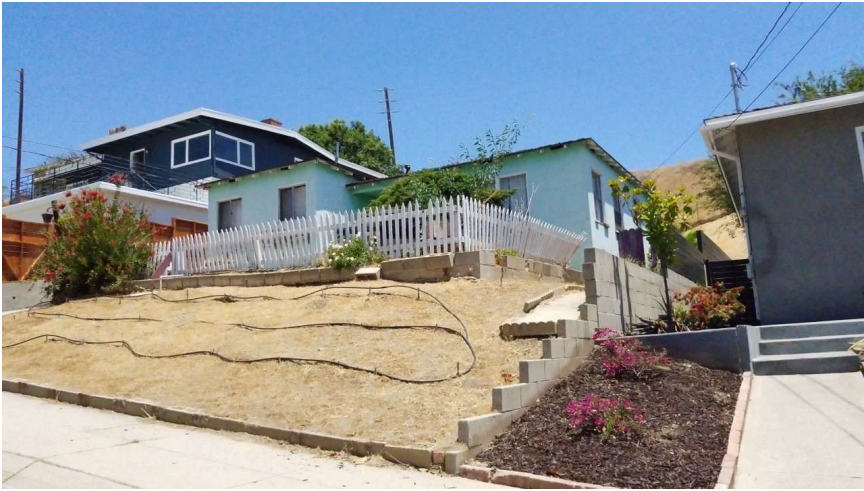
**2342 N Indiana Ave
Los Angeles, CA 90032**



Address



Side



Side



Street



Street



Other



Other



View across street



Comparable Sale #1

4560 Jade St
Los Angeles, CA 90032
Sale Date: 2/20/2018
Sale Price: \$561,000



Comparable Sale #2

4810 Templeton St
Los Angeles, CA 90032
Sale Date: 10/25/2017
Sale Price: \$610,000



Comparable Sale #3

4411 Gateside Dr
Los Angeles, CA 90032
Sale Date: 6/4/2018
Sale Price: \$570,000



Comparable Listing #1

2031 Cyril Ave
Los Angeles, CA 90032
Current List: \$550,000



Comparable Listing #2

4401 Bowman Bl
Los Angeles, CA 90032
Current List: \$669,000



Comparable Listing #3

3310 Sierra St
Los Angeles, CA 90031
Current List: \$574,900

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.