

# Broker Price Opinion

 Exterior Inspection  
 Interior Inspection

Property Address: 936 Dexter St	Vendor ID: 4628598
City, State, Zip: Los Angeles, CA 90042	Deal Name:
Loan Number: 936 Dexter St	Inspection Date: 8/27/2018
2nd Loan / Client #:	Subject APN: 5477-021-022

Property Occupancy Status: <input type="text" value="Owner"/>	Does the Property Appear Secure?: <input type="text" value="Yes"/>	Est. Monthly Rent: \$5,200	Sold in the last 12 Months?: <input type="text" value="No"/>
Currently Listed: <input type="text" value="No"/>	List Broker Contact #:	Initial List Price:	Sale Price:
Is the Subject Listing Currently Pending?: <input type="text"/>	Date of Contract:	CDOM to Contract:	Sale Date:

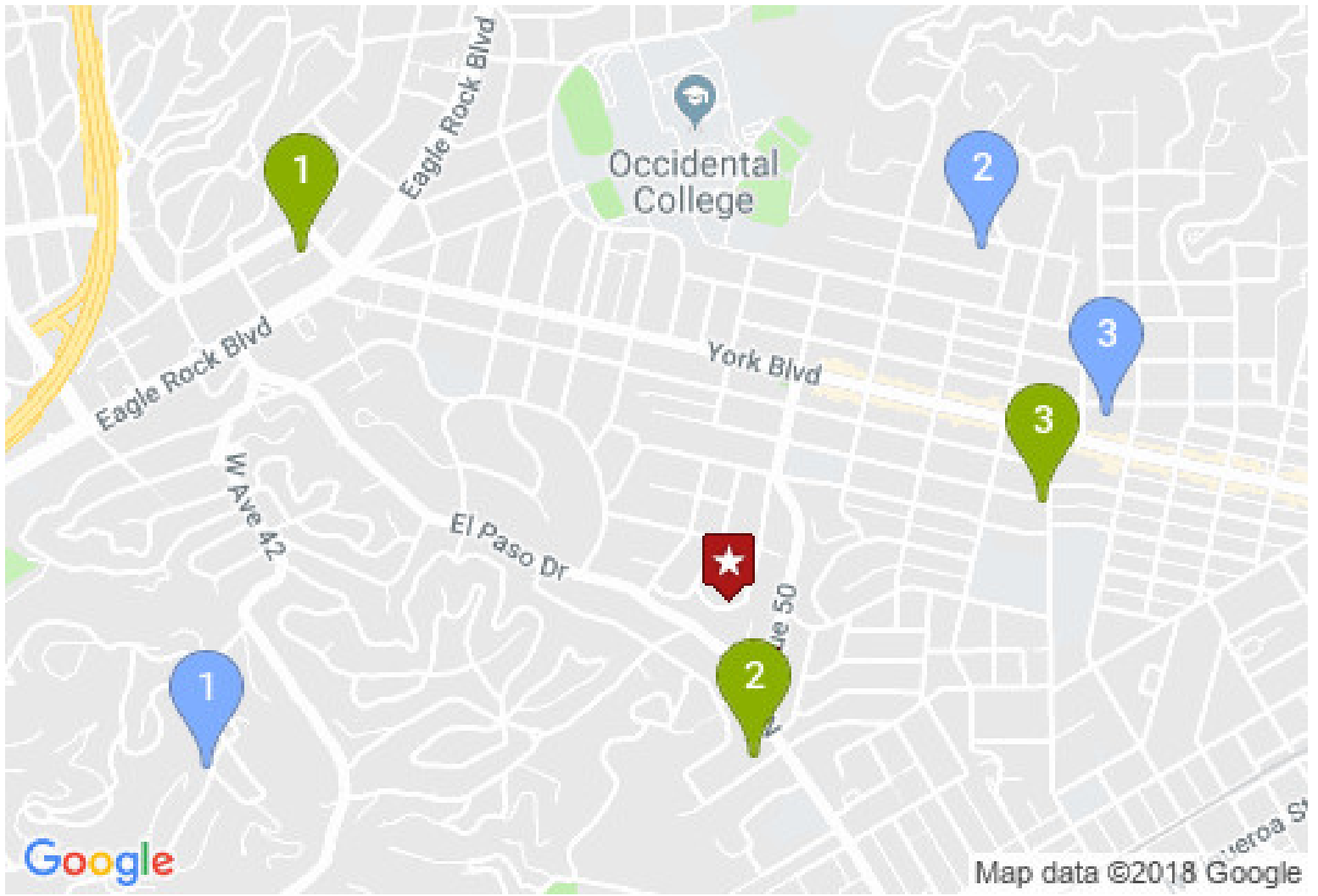
Subject Property Comments / External Influences

