

Broker Price Opinion

 Exterior Inspection
 Interior Inspection

Property Address: 6152 Mesa Ave	Vendor ID: 4562506
City, State, Zip: Los Angeles, CA 90042	Deal Name:
Loan Number: 6152 Mesa Ave	Inspection Date: 6/13/2018
2nd Loan / Client #:	Subject APN: 5484-026-018

Property Occupancy Status: Owner	Does the Property Appear Secure?: Yes	Est. Monthly Rent: \$3,140	Sold in the last 12 Months?: No
Currently Listed: Yes	Currently List Broker: Choice Real Estate	List Broker Contact #: 5622832010	Sale Price:
Initial List Price: \$789,900	Initial List Date: 4/16/2018	Current List Price: \$789,900	Sale Date:
DOM / CDOM: 58 / 58	Is the Subject Listing Currently Pending?: Yes	Date of Contract: 4/28/2018	CDOM to Contract: 46

Subject Property Comments / External Influences
 None

	Subject	Sold Comp 1	Sold Comp 2	Sold Comp 3	List Comp 1	List Comp 2	List Comp 3
Address	6152 Mesa Ave Los Angeles, CA 90042	6206 Mount Angelus Pl Los Angeles, CA 90042	6170 Outlook Ave Los Angeles, CA 90042	123 Monterey Rd South Pasadena, CA 91030	5022 Granada St Highland Park, CA 90042	4225 Division St Los Angeles, CA 90065	1106 N Avenue 54 Los Angeles, CA 90042
Proximity		0.19 Miles	0.1 Miles	0.89 Miles	1.01 Miles	1.78 Miles	0.59 Miles
Sale/List Price		\$757,000	\$810,000	\$790,000	\$790,000	\$825,000	\$749,000
Sale Date		2/22/2018	12/28/2017	5/10/2018	pending	active	active
Price Per Sq.ft.	\$799.39	\$719.58	\$761.28	\$918.60	\$685.76	\$714.29	\$823.08
Initial List Price	\$789,900	\$629,000	\$789,000	\$749,000	\$790,000	\$825,000	\$749,000
Initial List Date	4/16/2018	2/22/2018	11/14/2017	3/26/2018	5/4/2018	3/26/2018	6/7/2018
Current/Final List	\$789,900	\$629,000	\$789,000	\$749,000	\$790,000	\$825,000	\$749,000
DOM/CDOM	58 / 58	38 / 38	44 / 44	45 / 45	40 / 40	79 / 79	6 / 6
Sales Type		Fair Market	Fair Market	Fair Market	Fair Market	Fair Market	Fair Market
Finance Incentives	Cash	Cash	Conventional	Cash	Cash	Cash	Cash
Living Area	982	1052	1064	860	1152	1155	910
#Rooms/Bed/Bath 1	5 / 2 / 1	6 / 2 / 2	5 / 2 / 1	6 / 2 / 2	7 / 3 / 2	7 / 3 / 2	6 / 3 / 1
Year Built	1906	1924	1923	1908	1920	1951	1921
Bsmnt SF/% Finished							
Lot Size	0.25ac	0.05ac	0.11ac	0.07ac	0.10ac	0.11ac	0.12ac
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	Skyline/City Lights	Skyline/City Lights	Skyline/City Lights	Residential	Mountain	Mountain	Residential
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	Yes	No	Yes	No	No	No	Yes
Garage	1 Attached	1 Attached	1 Attached	None	2 Detached	2 Attached	2 Detached
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	Mesa Village	Not Available	Mesa Village	Not Available	Not Available	Traditional	Not Available
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 - PW18029557	MLS - 18303352	MLS - DW17257999	MLS - 818001354	MLS - SR18104796	MLS - WS18069018	MLS - 18351716

