

# Broker Price Opinion

 Exterior Inspection  
 Interior Inspection

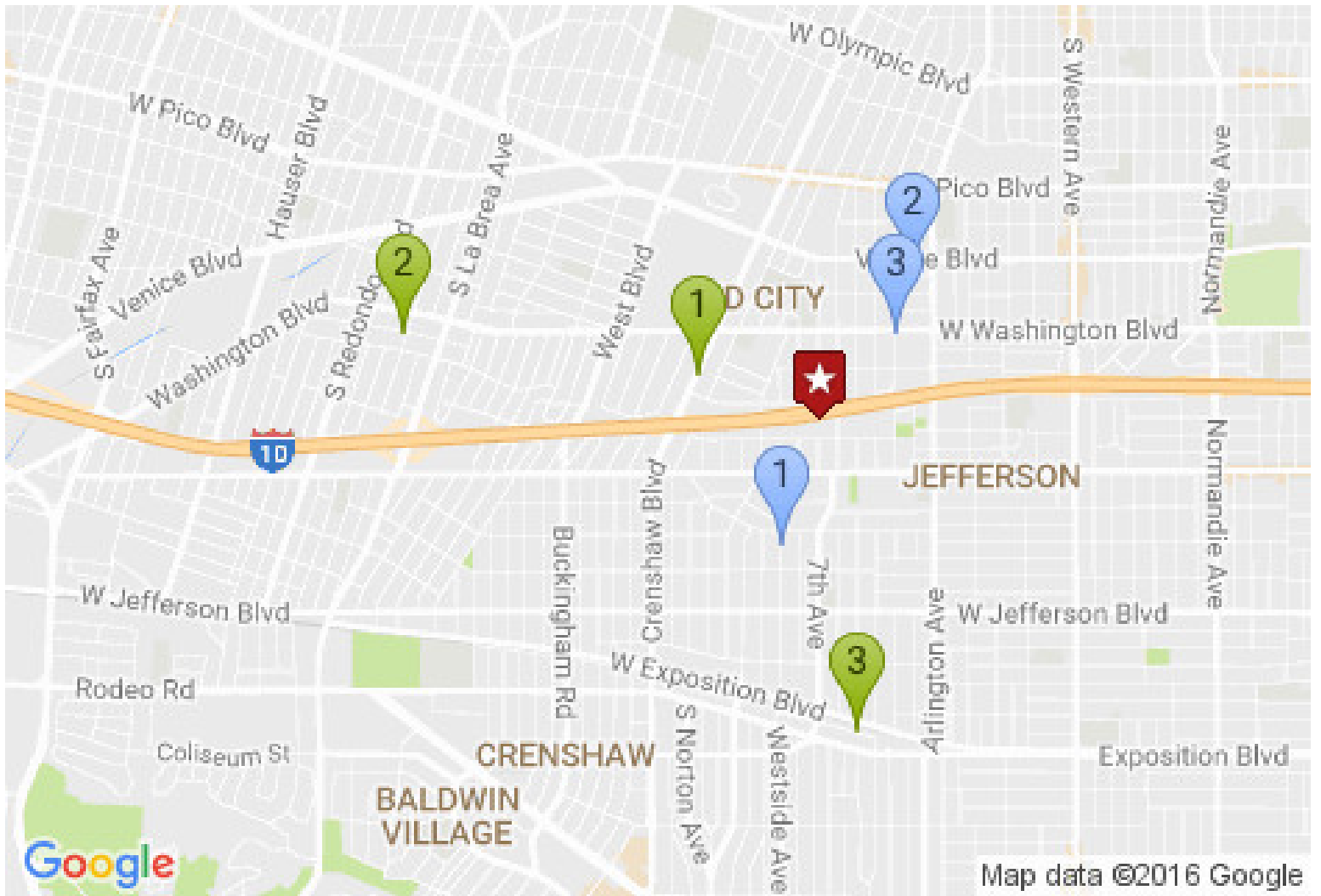
Property Address: 2420 7th Avenue	Vendor ID: 4052711
City, State, Zip: Los Angeles, CA 90018	Deal Name:
Loan Number: 24207thAvenue	Inspection Date: 9/30/2016
2nd Loan / Client #:	Subject APN: 5059-018-034

