



BROKER'S PRICE OPINION - FAS FORM 201

Loan Number:		Borrower:		APN/Tax ID#:	
Street Address:		City:		State:	Zip Code:

Estimated Market Time:	(90 Days)		(90 Days)		(30 Days)		(90 Days)	
Suggested List Price:	As Is List:		As Repaired List:		Quick Sale:		Land:	
Estimated Sales Price:	As Is Sale:		As Repaired Sale:		Quick Sale:		Land:	

Description:				Estimate:	
Description:				Estimate:	
Description:				Estimate:	
Description:				Estimate:	
Description:				Estimate:	
Lender Required Property Repairs:		Contribution of Value:		Estimate Total:	
Explain Required Repairs:					

[illegible]

	PROPERTY STATUS	
	Vacant:	
	Vandalized:	
	Locked/Secured:	
	Winterized:	

- Indicates the comparable considered most similar in value to subject

Comparable Sale Address	Type	Cond	Prox	Sq Ft	BR	Bath	Lot Sz	Gar	Bsmnt	Year	LP	SP	Sale Date	\$PSF	DOM

- Indicates the comparable considered most similar in value to subject

Active Comparable Address	Type	Cond	Prox	Sq Ft	BR	Bath	Lot Sz	Gar	Bsmnt	Year	Orig LP	Curr LP	\$PSF	DOM

Name:	Firm Name:	Phone Number:	Subject MLS #:
-------	------------	---------------	----------------

Number of similar listings within 1 mile:		Listing price range:		-	Pride of Ownership:		
Avg marketing time for comparable sales:				Avg marketing time for comparable listings:			
Construction nearby?	Distance:	Construction Price Range:		-	Neighborhood Trend:		
Neighborhood Trend Rate: % monthly		Rental Market: Lease potential \$ month			REO competition Price Range:		-
Special Assessments/Homeowner Dues?			Amount:		Population Density:		
Management Co Name:		Management Co Phone:			Mello Roos Fees?		
Yearly Property Taxes: \$		Current:					
Neighborhood factors that would detract from subject:							

Broker Firm Name:		Preparer:		Inspection Date:	
Broker Tax ID#:		Report Date:		FAS Review Date:	
Prox to subject:		Explanation:			



FINANCIAL ASSET SERVICES, INC.

Subject Photo Addendum

Client Name:	
Subject Property:	



Subject Front Photo



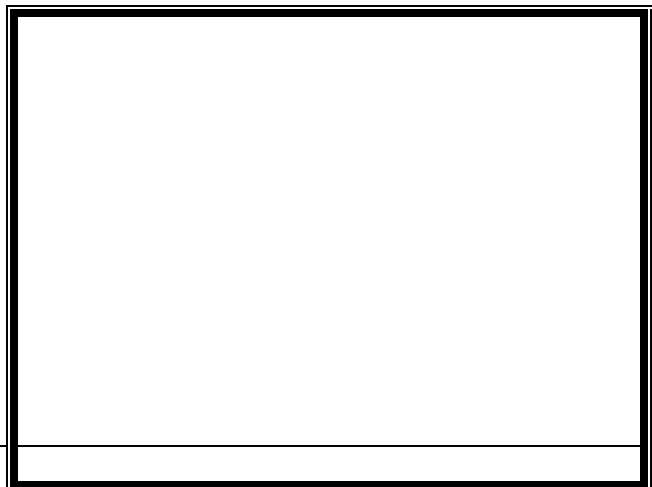
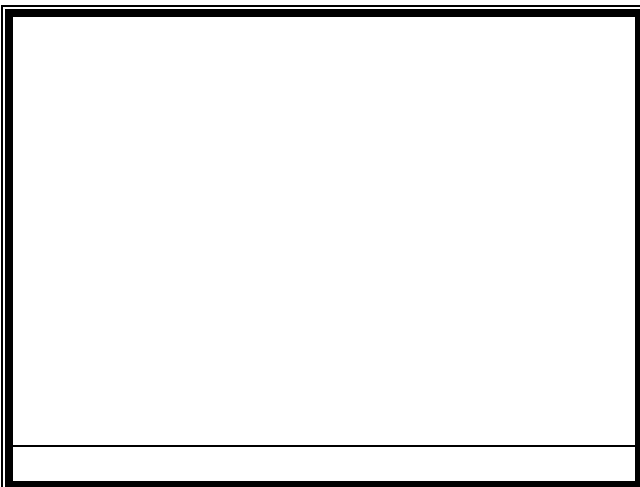
House Number Identification



Subject Side Photo



Subject Street Photo





FINANCIAL ASSET SERVICES, INC.

