

Broker Price Opinion

 Exterior Inspection
 Interior Inspection

Property Address: 2665 S. Longwood	Vendor ID: 4638667
City, State, Zip: Los Angeles, CA 90016	Deal Name:
Loan Number: 000822	Inspection Date: 9/17/2018
2nd Loan / Client #:	Subject APN: 5049-005-004

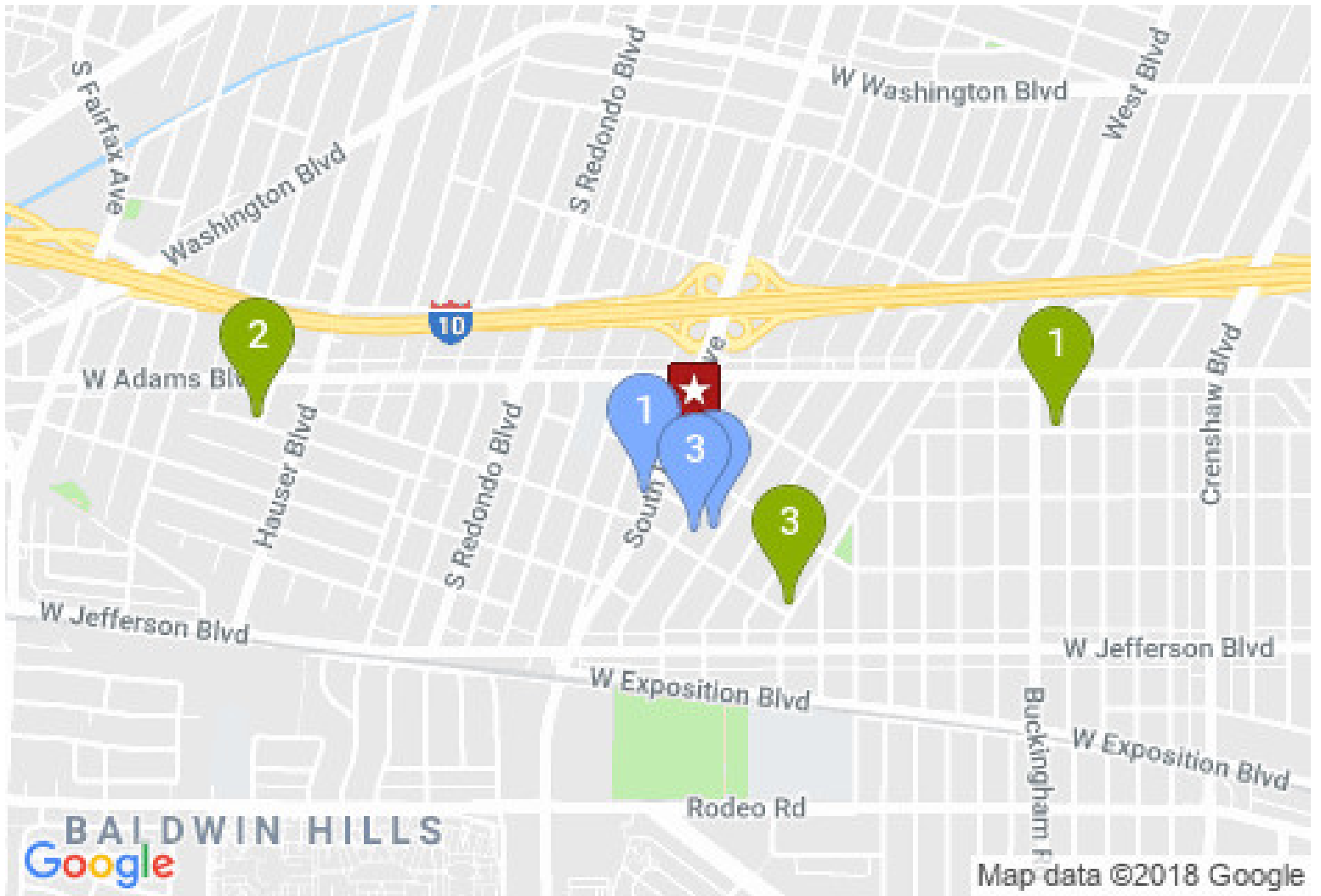
Property Occupancy Status: Owner	Does the Property Appear Secure?: Yes	Est. Monthly Rent: \$2,600	Sold in the last 12 Months?: No
Currently Listed: Yes	Currently List Broker: Sigma Realty	List Broker Contact #: 7144229814	Sale Price:
Initial List Price: \$575,000	Initial List Date: 6/19/2018	Current List Price: \$575,000	DOM / CDOM: 90 / 90
Is the Subject Listing Currently Pending?: Yes	Date of Contract: 6/19/2018	CDOM to Contract: 90	Sale Date:

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	2665 S. Longwood Los Angeles, CA 90016	2805 S La Brea Ave Los Angeles, CA 90016	2833 S Rimpau Blvd Los Angeles, CA 90016	2844 West View St Los Angeles, CA 90016	4511 W 28th St Los Angeles, CA 90016	5557 Carlin St Los Angeles, CA 90016	3055 Vineyard Ave Los Angeles, CA 90016
Proximity		0.13 Miles	0.17 Miles	0.17 Miles	0.64 Miles	0.77 Miles	0.34 Miles
Sale/List Price		\$579,000	\$595,000	\$625,000	\$640,000	\$599,000	\$640,000
Sale Date		4/11/2018	6/5/2018	4/25/2018	active	active	active
Price Per Sq.ft.	\$462.25	\$491.09	\$546.88	\$490.58	\$604.34	\$608.74	\$629.92
Initial List Price	\$575,000	\$579,000	\$600,000	\$615,900	\$650,000	\$599,000	\$640,000
Initial List Date	6/19/2018	2/28/2018	5/2/2018	2/15/2018	8/4/2018	8/10/2018	8/4/2018
Current/Final List	\$575,000	\$579,000	\$550,000	\$615,900	\$640,000	\$599,000	\$640,000
DOM/CDOM	90 / 90	7 / 7	58 / 58	8 / 8	44 / 44	9 / 9	72 / 72
Sales Type		Fair Market	Fair Market	Fair Market	Fair Market	Fair Market	Fair Market
Finance Incentives	0	0	0	0	0	0	0
Living Area	1298	1179	1088	1274	1059	984	1016
#Rooms/Bed/Bath 1	8 / 3 / 1	7 / 3 / 2	5 / 2 / 2	6 / 3 / 1	5 / 2 / 1	5 / 2 / 1	6 / 3 / 1
Year Built	1924	1926	1921	1921	1925	1947	1927
Bsmnt SF/% Finished							
Lot Size	0.10ac	0.09ac	0.12ac	0.11ac	0.06ac	0.07ac	0.08ac
Property Type	SF Detach	SF Detach	SF Detach	SF Detach	SF Detach	SF Detach	SF Detach
Style / Quality	Ranch / Q4	Ranch / Q4	Ranch / Q4	Ranch / Q4	Ranch / Q4	Ranch / Q4	Ranch / Q4
# 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	Residential	Residential	Residential	Residential	Residential	Residential	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	No	No	No	No	No	No	No
Garage	None	None	None	None	None	None	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	West La	West La	Unknown	Unknown	Unknown	Unknown	Unknown
School District	Los Angeles	Los Angeles Unified	Los Angeles	Los Angeles	Los Angeles	Los Angeles	Los Angeles

Common Amenities							
Data Source - ID	MLS - PW18146017	MLS - PW18046975	MLS - IV17186077	MLS - 18313952	MLS - IV18186953	MLS - 18374846	MLS - IG18126089

Market Time 90-120 days	As-Is Price Estimate	As-Repaired Price Estimate	Land Only Price
Anticipated Sale Price	\$600,000	\$600,000	\$28,976
Recommended List Price	\$620,000	\$620,000	
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
•	2665 S. Longwood	Los Angeles	3	1	0.10ac		1924		
1	2805 S La Brea Ave	Los Angeles	3	2	0.09ac	4/11/2018	1926	\$579,000	0.13 Miles
2	2833 S Rimpau Blvd	Los Angeles	2	2	0.12ac	6/5/2018	1921	\$595,000	0.17 Miles
3	2844 West View St	Los Angeles	3	1	0.11ac	4/25/2018	1921	\$625,000	0.17 Miles
1	4511 W 28th St	Los Angeles	2	1	0.06ac	8/4/2018	1925	\$640,000	0.64 Miles
2	5557 Carlin St	Los Angeles	2	1	0.07ac	8/10/2018	1947	\$599,000	0.77 Miles
3	3055 Vineyard Ave	Los Angeles	3	1	0.08ac	8/4/2018	1927	\$640,000	0.34 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	Similar lot size, inferior GLA, similar in age, same style and condition, 3 beds 2 bath room plan
Sale 2 Comments	Similar in age, similar lot size, 2 beds 2 bath room plan, same style and condition, inferior GLA
Sale 3 Comments	3 beds 1 bath room plan, similar GLA, similar in age, similar lot size, same style and condition
List 1 Comments	Similar lot size, inferior GLA, similar in age, same style and condition, 2 beds 1 bath room plan
List 2 Comments	Newer in age, similar lot size, 2 beds 1 bath room plan, same style and condition, inferior GLA
List 3 Comments	3 beds 1 bath room plan, inferior GLA, similar in age, similar lot size, same style and condition

Comments:

Service Provider Comments:

Sale 3 and list 3 were given the most weight because they are most proximate to the subject .Search proximity was set within a 1 mile radius of the subject location. Size was set to highlight comps that remain within 30% of the subject and contain an age that remains within 30 years of the subject.Values were based on recent area sales, size, location, current market and condition. As long as home is free major repairs and value are competitive there should be no issue with marketing the property in as-is condition.

Vendor Comments:

Service Provider
Signature

/s/ Mariam Sarukhanyan

Service Provider
Company

Global Realty and Finance

BPO Effective Date

9/17/2018

Service Provider Lic.
Num.

01934667

Repairs

Recommended 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

**2665 S. Longwood
Los Angeles, CA 90016**



Address



Side



Side



Street



Street



View across street



Comparable Sale #1

2805 S La Brea Ave
Los Angeles, CA 90016
Sale Date: 4/11/2018
Sale Price: \$579,000



Comparable Sale #2

2833 S Rimpau Blvd
Los Angeles, CA 90016
Sale Date: 6/5/2018
Sale Price: \$595,000



Comparable Sale #3

2844 West View St
Los Angeles, CA 90016
Sale Date: 4/25/2018
Sale Price: \$625,000



Comparable Listing #1

4511 W 28th St
Los Angeles, CA 90016
Current List: \$640,000



Comparable Listing #2

5557 Carlin St
Los Angeles, CA 90016
Current List: \$599,000



Comparable Listing #3

3055 Vineyard Ave
Los Angeles, CA 90016
Current List: \$640,000

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.