Property Occupancy Status: <input type="text" value="Owner"/>	Does the Property Appear Secure?: <input type="text" value="Yes"/>	Est. Monthly Rent: <input type="text" value="\$4,000"/>	Sold in the last 12 Months?: <input type="text" value="No"/>
Currently Listed: <input type="text" value="No"/>	Currently List Broker:	List Broker Contact #:	Sale Price:
Initial List Price:	Initial List Date:	Current List Price:	DOM / CDOM:
Is the Subject Listing Currently Pending?: <input type="text"/>	Date of Contract:	CDOM to Contract:	Sale Date:

Subject Property Comments / External Influences  
**Subject is a 4 bedroom, 2 bathroom duplex. It appears to be maintained without damages or needed repairs.**

	Subject	Sold Comp 1	Sold Comp 2	Sold Comp 3	List Comp 1	List Comp 2	List Comp 3
Address	2420 7th Avenue Los Angeles, CA 90018	2215 CRENSHAW BL Los Angeles, CA 90016	5060 W 20th St Los Angeles, CA 90016	2501 EXPOSITION PI Los Angeles, CA 90018	2941 9TH Ave Los Angeles, CA 90018	3209 W 16TH PI Los Angeles, CA 90019	1927 3rd Ave Los Angeles, CA 90018
Proximity		0.47 Miles	1.5 Miles	1.09 Miles	0.44 Miles	0.63 Miles	0.42 Miles
Sale/List Price		\$830,000	\$899,000	\$860,000	\$899,995	\$849,000	\$899,000
Sale Date		6/3/2016	8/30/2016	5/24/2016			
Price Per Sq.ft.	\$246.91	\$302.81	\$266.69	\$268.75	\$338.34	\$269.87	\$334.45
Initial List Price		\$859,900	\$879,000	\$879,000	\$950,000	\$888,888	\$899,000
Initial List Date		2/25/2016	7/15/2016	1/11/2016	8/25/2016	8/2/2016	4/28/2016
Current/Final List		\$859,900	\$879,000	\$879,000	\$899,995	\$849,000	\$899,000
DOM/CDOM		85 / 85	6 / 6	124 / 124	13 / 13	62 / 62	158 / 158
Sales Type		Fair Market	Fair Market	Fair Market	Fair Market	Fair Market	Fair Market
Living Area	3402	2741	3371	3200	2660	3146	2688
#Rooms/Bed/Bath 1	4 / 2 / 1.0	6 / 4 / 3.0	4 / 2 / 1.0	6 / 4 / 3.0	4 / 2 / 1.0	4 / 2 / 1.0	6 / 4 / 2.0
#Rooms/Bed/Bath 2	4 / 2 / 1.0	6 / 4 / 3	4 / 2 / 1	6 / 4 / 3	4 / 2 / 1	4 / 2 / 1	6 / 4 / 2
#Rooms/Bed/Bath 3			4 / 2 / 1				
#Rooms/Bed/Bath 4							
Year Built	1921	1910	1937	2016	1927	1930	2004
Bsmnt SF/% Finished							
Lot Size	0.17ac	0.16ac	0.19ac	0.10ac	0.15ac	0.08ac	0.15ac
Property Type	2 unit	2 unit	3 unit	2 unit	2 unit	2 unit	2 unit
Style / Quality	2-Story Conv / Q4	2-Story Conv / Q5	2-Story Conv / Q5	2-Story Conv / Q5	Single Story / Q5	2-Story Conv / Q5	Single Story / Q5
# of Units	2	2	3	2	2	2	2
Condition	C2	C2	C2	C1	C2	C2	C2
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	No / No / No	Yes / No / No	No / No / No
Fireplace	Yes	Yes	Yes	Yes	Yes	Yes	No
Garage	None	None	4 Attached	None	2 Detached	None	None
Other Features	Cul-de-sac	None	None	None	None	None	None
Subdivision	None	None	None	None	None	None	None
Rent Potential	\$4,000	\$5,500	\$4,200	\$5,400	\$5,000	\$5,000	\$5,200
Annual Gross Income	\$48,000	\$66,000	\$50,400	\$64,800	\$60,000	\$60,000	\$62,400
Likely Sale Price					\$854,995	\$806,550	\$854,050
Gross Rent Multiplier	17.50	1.57	1.83	1.27	1.24	1.44	1.68
School District	Los Angeles Unified	Los Angeles Unified	Los Angeles Unified	Los Angeles Unified	Los Angeles Unified	Los Angeles Unified	Los Angeles Unified
Data Source - ID	County Tax - 5059-018-034	MLS - 16100118	MLS - SR16154584	MLS - 16970911	MLS - 16156764	MLS - 16149698	MLS - MB16089230