Comparable Photo Addendum

Client Name:	
Loan Number:	
Subject Property:	



List Comp 1



Sold Comp 1



List Comp 2



Sold Comp 2



List Comp 3

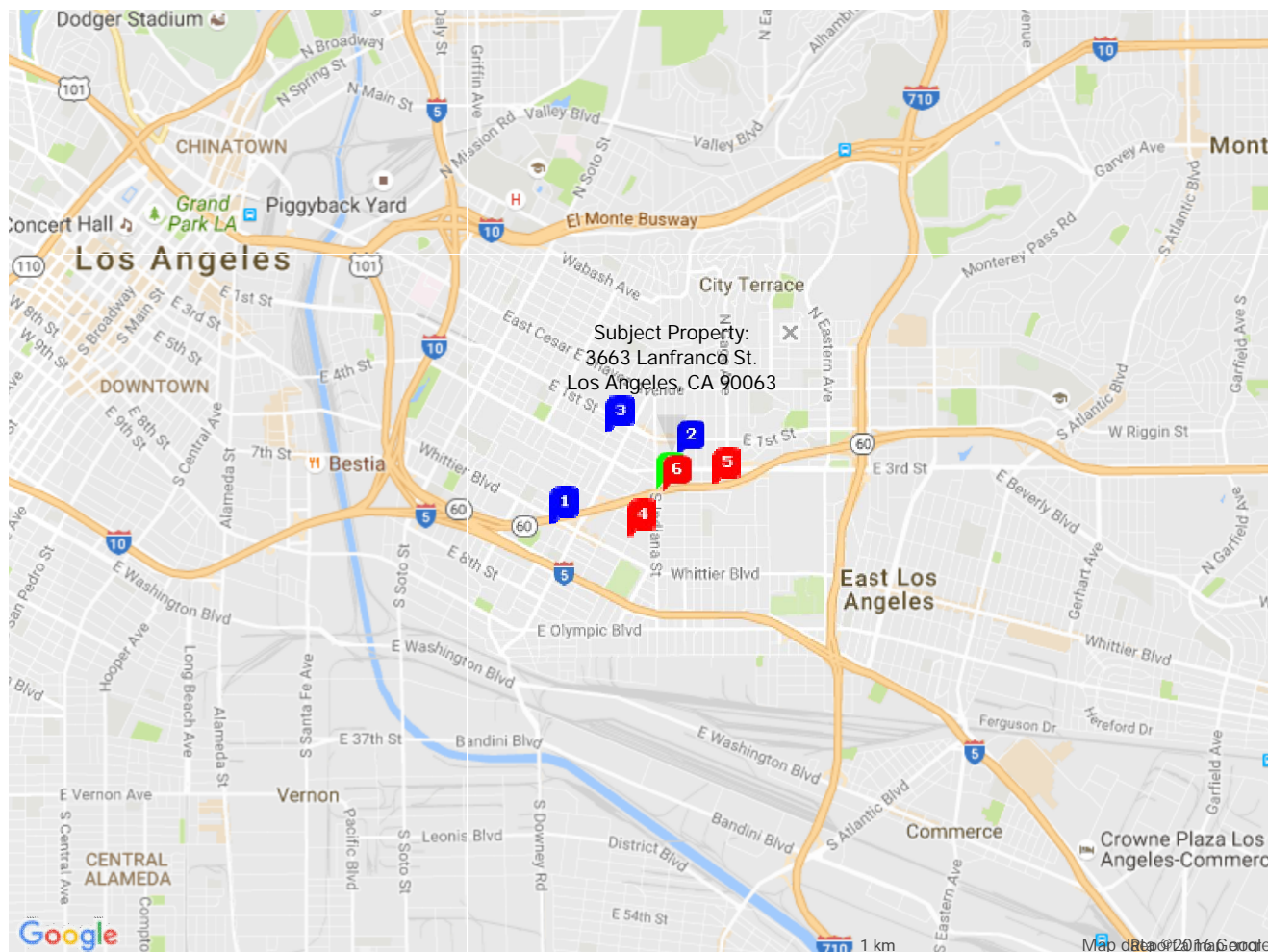


Sold Comp 3

"Due to Federal MSA and/or municipal limitations, location maps may not be available in some rural and newer communities."



PROXIMITY MAP: 3663 LANFRANCO ST. LOS ANGELES, CA 90063



LISTING LEGEND AND INFORMATION



SUBJECT PROPERTY

STREET ADDRESS

3663 Lanfranco St.

ZIP CODE

90063

PROXIMITY

0 MI

STATUS

* Address Verified



COMPARABLE LISTING

938 S Bernal Ave

90023

0.7mi

* Address Verified



COMPARABLE LISTING

3718 E 3rd St

90063

0.2mi

* Address Verified



COMPARABLE LISTING

215 S Lorena St

90063

0.5mi

* Address Verified



COMPARABLE SALE

3648 Percy St

90023

0.3mi

* Address Verified



COMPARABLE SALE

489 Nassau Ct

90063

0.3mi

* Address Verified



COMPARABLE SALE

3659 Lanfranco St

90063

0.1mi

* Address Verified

* THIS COMPARABLE SALE OR LISTING IS NOT SHOWN HERE DUE TO THE ABILITY TO BE GEOCODED.

