

# Broker Price Opinion

Property Address: 3531 El Sereno Ave	Vendor ID: 4568559
City, State, Zip: Los Angeles, CA 90032	Deal Name:
Loan Number: 3531ELSERENOAVE	Inspection Date: 6/26/2018
2nd Loan / Client #:	Subject APN: 5213-001-010

Property Occupancy Status: Owner	Does the Property Appear Secure?: Yes	Est. Monthly Rent: \$2,820	Sold in the last 12 Months?: No
Currently Listed: Yes	Currently List Broker: Keller Williams Realty	List Broker Contact #: 6262043300	Initial List Price: \$475,000
	Initial List Date: 6/13/2018	Current List Price: \$475,000	DOM / CDOM: 13 / 13
Is the Subject Listing Currently Pending?: Yes	Date of Contract: 6/22/2018	CDOM to Contract: 4	Sale Price:
			Sale Date:

### Subject Property Comments / External Influences

All information was gathered from Appraisal.

	Subject	Sold Comp 1	Sold Comp 2	Sold Comp 3	List Comp 1	List Comp 2	List Comp 3
Address	3531 El Sereno Ave Los Angeles, CA 90032	4209 Van Horne Ave Los Angeles, CA 90032	3314 Dorchester Ave Los Angeles, CA 90032	3551 Hillview Pl Los Angeles, CA 90032	3330 Edloft Ave Los Angeles, CA 90032	2809 W Hellman Av Alhambra, CA 91803	3516 Linda Vista Ter Los Angeles, CA 90032
Proximity		0.72 Miles	0.87 Miles	0.57 Miles	0.39 Miles	1.8 Miles	0.47 Miles
Sale/List Price		\$755,000	\$762,000	\$635,000	\$645,000	\$770,000	\$677,000
Sale Date		6/21/2018	5/22/2018	2/2/2018	active	active	active
Price Per Sq.ft.	\$563.88	\$690.13	\$590.70	\$612.93	\$606.20	\$533.98	\$602.31
Initial List Price	\$475,000	\$699,000	\$699,000	\$645,000	\$620,000	\$800,000	\$699,000
Initial List Date	6/13/2018	5/10/2018	4/20/2018	11/16/2017	5/21/2018	4/18/2018	5/22/2018
Current/Final List	\$475,000	\$699,000	\$699,000	\$645,000	\$645,000	\$770,000	\$677,000
DOM/CDOM	13 / 13	42 / 42	32 / 32	78 / 78	36 / 36	69 / 69	35 / 35
Sales Type		Fair Market	Fair Market	Fair Market	Fair Market	Fair Market	Fair Market
Finance Incentives	Conventional	Conventional	Conventional	Conventional	Conventional	Conventional	Conventional
Living Area	1268	1094	1290	1036	1064	1442	1124
#Rooms/Bed/Bath 1	6 / 3 / 1	7 / 3 / 2	7 / 3 / 2	8 / 3 / 3	6 / 2 / 2	7 / 3 / 2	7 / 3 / 2
Year Built	1921	1921	1929	1928	1924	1937	1924
Bsmnt SF/% Finished							
Lot Size	0.17ac	0.15ac	0.11ac	0.11ac	0.14ac	0.14ac	0.18ac
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	Mountain	Residential	Residential
Porch/Patio/Deck	No / Yes / No	No / Yes / No	No / Yes / No	No / Yes / No	No / Yes / Yes	No / Yes / No	No / Yes / No
Fireplace	No	No	No	No	No	Yes	No
Garage	2 Detached	None	2 Detached	2 Detached	1 Detached	2 Attached	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	Unavailable	Silver Lake-echo Park	Unavailable	Pasadena Villa	Mariposa	Unavailable	El Sereno
School District	Los Angeles	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 - 818002885	MLS - 18342636	MLS - AR18088163	MLS - DW17260259	MLS - TR18116914	MLS - SR18089936	MLS - AR18121328

