

Broker Price Opinion

 Exterior Inspection
 Interior Inspection

Property Address: 1871 W 96th St	Vendor ID: 4634946
City, State, Zip: Los Angeles, CA 90047	Deal Name:
Loan Number: 1871W96THST	Inspection Date: 9/07/2018
2nd Loan / Client #:	Subject APN: 057-017-005

Property Occupancy Status: Owner	Does the Property Appear Secure?: No	Est. Monthly Rent: \$3,500	Sold in the last 12 Months?: No
Currently Listed: No	List Broker Contact #:	Initial List Price:	Initial List Date:
Current List Price:	DOM / CDOM:	Sale Price:	
Is the Subject Listing Currently Pending?:	Date of Contract:	CDOM to Contract:	Sale Date:

Subject Property Comments / External Influences

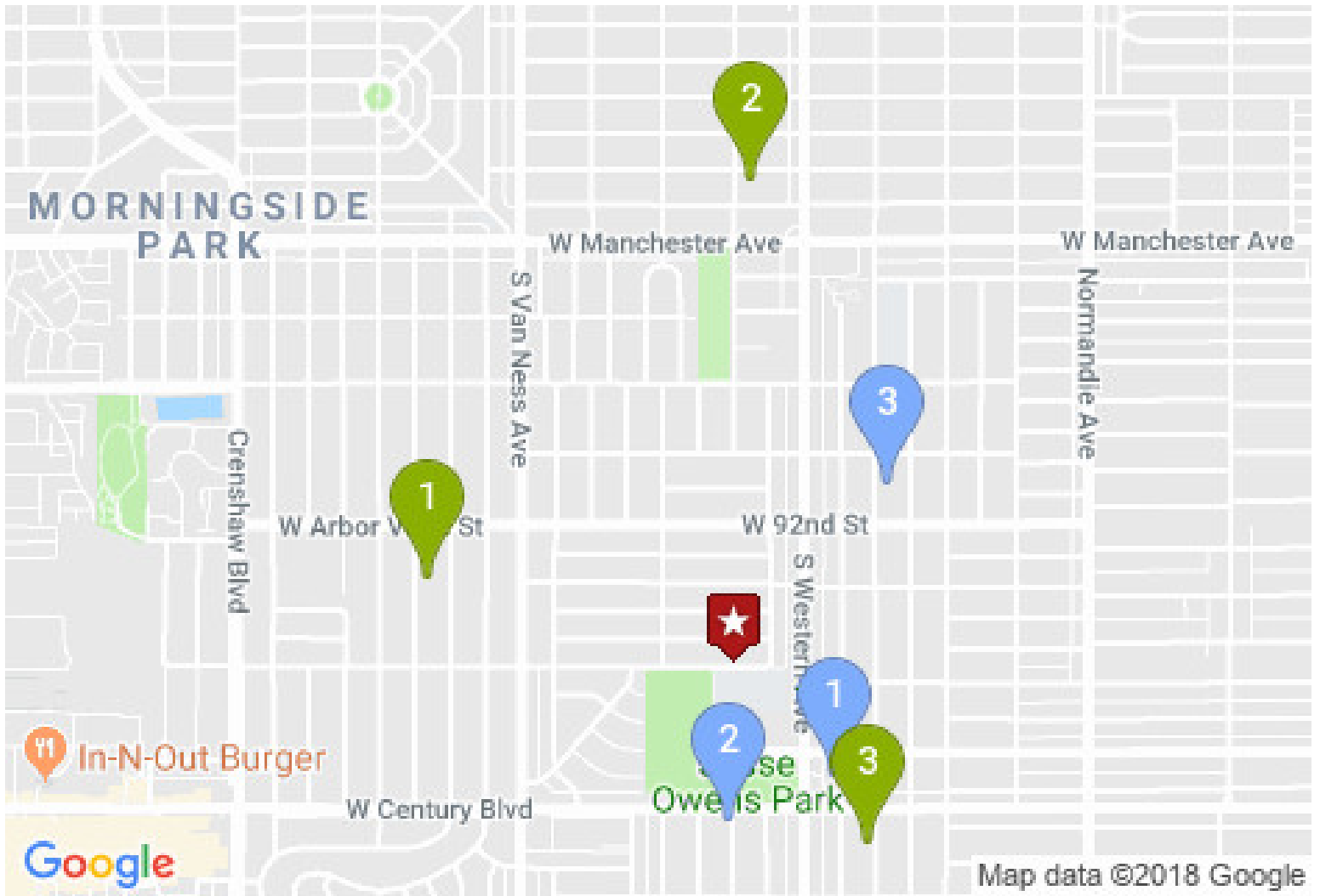
Subject is a single level SFR.