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	936 Dexter St Los Angeles, CA 90042	4361 Gladden Pl Los Angeles, CA 90041	4955 Aldama St Highland Park, CA 90042	1025 N Avenue 54 Los Angeles, CA 90042	3789 Cazador St Los Angeles, CA 90065	5234 Coringa Dr Los Angeles, CA 90042	5516 Meridian St Los Angeles, CA 90042
Proximity		0.98 Miles	0.26 Miles	0.6 Miles	0.95 Miles	0.79 Miles	0.76 Miles
Sale/List Price		\$885,000	\$800,000	\$860,000	\$899,000	\$799,000	\$799,000
Sale Date		6/22/2018	4/4/2018	7/26/2018	active	active	active
Price Per Sq.ft.	\$718.49	\$757.71	\$599.70	\$763.09	\$643.52	\$691.18	\$822.02
Initial List Price		\$829,000	\$800,000	\$848,000	\$899,000	\$899,000	\$799,000
Initial List Date		5/14/2018	2/10/2018	6/18/2018	8/8/2018	6/15/2018	8/3/2018
Current/Final List		\$829,000	\$800,000	\$848,000	\$899,000	\$799,000	\$799,000
DOM/CDOM		39 / 28	59 / 53	38 / 30	19 / 19	73 / 73	24 / 24
Sales Type		Fair Market	Fair Market	Fair Market	Fair Market	Fair Market	Fair Market
Finance Incentives		0	0	0	0	0	0
Living Area	1190	1168	1334	1127	1397	1156	972
#Rooms/Bed/Bath 1	7 / 2 / 2	7 / 2 / 2	7 / 2 / 2	8 / 3 / 2	8 / 3 / 2	6 / 2 / 2	6 / 2 / 2
Year Built	1962	1947	1989	1912	1964	1922	1922
Bsmnt SF/% Finished							
Lot Size	0.14ac	0.11ac	0.17ac	0.10ac	0.11ac	0.12ac	0.15ac
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	Mountain	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	1 Carport	None	2 Attached	2 Detached	2 Attached	1 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	Mt Washington	Unavailable	Unavailable	Unavailable	Unavailable	Unavailable	Unavailable
School District	Los Angeles	Unavailable	Unavailable	Los Angeles Unified	Unavailable	Unavailable	Unavailable

Common Amenities							
Data Source - ID	County Tax -	MLS - 18342656	MLS - SR18033038	MLS - 18354520	MLS - 18373514	MLS - 818002928	MLS - 180043280

<b>Market Time 90-120 days</b>	<b>As-Is Price Estimate</b>	<b>As-Repaired Price Estimate</b>	<b>Land Only Price</b>
Anticipated Sale Price	<b>\$855,000</b>	<b>\$855,000</b>	<b>\$462,000</b>
Recommended List Price	<b>\$865,000</b>	<b>\$865,000</b>	
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
•	936 Dexter St	Los Angeles	2	2	0.14ac		1962		
1	4361 Gladden Pl	Los Angeles	2	2	0.11ac	6/22/2018	1947	\$885,000	0.98 Miles
2	4955 Aldama St	Highland Park	2	2	0.17ac	4/4/2018	1989	\$800,000	0.26 Miles
3	1025 N Avenue 54	Los Angeles	3	2	0.10ac	7/26/2018	1912	\$860,000	0.6 Miles
1	3789 Cazador St	Los Angeles	3	2	0.11ac	8/8/2018	1964	\$899,000	0.95 Miles
2	5234 Coringa Dr	Los Angeles	2	2	0.12ac	6/15/2018	1922	\$799,000	0.79 Miles
3	5516 Meridian St	Los Angeles	2	2	0.15ac	8/3/2018	1922	\$799,000	0.76 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 lot size to the subject.
Sale 2 Comments	Property is superior in year built to the subject.
Sale 3 Comments	Property is superior in bedroom count 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 year built to the subject.

**Comments:**

## Service Provider Comments:

Per client requirements comparables remodeled have been provided. Search in year built and lot size was expanded to provide comparables within 1 mile. 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

8/28/2018

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

**936 Dexter St  
Los Angeles, CA 90042**



Address



Side



Side



Street



Street



Other



Other



View across street



**Comparable Sale #1**

4361 Gladden Pl  
Los Angeles, CA 90041  
Sale Date: 6/22/2018  
Sale Price: \$885,000



**Comparable Sale #2**

4955 Aldama St  
Highland Park, CA 90042  
Sale Date: 4/4/2018  
Sale Price: \$800,000



**Comparable Sale #3**

1025 N Avenue 54  
Los Angeles, CA 90042  
Sale Date: 7/26/2018  
Sale Price: \$860,000





**Comparable Listing #1**

3789 Cazador St  
Los Angeles, CA 90065  
Current List: \$899,000



**Comparable Listing #2**

5234 Coringa Dr  
Los Angeles, CA 90042  
Current List: \$799,000



**Comparable Listing #3**

5516 Meridian St  
Los Angeles, CA 90042  
Current List: \$799,000

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