



# Broker Price Opinion

Exterior Inspection  
 Interior Inspection

Property Address: 1639 Golden Gate Ave	Vendor ID: 4641746
City, State, Zip: Los Angeles, CA 90026	Deal Name:
Loan Number: 1639 Golden Gate Ave	Inspection Date: 9/19/2018
2nd Loan / Client #:	Subject APN: 5429-023-009

Property Occupancy Status: Tenant	Does the Property Appear Secure?: Yes	Est. Monthly Rent: \$7,920	Sold in the last 12 Months?: No
Currently Listed: Yes	Currently List Broker: Keller Williams Encino-Sherma	List Broker Contact #: 8183805100	Initial List Price: \$1,499,000
		Initial List Date: 6/18/2018	Current List Price: \$1,200,000
		DOM / CDOM: 89 / 93	Sale Price:
Is the Subject Listing Currently Pending?: Yes	Date of Contract: 9/03/2018	CDOM to Contract: 16	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	1639 Golden Gate Ave Los Angeles, CA 90026	4317 Russell Ave Los Angeles, CA 90027	432 N Westlake Ave Los Angeles, CA 90026	2233 Aaron St Los Angeles, CA 90026	3911 Sunset Dr Los Angeles, CA 90027	1916 Mayview Dr Los Angeles, CA 90027	1412 Westerly Ter Los Angeles, CA 90026
Proximity		1.06 Miles	1.54 Miles	0.86 Miles	0.46 Miles	0.42 Miles	0.48 Miles
Sale/List Price		\$1,282,000	\$1,240,000	\$1,450,000	\$1,298,000	\$1,390,000	\$1,400,000
Sale Date		11/17/2017	5/11/2018	5/5/2018	active	active	pending
Price Per Sq.ft.	\$551.15	\$635.91	\$444.29	\$557.69	\$659.55	\$673.45	\$490.71
Initial List Price	\$1,499,000	\$999,000	\$1,215,000	\$1,499,999	\$1,398,000	\$1,690,000	\$1,400,000
Initial List Date	6/18/2018	10/2/2017	4/6/2018	9/5/2017	8/20/2018	2/7/2018	9/5/2018
Current/Final List	\$1,200,000	\$999,000	\$1,215,000	\$1,449,000	\$1,298,000	\$1,390,000	\$1,400,000
DOM/CDOM	89 / 93	46 / 46	35 / 35	242 / 242	30 / 30	224 / 224	14 / 14
Sales Type		Fair Market	Fair Market	Fair Market	Fair Market	Fair Market	Fair Market
Living Area	2395	2016	2791	2600	1968	2064	2853
#Rooms/Bed/Bath 1	4 / 2 / 1	5 / 2 / 2	4 / 2 / 1	7 / 3 / 3	4 / 2 / 1	3 / 1 / 1	4 / 2 / 1
#Rooms/Bed/Bath 2	4 / 2 / 1	5 / 2 / 2	4 / 2 / 1	7 / 3 / 3	4 / 2 / 1	3 / 1 / 1	4 / 2 / 1
#Rooms/Bed/Bath 3	3 / 1 / 1		6 / 3 / 2			3 / 1 / 1	4 / 2 / 1
#Rooms/Bed/Bath 4							
Year Built	1922	1957	1907	1906	1921	1924	1962
Bsmnt SF/% Finished							
Lot Size	0.18ac	0.15ac	0.13ac	0.17ac	0.09ac	0.10ac	0.11ac
Property Type	3 unit	2 unit	3 unit	2 unit	2 unit	3 unit	3 unit
Style / Quality	Multi-Unit / Q4	Multi-Unit / Q3	Multi-Unit / Q3	Multi-Unit / Q3	Multi-Unit / Q3	Multi-Unit / Q3	Multi-Unit / Q3
# of Units	3	2	3	2	2	3	3
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	Skyline/City Lights	Skyline/City Lights	Residential	Skyline/City Lights
Porch/Patio/Deck	Yes / Yes / No	Yes / Yes / No	Yes / Yes / No	No / Yes / Yes	No / Yes / Yes	No / Yes / Yes	No / Yes / No
Fireplace	Yes	No	No	No	Yes	No	No
Garage	2 Detached	None	None	2 Detached	2 Detached	None	3 Carport
Other Features	NA	NA	NA	NA	NA	NA	NA
Subdivision	Silver Lake-echo Park	Unavailable	Unavailable	Unavailable	Unavailable	Unavailable	Unavailable
Rent Potential	\$7,920	\$7,690	\$7,440	\$8,700	\$7,790	\$8,340	\$8,400
Annual Gross Income	\$95,040	\$92,280	\$89,280	\$104,400	\$93,480	\$100,080	\$100,800
Likely Sale Price					\$38,940	\$41,700	\$42,000
Gross Rent Multiplier	13.89	13.89	13.89	13.89	0.42	0.42	0.42
School District	Los Angeles	Los Angeles	Los Angeles	Los Angeles	Los Angeles	Los Angeles	Los Angeles
Common Amenities		NA	NA	NA	NA	NA	NA
Data Source - ID	County Tax - SR18140518	MLS - 17276278	MLS - 18330460	MLS - 17267104	MLS - SR18202829	MLS - 18311322	MLS - OC18202492

