

Broker Price Opinion

 Exterior Inspection
 Interior Inspection

Property Address: 3519 W 59th Street	Vendor ID: 4646264
City, State, Zip: Los Angeles, CA 90043	Deal Name:
Loan Number: 000840	Inspection Date: 9/27/2018
2nd Loan / Client #:	Subject APN: 4004-006-015

Property Occupancy Status: Owner	Does the Property Appear Secure?: Yes	Est. Monthly Rent: \$3,930	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:	Sale Date:
Is the Subject Listing Currently Pending?:	Date of Contract:	CDOM to Contract:	

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	3519 W 59th Street Los Angeles, CA 90043	651 E Fairview Blvd Inglewood, CA 90302	6010 S Rimpau Los Angeles, CA 90043	5324 Hillcrest Dr Los Angeles, CA 90043	3932 W 64th St Inglewood, CA 90302	4108 W 59th St Los Angeles, CA 90043	6200 Eileen Ave Los Angeles, CA 90043
Proximity		0.86 Miles	0.37 Miles	0.49 Miles	0.69 Miles	0.75 Miles	0.58 Miles
Sale/List Price		\$665,000	\$615,000	\$704,500	\$609,900	\$695,000	\$609,000
Sale Date		4/6/2018	6/28/2018	5/14/2018	active	active	active
Price Per Sq.ft.	\$485.19	\$561.18	\$411.10	\$517.25	\$487.92	\$495.37	\$560.77
Initial List Price		\$659,000	\$629,000	\$699,000	\$630,000	\$750,000	\$609,000
Initial List Date		3/5/2018	5/8/2018	2/17/2018	7/13/2018	6/8/2018	8/27/2018
Current/Final List		\$659,000	\$629,000	\$699,000	\$609,900	\$695,000	\$609,000
DOM/CDOM		32 / 32	51 / 51	86 / 86	76 / 76	111 / 111	31 / 31
Sales Type		Fair Market	Fair Market	Fair Market	Fair Market	Fair Market	Fair Market
Finance Incentives		Conventional	Conventional	Conventional	Conventional	Conventional	Conventional
Living Area	1350	1185	1496	1362	1250	1403	1086
#Rooms/Bed/Bath 1	7 / 3 / 2	7 / 3 / 2	7 / 3 / 2	7 / 3 / 2	7 / 3 / 2	7 / 3 / 2	6 / 3 / 1
Year Built	1922	1923	1924	1922	1923	1947	1925
Bsmnt SF/% Finished							
Lot Size	0.15ac	0.12ac	0.13ac	0.16ac	0.12ac	0.12ac	0.13ac
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	C4	C4	C4	C4	C4	C4
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	Yes / Yes / No	Yes / Yes / No	Yes / Yes / No	No / Yes / No	Yes / Yes / No	No / Yes / No	Yes / Yes / No
Fireplace	No	No	Yes	No	No	No	No
Garage	2 Detached	None	2 Detached	2 Detached	None	2 Detached	2 Detached
Other Features	NA	NA	NA	NA	NA	NA	NA
HOA Fees	0/mo	0/mo	0/mo	0/mo	0/mo	0/mo	0/mo
Subdivision	Unavailable	Unavailable	Unavailable	Unavailable	Unavailable	Unavailable	Unavailable
School District	Los Angeles Unified	Inglewood Unified	Los Angeles Unified	Los Angeles Unified	Los Angeles Unified	Los Angeles Unified	Los Angeles Unified
Common Amenities							
Data Source - ID	County Tax - Tax Record	MLS - DW18050815	MLS - 18341806	MLS - SB18038010	MLS - WS18171192	MLS - 18-352228	MLS - 18380120