**Market Time 30-90 days**

**As-Is Price Estimate**

**As-Repaired Price Estimate**

**Land Only Price**

Anticipated Sale Price

**\$715,000**

**\$715,000**

**\$500,000**

Recommended List Price

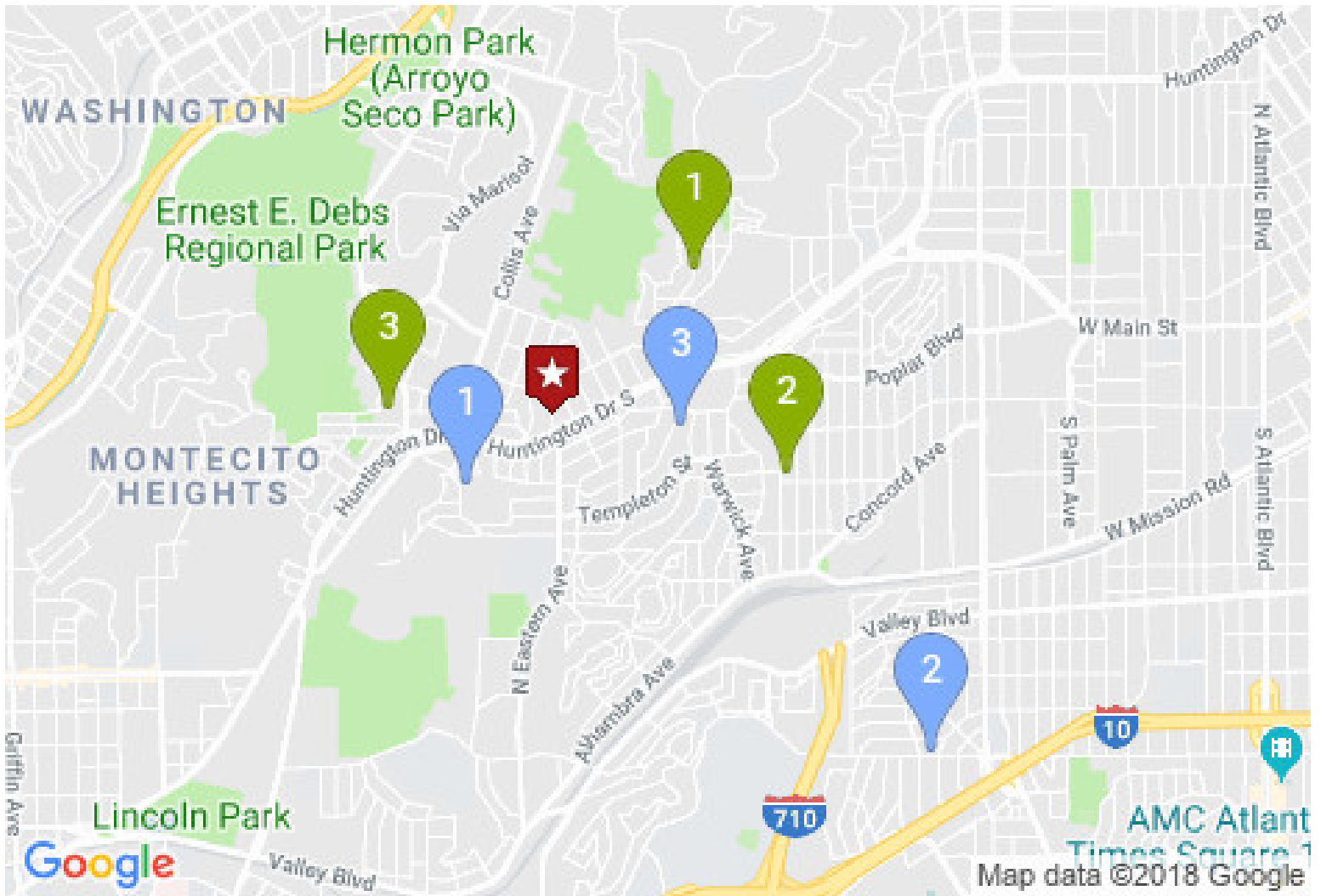
**\$720,000**

**\$720,000**

Recommended Sales Strategy:

As - Is

Repaired



	Address	City	BR	BA	Lot Size	Sale/List Date	Year Built	Sale/List Price	Distance
•	3531 El Sereno Ave	Los Angeles	3	1	0.17ac		1921		
1	4209 Van Horne Ave	Los Angeles	3	2	0.15ac	6/21/2018	1921	\$755,000	0.72 Miles
2	3314 Dorchester Ave	Los Angeles	3	2	0.11ac	5/22/2018	1929	\$762,000	0.87 Miles
3	3551 Hillview Pl	Los Angeles	3	3	0.11ac	2/2/2018	1928	\$635,000	0.57 Miles
1	3330 Edloft Ave	Los Angeles	2	2	0.14ac	5/21/2018	1924	\$645,000	0.39 Miles
2	2809 W Hellman Av	Alhambra	3	2	0.14ac	4/18/2018	1937	\$770,000	1.8 Miles
3	3516 Linda Vista Ter	Los Angeles	3	2	0.18ac	5/22/2018	1924	\$677,000	0.47 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 equal in age / bedroom count, it is similar in lot size but it is inferior in GLA and it is superior in bathroom count.
Sale 2 Comments	It is similar in age, it is slightly bigger in GLA, it is equal in bedroom count but it is inferior in lot size.
Sale 3 Comments	In order to provide comparable that has been remodeled per client instructions I was forced to expand the search out to 15% variance in GLA and had to use this comparable too different in bathroom count. It is inferior in GLA / lot size, it is superior in room count.
List 1 Comments	In order to provide comparable that has been remodeled per client instructions I was forced to expand the search out to 15% variance in GLA. It is similar in age / lot size but it is inferior in GLA.
List 2 Comments	I was forced to expand the search out to 1.80 miles in order to bracket range price and square footage in GLA. It is superior in age / GLA / bathroom count but it is similar in lot size and it is equal in bedroom count.
List 3 Comments	It is similar in lot size / age / style, it is equal in bedroom count but it is inferior in GLA.

**Comments:**

## Service Provider Comments:

According to the client instructions I provide only comps that are in fully renovated condition because he is 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 I had to expand the search out to 1.80 miles, 4 months, 5 years, 15% variance in GLA, 20% variance in lot size and 20% variance in 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.

## Vendor Comments:

Service Provider  
Signature

/s/ Victor Pereda

Service Provider  
Company

Vianso Corporation

BPO Effective Date

6/27/2018

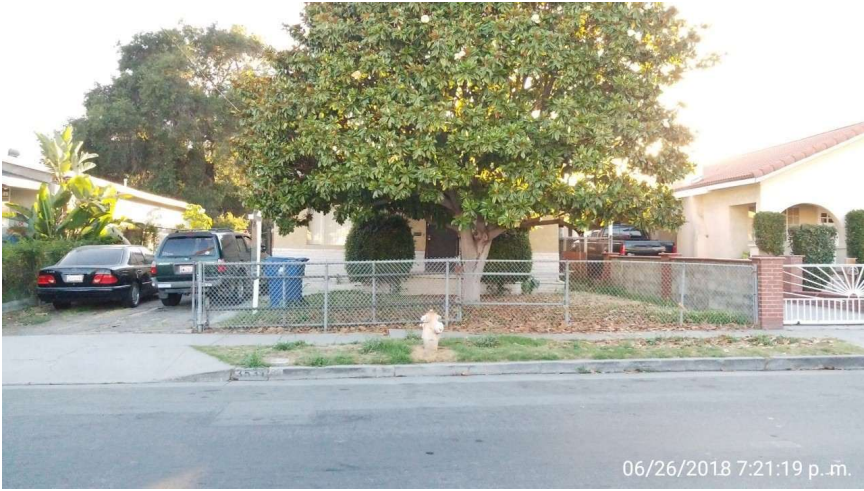
Service Provider Lic.  
Num.

01453059

**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:			
<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:			
Repair Total:			