<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	<input type="text" value="\$840,000"/>	<input type="text" value="\$840,000"/>	<input type="text" value="\$550,000"/>
Recommended List Price	<input type="text" value="\$859,000"/>	<input type="text" value="\$859,000"/>	
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
2420 7th Avenue	Los Angeles	4	2	0.17ac		1921		
2215 CRENSHAW BL	Los Angeles	8	6	0.16ac	6/3/2016	1910	\$830,000	0.47 Miles
5060 W 20th St	Los Angeles	6	3	0.19ac	8/30/2016	1937	\$899,000	1.5 Miles
2501 EXPOSITION PI	Los Angeles	8	6	0.10ac	5/24/2016	2016	\$860,000	1.09 Miles
2941 9TH Ave	Los Angeles	4	2	0.15ac	8/25/2016	1927	\$899,995	0.44 Miles
3209 W 16TH PI	Los Angeles	4	2	0.08ac	8/2/2016	1930	\$849,000	0.63 Miles
1927 3rd Ave	Los Angeles	8	4	0.15ac	4/28/2016	2004	\$899,000	0.42 Miles

**Neighborhood Data:**

Location Type:  Market Trend:  Economic Trend:  Neighborhood Trend:

Housing Supply:  Crime/Vandalism:  REO Driven?:  Avg Age of Home:

Sale to List Ratio:  Neighborhood Pride of Ownership:  Avg Marketing Time of Comparable Listings:

Price Range:  to  Median Price:  Predominate Value:  Average DOM:

% Owners:  % Tenants:  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	Inferior, it has a smaller GLA. It's similar in location, condition, age, style and lot size.
Sale 2 Comments	Superior, it consists of 3 units and has a larger lot size and has 4 car garage. Similar in condition, GLA.
Sale 3 Comments	Selected because of its similar size. Brand new property, however it has a smaller lot size. Similar in location, GLA.
List 1 Comments	Similar to subject in room count, location, age, condition.
List 2 Comments	Similar in GLA, room count, location and condition. However it's over priced due to its smaller lot size.
List 3 Comments	Superior, it's newer built home. It's similar in condition, location, appeal.

**Comments:**

Service Provider Comments:

I have relied on tax records for the purposes of my analysis. Subject is located on a cul-de-sac, on residential street, in a residential neighborhood. No physical, functional, or external inadequacies were observed. As per special instructions, this report assumes subject is in good condition, and updated and comps in good condition were selected. Greatest weight was given to location, than to condition, size, age. Subject is unique to the neighborhood in size and for bedroom and bathroom count. Largest available comps selected. Equal weight was given to sold comps and to active listings.

Vendor Comments:

Service Provider  
Signature

/s/ Gilbert Begijani

Service Provider  
Company

Elite REO Services

BPO Effective Date

10/3/2016

Service Provider Lic.  
Num.

01715321

**Repairs**

Recommended Repairs would bring the subject to:

<b>Internal Repairs</b>		<b>Comment</b>	<b>Total</b>
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
<b>External Repairs</b>		<b>Comment</b>	<b>Total</b>
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

**2420 7th Avenue  
Los Angeles, CA 90018**



Address



Side



Side



Street



Street



View across street



**Comparable Sale #1**

2215 CRENSHAW BL  
Los Angeles, CA 90016  
Sale Date: 6/3/2016  
Sale Price: \$830,000



**Comparable Sale #2**

5060 W 20th St  
Los Angeles, CA 90016  
Sale Date: 8/30/2016  
Sale Price: \$899,000



**Comparable Sale #3**

2501 EXPOSITION PI  
Los Angeles, CA 90018  
Sale Date: 5/24/2016  
Sale Price: \$860,000





**Comparable Listing #1**

2941 9TH Ave  
Los Angeles, CA 90018  
Current List: \$899,995



**Comparable Listing #2**

3209 W 16TH PI  
Los Angeles, CA 90019  
Current List: \$849,000



**Comparable Listing #3**

1927 3rd Ave  
Los Angeles, CA 90018  
Current List: \$899,000

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