Market Time 30-90 days

As-Is Price Estimate

As-Repaired Price Estimate

Land Only Price

Anticipated Sale Price

\$655,000

\$655,000

\$450,000

Recommended List Price

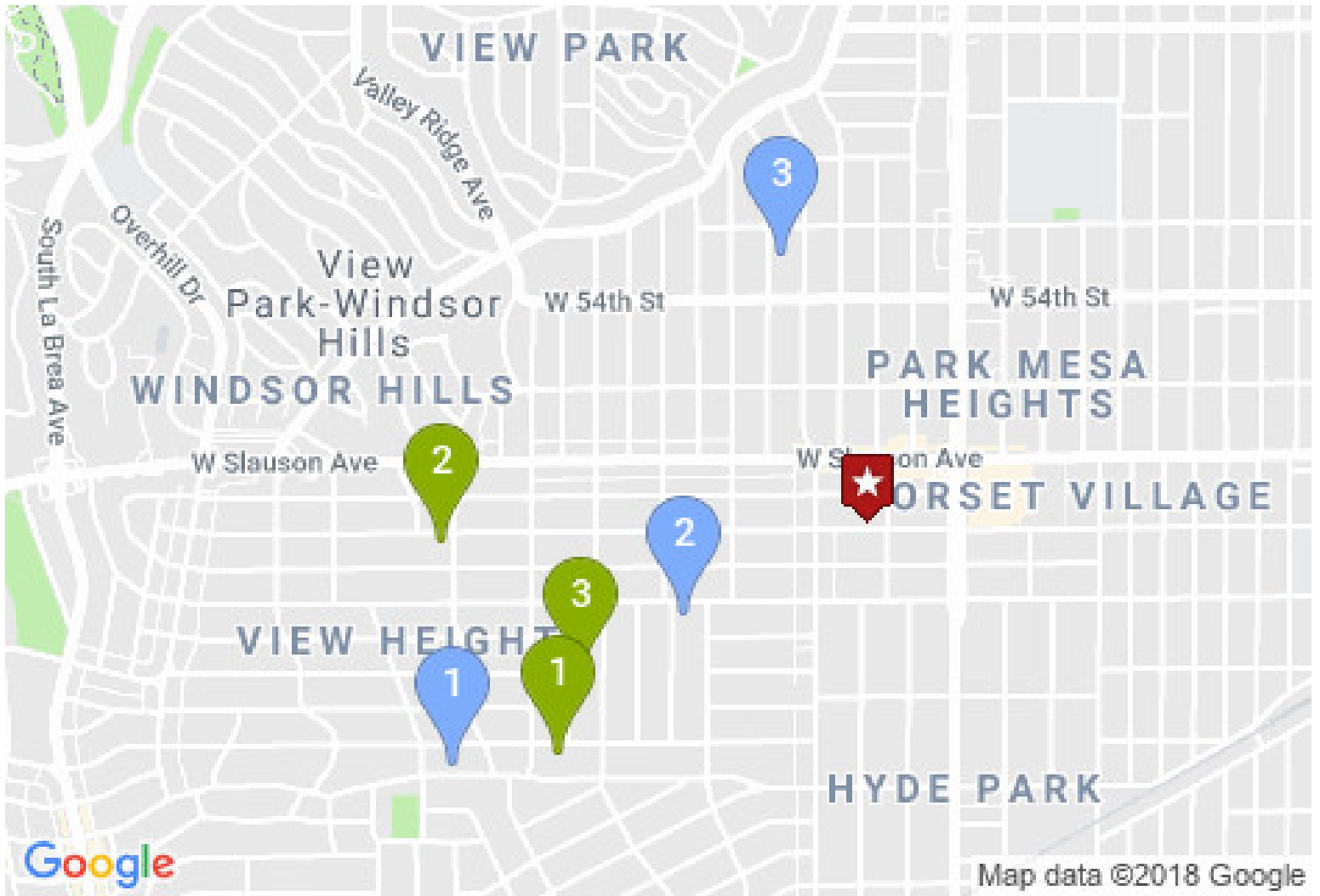
\$663,000

\$663,000

Recommended Sales Strategy:

As - Is

Repaired



	Address	City	BR	BA	Lot Size	Sale/List Date	Year Built	Sale/List Price	Distance
•	3519 W 59th Street	Los Angeles	3	2	0.15ac		1922		
1	651 E Fairview Blvd	Inglewood	3	2	0.12ac	4/6/2018	1923	\$665,000	0.86 Miles
2	6010 S Rimpau	Los Angeles	3	2	0.13ac	6/28/2018	1924	\$615,000	0.37 Miles
3	5324 Hillcrest Dr	Los Angeles	3	2	0.16ac	5/14/2018	1922	\$704,500	0.49 Miles
1	3932 W 64th St	Inglewood	3	2	0.12ac	7/13/2018	1923	\$609,900	0.69 Miles
2	4108 W 59th St	Los Angeles	3	2	0.12ac	6/8/2018	1947	\$695,000	0.75 Miles
3	6200 Eileen Ave	Los Angeles	3	1	0.13ac	8/27/2018	1925	\$609,000	0.58 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	It is similar in age / style, it is equal in room count but it is inferior in GLA and lot size.
Sale 2 Comments	It is equal in bedroom / bathroom count, it is similar in age but it is superior in GLA and it is inferior in lot size.
Sale 3 Comments	It is equal in age and bedroom / bathroom count, it is similar in lot size and it is slightly bigger in GLA.
List 1 Comments	It is similar in age / GLA, it is equal in bedroom / bathroom count but it is inferior in lot size.
List 2 Comments	It is similar in GLA, it is equal in room count but it is superior in age.
List 3 Comments	In order to provide close comparable to the subject I was forced to expand the search out to 15% variance in GLA. It is inferior in lot size / GLA / bathroom count but it is similar in age / style and it is equal in bedroom count.

Comments:

Service Provider Comments:

Due to limited amount of comparables found within the subject's market, search criteria had to be expanded out to 4 months, 5 years, 15% variance in GLA. 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

9/28/2018

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	Facia		\$800
Siding/Trim			\$0
Structural			\$0
Windows/Doors			\$0
Paint			\$0
Foundation			\$0
Garage			\$0
Landscaping			\$0
Fence			\$0
Other			\$0
External Repair Total:			\$800
Repair Total:			\$800



Subject Front

**3519 W 59th Street
Los Angeles, CA 90043**



Address



Side



Side



Street



Street



Damage Photo



Other



Other



Other



View across street



Comparable Sale #1

651 E Fairview Blvd
Inglewood, CA 90302
Sale Date: 4/6/2018
Sale Price: \$665,000



Comparable Sale #2

6010 S Rimpau
Los Angeles, CA 90043
Sale Date: 6/28/2018
Sale Price: \$615,000



Comparable Sale #3

5324 Hillcrest Dr
Los Angeles, CA 90043
Sale Date: 5/14/2018
Sale Price: \$704,500



Comparable Listing #1

3932 W 64th St
Inglewood, CA 90302
Current List: \$609,900



Comparable Listing #2

4108 W 59th St
Los Angeles, CA 90043
Current List: \$695,000



Comparable Listing #3

6200 Eileen Ave
Los Angeles, CA 90043
Current List: \$609,000

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.