* THE ADDRESS FOR THIS COMPARABLE SALE OR LISTING HAS BEEN VERIFIED AND GEOCODED.

ALL COMPARABLE SALES AND LISTINGS PROXIMITY DATA HAS BEEN PROVIDED BY THE ASSIGNED AGENT.

3663 Lanfranco ST
LOS ANGELES, Ca 90063

2
of Units

1,511
Sqft

5,012
Lot Size

Income
LP \$420,000

\$
Active-
Contract



Area	2081 Other (LCOTH)
Subdivision	
List Price Per Sqft	\$277.96
Vacancy	
Total Bedrooms	
Total Bathrooms	
MLS#	PW16082862MR
APN	5238-002-025

Type	# of Units	Bedrooms	Baths	Furnished	Rent	Actual Rent	Projected Rent
Unit 1	1	2	1.00	No	\$0.00	\$0.00	\$1,200.00
Unit 2	1	3	1.00	No	\$1,320.00	\$0.00	\$1,320.00

Directions: Cross Streets: S Indiana St / Lanfranco St

Remarks: Calling all investors! Do you dream of building your own Real Estate empire? Look no further than 3663 Lanfranco Street, an expansive duplex seeking its next owner. Featuring two detached units on one lot, each with separate gas and electric meters, this is the perfect opportunity to live in one unit and rent out the other. The front unit lives as a two bedroom, two bathroom and has laundry hookups off the kitchen and a quaint front porch. The back unit has three bedrooms. Located close to Boyle Heights with convenient access to major freeways. This could be the cornerstone of your investment portfolio!

Agent Remarks: Multiple offers, highest and best due Wednesday 4/27 by 5PM. Rear unit is occupied. Do not disturb tenants. Property sold as-is. Title represents 5Bd/2Bth. Buyer to verify bedroom and bathroom count and square footage. All income and expense information is estimated, Buyer to verify. For all questions, please contact the Corporate Listing team at 562-265-9912 or REO@AndersonREG.com. Please write all offers on CAR form RIPA. Please email all offers, preapproval, and proof of funds to REO@AndersonREG.com. Corporate owned, please allow time for response. Sale subject to corporate addendum.

Showing Remarks: Back Unit Is Occupied. Do not disturb tenants. Front unit has a house sitter. Please call 800-SHOWING (800-746-9464) to schedule a showing. Call First

Income Details		Structure Info		Contract Info		DOM 15
Scheduled or Actual		Type of Units		List Date	04-20-2016	
Rent Control %		Year Built/Source	1954/Assessor	List Price	\$420,000	
GOI		Stories		Orig List Price	\$420,000	
Total Expense	\$0	Buildings		Status Date	05-05-2016	
NOI	\$0	Security		Change Date/Type	05-05-2016/Looking for Backup	
Gross Income		Sewer		Sale Type	Standard	
Cap Rate		Style		CSO	2.500%	
GRM		Prop Condition		Listing Type	Exclusive Right To Sell	
Actual AGR		View				
Actual GAI		Water				
Land/Parking Info		Community/Development		Showing Info		
Zoning		Complex/Assoc Name		Contact Name		
Addl Parcel		Tax Mello Roos		Contact Phone		
Rent Control	No	Mgmt. Co. Name		Occupancy/Show	Back Unit Is Occupied. Do not disturb tenants. Front unit has a house sitter. Please call 800-SHOWING (800-746-9464) to schedule a showing. Call First	
Land Type		Mgmt. Co. Phone		Lockbox Location	Gas Meter	
Parking Type	Driveway, Uncovered	Oth. Mgmt. Co. Name		Lockbox Type	Supra	
Total Parking	0	Oth. Mgmt. Co. Phone		Occupant Type		
Covered Parking						
Uncovered Parking						

Jeff Anderson
Keller Williams Pacific Estate
LA1 CalBRE#: 01729514

Phone / Cell	p: 562-513-7884 / c: 562-513-7884
Email	MLS@AndersonREG.com
Office Phone	562-513-7800

Broker/Agent does not guarantee the accuracy of the square footage, lot size or other information concerning the conditions or features of the property provided by the seller or obtained from Public Records or other sources. Buyer is advised to independently verify the accuracy of all information through personal inspection and with appropriate professionals. MLSPLUS™ Copyright © 2016 by TheMLS™. Information deemed reliable but not guaranteed. Presented by: Lino Ponce CalBRE# 01790366