	Subject	Sold Comp 1	Sold Comp 2	Sold Comp 3	List Comp 1	List Comp 2	List Comp 3
Address	1871 W 96th St Los Angeles, CA 90047	9400 S 4th Ave Inglewood, CA 90305	1850 W 84th Pl Los Angeles, CA 90047	10025 S Harvard Blvd Los Angeles, CA 90047	9817 S Hobart Blvd Los Angeles, CA 90047	1900 W Century Blvd Los Angeles, CA 90047	9124 S Harvard Blvd Los Angeles, CA 90047
Proximity		0.58 Miles	0.85 Miles	0.39 Miles	0.26 Miles	0.29 Miles	0.4 Miles
Sale/List Price		\$525,000	\$525,000	\$570,000	\$499,900	\$575,000	\$589,000
Sale Date		6/2/2018	7/9/2018	4/17/2018	active	active	active
Price Per Sq.ft.	\$494.96	\$496.22	\$408.88	\$545.98	\$440.83	\$475.99	\$475.77
Initial List Price		\$525,000	\$510,000	\$525,000	\$499,900	\$575,000	\$599,000
Initial List Date		7/9/2018	5/8/2018	5/14/2018	8/21/2018	8/21/2018	7/25/2018
Current/Final List		\$525,000	\$515,000	\$525,000	\$499,900	\$575,000	\$589,000
DOM/CDOM		37 / 37	63 / 36	27 / 27	17 / 17	17 / 17	44 / 44
Sales Type		Fair Market	Fair Market	Fair Market	Fair Market	Fair Market	Fair Market
Finance Incentives		0	0	0	0	0	0
Living Area	1091	1058	1284	1044	1134	1208	1238
#Rooms/Bed/Bath 1	7 / 3 / 1	5 / 2 / 1	6 / 3 / 1	5 / 2 / 1	5 / 2 / 1	6 / 3 / 1	7 / 3 / 2
Year Built	1945	1940	1929	1938	1940	1943	1931
Bsmnt SF/% Finished							
Lot Size	0.12ac	0.20ac	0.12ac	0.15ac	0.15ac	0.17ac	0.12ac
Property Type	SF Detach	SF Detach	SF Detach	SF Detach	SF Detach	SF Detach	SF Detach
Style / Quality	Single Story / Q4	Single Story / Q4	Single Story / Q4	Single Story / Q4	Single Story / Q4	Single Story / Q4	Single Story / Q4
# 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	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	Yes	Yes	No	Yes	Yes
Garage	2 Detached	2 Detached	2 Detached	2 Detached	2 Detached	2 Detached	2 Detached
Other Features	Average	Average	Average	Average	Average	Average	Average
HOA Fees	0/mo	0/mo	0/mo	0/mo	0/mo	0/mo	0/mo
Subdivision	West La	Unavailable	West La	Unavailable	Unavailable	Unavailable	West La
School District	Unavailable	Unavailable	Los Angeles Unified	Unavailable	Los Angeles Unified	Los Angeles Unified	Los Angeles Unified

Common Amenities

Data Source - ID	County Tax -	MLS - SR18132320	MLS - SB18107949	MLS - 18334144	MLS - SB18204361	MLS - 18378172	MLS - PW18179719
------------------	--------------	------------------	------------------	----------------	------------------	----------------	------------------

Market Time 90-120 days	As-Is Price Estimate	As-Repaired Price Estimate	Land Only Price
Anticipated Sale Price	\$540,000	\$540,000	\$297,000
Recommended List Price	\$550,000	\$550,000	
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
•	1871 W 96th St	Los Angeles	3	1	0.12ac		1945		
1	9400 S 4th Ave	Inglewood	2	1	0.20ac	6/2/2018	1940	\$525,000	0.58 Miles
2	1850 W 84th Pl	Los Angeles	3	1	0.12ac	7/9/2018	1929	\$525,000	0.85 Miles
3	10025 S Harvard Blvd	Los Angeles	2	1	0.15ac	4/17/2018	1938	\$570,000	0.39 Miles
1	9817 S Hobart Blvd	Los Angeles	2	1	0.15ac	8/21/2018	1940	\$499,900	0.26 Miles
2	1900 W Century Blvd	Los Angeles	3	1	0.17ac	8/21/2018	1943	\$575,000	0.29 Miles
3	9124 S Harvard Blvd	Los Angeles	3	2	0.12ac	7/25/2018	1931	\$589,000	0.4 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	Property is inferior in bedroom count to the subject.
Sale 2 Comments	Property is superior in gross living area to the subject.
Sale 3 Comments	Property is inferior in year built to the subject.
List 1 Comments	Property is superior in gross living area to the subject.
List 2 Comments	Property is inferior in year built to the subject.
List 3 Comments	Property is superior in bathroom count to the subject.

Comments:

Service Provider Comments:

According to instructions all comps provided have been renovated. Search in year built was extended to provide comparables within 1 mile and in good condition. Best effort was made to bracket subject's 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

9/7/2018

Service Provider Lic.
Num.

01453059

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

**1871 W 96th St
Los Angeles, CA 90047**



Address



Side



Side



Street



Street



View across street



Comparable Sale #1

9400 S 4th Ave
Inglewood, CA 90305
Sale Date: 6/2/2018
Sale Price: \$525,000



Comparable Sale #2

1850 W 84th Pl
Los Angeles, CA 90047
Sale Date: 7/9/2018
Sale Price: \$525,000



Comparable Sale #3

10025 S Harvard Blvd
Los Angeles, CA 90047
Sale Date: 4/17/2018
Sale Price: \$570,000



Comparable Listing #1

9817 S Hobart Blvd
Los Angeles, CA 90047
Current List: \$499,900



Comparable Listing #2

1900 W Century Blvd
Los Angeles, CA 90047
Current List: \$575,000



Comparable Listing #3

9124 S Harvard Blvd
Los Angeles, CA 90047
Current List: \$589,000

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.