**Market Time 30-90 days**

**As-Is Price Estimate**

**As-Repaired Price Estimate**

**Land Only Price**

Anticipated Sale Price

**\$1,320,000**

**\$1,320,000**

**\$920,000**

Recommended List Price

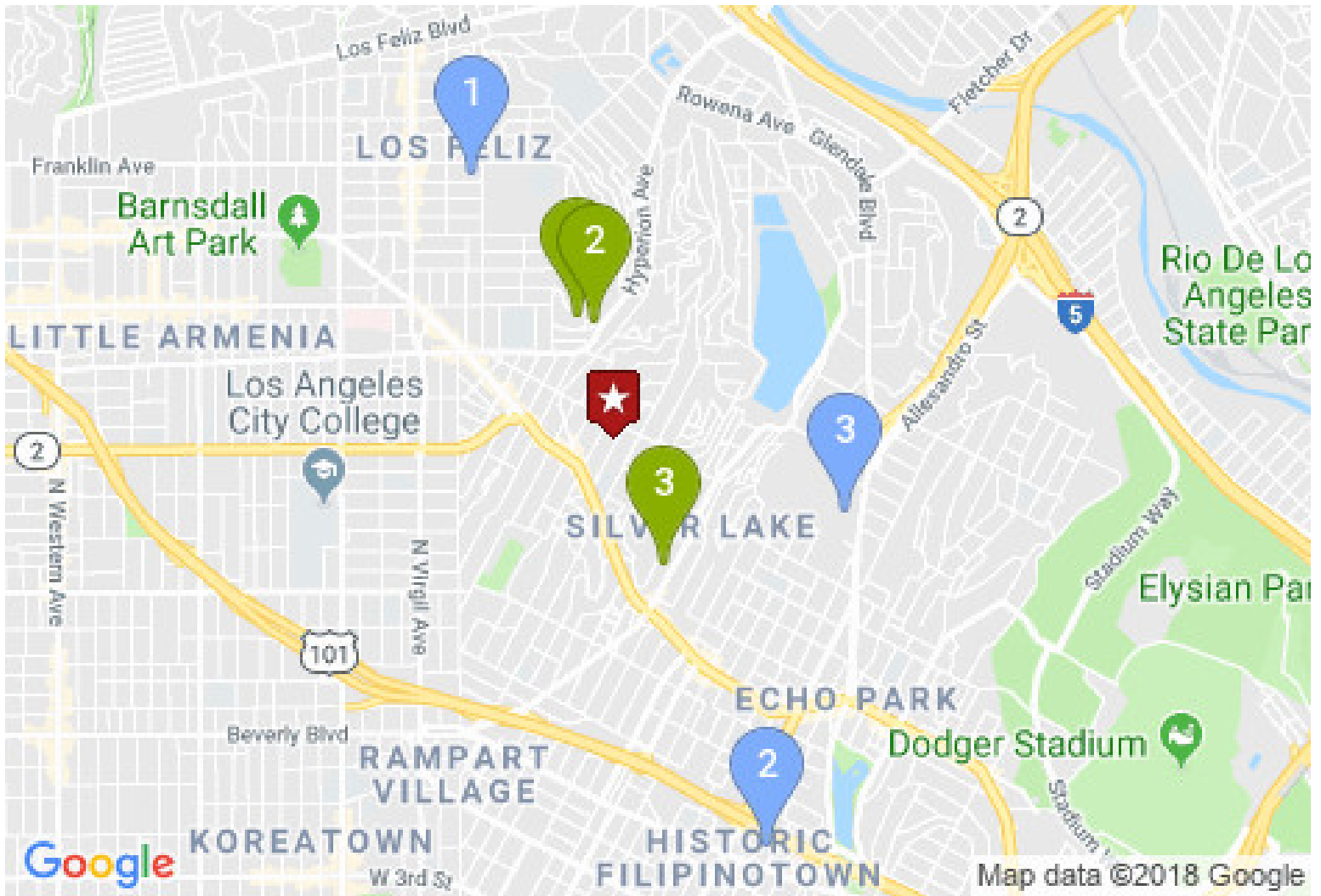
**\$1,335,000**

**\$1,335,000**

Recommended Sales Strategy:

As - Is

Repaired



	Address	City	BR	BA	Lot Size	Sale/List Date	Year Built	Sale/List Price	Distance
•	1639 Golden Gate Ave	Los Angeles	5	3	0.18ac		1922		
1	4317 Russell Ave	Los Angeles	4	4	0.15ac	11/17/2017	1957	\$1,282,000	1.06 Miles
2	432 N Westlake Ave	Los Angeles	7	4	0.13ac	5/11/2018	1907	\$1,240,000	1.54 Miles
3	2233 Aaron St	Los Angeles	6	6	0.17ac	5/5/2018	1906	\$1,450,000	0.86 Miles
1	3911 Sunset Dr	Los Angeles	4	2	0.09ac	8/20/2018	1921	\$1,298,000	0.46 Miles
2	1916 Mayview Dr	Los Angeles	3	3	0.10ac	2/7/2018	1924	\$1,390,000	0.42 Miles
3	1412 Westerly Ter	Los Angeles	6	3	0.11ac	9/5/2018	1962	\$1,400,000	0.48 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	Due to limited amount of Multi Family homes comparables found within the subject's market, I was forced to expand the search out to 10 months, 5 years in order to bracket subject's square footage in GLA. It is superior in age, it is inferior in GLA / lot size.
Sale 2 Comments	In order to provide a sale comparable of 3 units I was forced to expand the search out to 1.50 miles, 5 years. It is similar in style but it is inferior in lot size and age.
Sale 3 Comments	It is similar in lot size but it is superior in GLA and it is inferior in age.
List 1 Comments	I was forced to expand the search out to 20% variance in GLA in order to provide close comparable to the subject. It is similar in age but it is inferior in lot size and GLA.
List 2 Comments	It is similar in age / type but it is inferior in lot size.
List 3 Comments	Due to limited amount of Multi Family homes comparables found within the subject's market, I was forced to expand the search out to 5 years, 20% variance in GLA. It is superior in age / GLA but it is inferior in lot size.

**Comments:**

## Service Provider Comments:

The client is an investor looking to renovate and re-sell at a profit and is focused on the AS-REPAIRED VALUE for this valuation. For this reason the client requires only comps that has been remodeled. Due to limited amount of Multi Family homes found within the subject's market, search criteria had to be expanded out to 10 months, 5 years, 15% variance in GLA, 20% variance in lot size, 1.50 miles. Subject is a triplex so not many of those in the area, I had to use 2 units due to the lack of triplex in the immediate area. 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. The best three comparable sales and listings were taken from the subject's general market area.

## Vendor Comments:

Service Provider  
Signature

/s/ Victor Pereda

Service Provider  
Company

Vianso Corporation

BPO Effective Date

9/20/2018

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:			

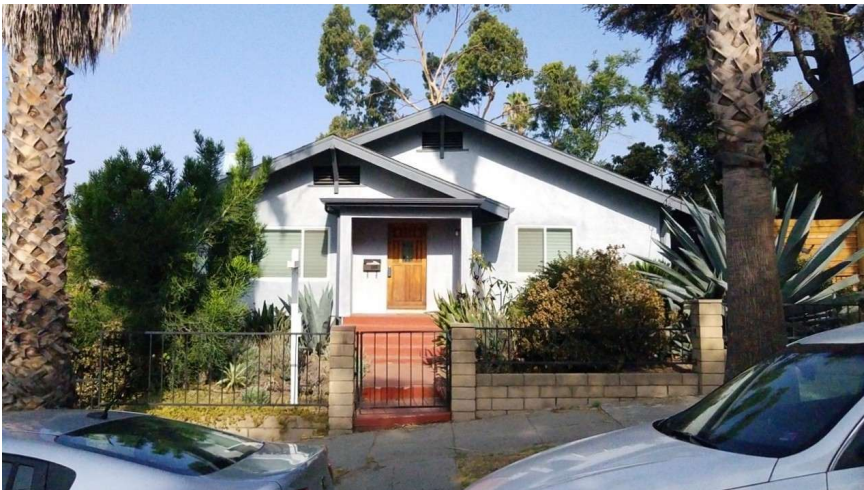


Subject Front

**1639 Golden Gate Ave  
Los Angeles, CA 90026**



Address



Side



Side



Street



Street



Other



View across street





**Comparable Sale #1**

4317 Russell Ave  
Los Angeles, CA 90027  
Sale Date: 11/17/2017  
Sale Price: \$1,282,000



**Comparable Sale #2**

432 N Westlake Ave  
Los Angeles, CA 90026  
Sale Date: 5/11/2018  
Sale Price: \$1,240,000



**Comparable Sale #3**

2233 Aaron St  
Los Angeles, CA 90026  
Sale Date: 5/5/2018  
Sale Price: \$1,450,000



**Comparable Listing #1**

3911 Sunset Dr  
Los Angeles, CA 90027  
Current List: \$1,298,000



**Comparable Listing #2**

1916 Mayview Dr  
Los Angeles, CA 90027  
Current List: \$1,390,000



**Comparable Listing #3**

1412 Westerly Ter  
Los Angeles, CA 90026  
Current List: \$1,400,000

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