Market Time 90-120 days

As-Is Price Estimate

As-Repaired Price Estimate

Land Only Price

Anticipated Sale Price

\$785,000

\$785,000

\$235,500

Recommended List Price

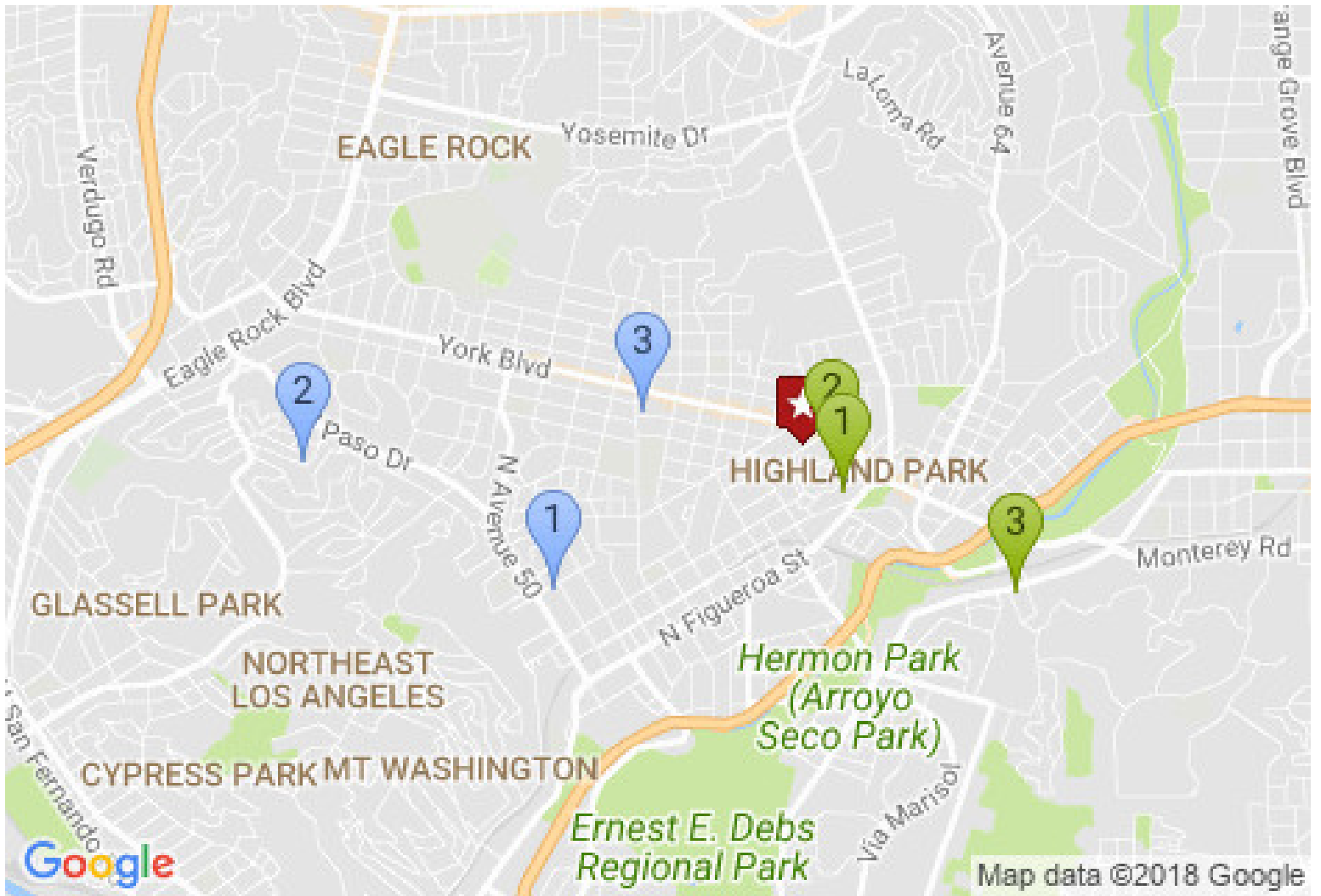
\$800,000

\$800,000

Recommended Sales Strategy:

As - Is

Repaired



	Address	City	BR	BA	Lot Size	Sale/List Date	Year Built	Sale/List Price	Distance
•	6152 Mesa Ave	Los Angeles	2	1	0.25ac		1906		
1	6206 Mount Angelus Pl	Los Angeles	2	2	0.05ac	2/22/2018	1924	\$757,000	0.19 Miles
2	6170 Outlook Ave	Los Angeles	2	1	0.11ac	12/28/2017	1923	\$810,000	0.1 Miles
3	123 Monterey Rd	South Pasadena	2	2	0.07ac	5/10/2018	1908	\$790,000	0.89 Miles
1	5022 Granada St	Highland Park	3	2	0.10ac	5/4/2018	1920	\$790,000	1.01 Miles
2	4225 Division St	Los Angeles	3	2	0.11ac	3/26/2018	1951	\$825,000	1.78 Miles
3	1106 N Avenue 54	Los Angeles	3	1	0.12ac	6/7/2018	1921	\$749,000	0.59 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	Comparable superior in Gross Living Area and bathroom count. It is equal in bedroom count and inferior in lot size.
Sale 2 Comments	Comparable superior in Gross Living Area. It is equal in bedroom and bathroom count and inferior in lot size.
Sale 3 Comments	Comparable inferior in Gross Living Area and lot size. It is equal in bedroom and superior in bathroom count.
List 1 Comments	Comparable superior in Gross Living Area, bedroom and bathroom count. It is inferior in lot size.
List 2 Comments	Comparable superior in Gross Living Area, bedroom and bathroom count. It is inferior in lot size.
List 3 Comments	Comparable inferior in Gross Living Area and lot size. It is superior in bedroom and equal in bathroom count.

Comments:

Service Provider Comments:

After using the standard guidelines for comparable search criteria, 2 properties were found, 1 sale and 1 listing. From these comps only was able to use 1 Sale on the report. Due to the limited comps I had to expand the search to 2 miles radius, 40% in lot size and 30 years in order to provide more comps that I could use on the report. The subject is currently listed for sale with 58 DOM's and according to the MLS, the subject was completely remodeled and all comps used are in the same condition as the subject. Per Trulia.com market trends in subject city is Improving. 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.

Vendor Comments:

Service Provider
Signature

/s/ Victor Pereda

Service Provider
Company

Vianso Corporation

BPO Effective Date

6/14/2018

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

**6152 Mesa Ave
Los Angeles, CA 90042**



Address



Side



Side



Street



Street



View across street



Comparable Sale #1

6206 Mount Angelus Pl
Los Angeles, CA 90042
Sale Date: 2/22/2018
Sale Price: \$757,000



Comparable Sale #2

6170 Outlook Ave
Los Angeles, CA 90042
Sale Date: 12/28/2017
Sale Price: \$810,000



Comparable Sale #3

123 Monterey Rd
South Pasadena, CA 91030
Sale Date: 5/10/2018
Sale Price: \$790,000



Comparable Listing #1

5022 Granada St
Highland Park, CA 90042
Current List: \$790,000



Comparable Listing #2

4225 Division St
Los Angeles, CA 90065
Current List: \$825,000



Comparable Listing #3

1106 N Avenue 54
Los Angeles, CA 90042
Current List: \$749,000

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