Subject Front

**3531 El Sereno Ave  
Los Angeles, CA 90032**

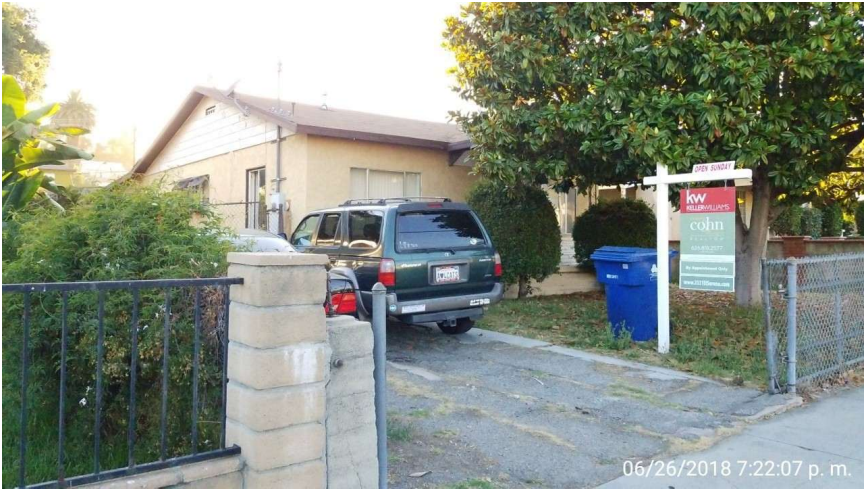


Address



Side

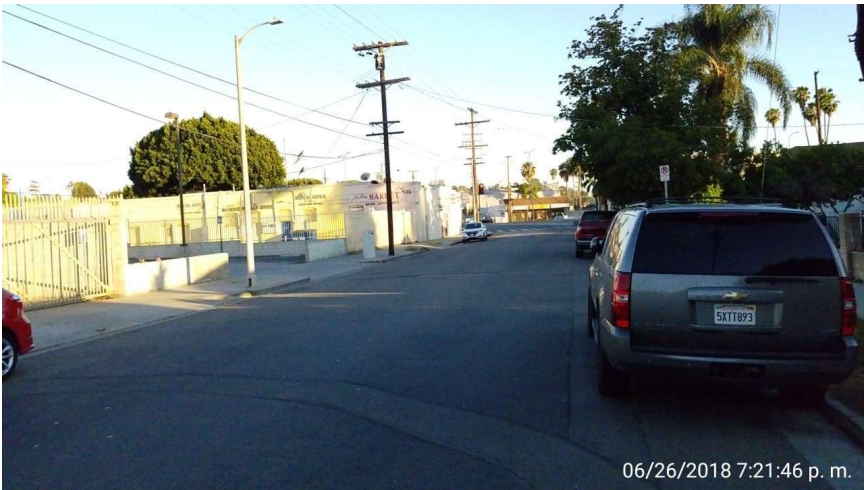




Side



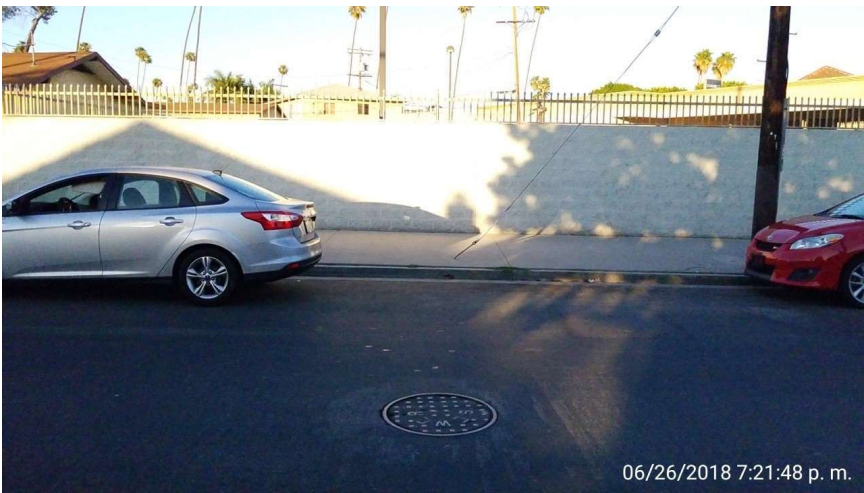
Street



Street



Interior (Other)



View across street





**Comparable Sale #1**

4209 Van Horne Ave  
Los Angeles, CA 90032  
Sale Date: 6/21/2018  
Sale Price: \$755,000



**Comparable Sale #2**

3314 Dorchester Ave  
Los Angeles, CA 90032  
Sale Date: 5/22/2018  
Sale Price: \$762,000



**Comparable Sale #3**

3551 Hillview Pl  
Los Angeles, CA 90032  
Sale Date: 2/2/2018  
Sale Price: \$635,000



**Comparable Listing #1**

3330 Edloft Ave  
Los Angeles, CA 90032  
Current List: \$645,000



**Comparable Listing #2**

2809 W Hellman Av  
Alhambra, CA 91803  
Current List: \$770,000



**Comparable Listing #3**

3516 Linda Vista Ter  
Los Angeles, CA 90032  
Current List: \$677,000

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