



Broker Price Opinion

Exterior Inspection
 Interior Inspection

Property Address: 9955 Comanche Ave	Vendor ID: 4688480
City, State, Zip: Chatsworth, CA 91311	Deal Name:
Loan Number: 000880	Inspection Date: 11/27/2018
2nd Loan / Client #:	Subject APN: 2741013020

Property Occupancy Status: Owner	Does the Property Appear Secure?: Yes	Est. Monthly Rent: \$3,650	Sold in the last 12 Months?: No
Currently Listed: Yes	Currently List Broker: JohnHart Real Estate	List Broker Contact #: 8187895300	Initial List Price: \$669,000
	Initial List Date: 7/18/2018	Current List Price: \$669,000	DOM / CDOM: 129 / 129
Is the Subject Listing Currently Pending?: No	Date of Contract:	CDOM to Contract:	Sale Price:
			Sale Date:

Subject Property Comments / External Influences

Subject has a permitted granny flat per MLS remarks.

	Subject	Sold Comp 1	Sold Comp 2	Sold Comp 3	List Comp 1	List Comp 2	List Comp 3
							
Address	9955 Comanche Ave Chatsworth, CA 91311	9946 Jovita Ave Chatsworth, CA 91311	10048 Keokuk Ave Chatsworth, CA 91311	19733 Plummer St Chatsworth, CA 91311	9668 Fullbright Ave Chatsworth, CA 91311	20741 Tribune St Chatsworth, CA 91311	20430 Marilla St Chatsworth, CA 91311
Proximity		0.23 Miles	0.13 Miles	0.79 Miles	0.47 Miles	1.27 Miles	0.46 Miles
Sale/List Price		\$610,000	\$629,000	\$650,000	\$625,000	\$669,000	\$675,000
Sale Date		9/21/2018	11/6/2018	10/9/2018	active	active	active
Price Per Sq.ft.	\$321.94	\$389.28	\$407.65	\$354.80	\$403.23	\$348.07	\$475.35
Initial List Price	\$669,000	\$588,888	\$669,900	\$689,950	\$625,000	\$669,000	\$675,000
Initial List Date	7/18/2018	8/18/2018	9/12/2018	8/3/2018	11/8/2018	11/2/2018	7/19/2018
Current/Final List	\$669,000	\$588,888	\$649,900	\$647,500	\$625,000	\$669,000	\$675,000
DOM/CDOM	129 / 129	34 / 34	55 / 55	67 / 67	19 / 19	25 / 25	128 / 128
Sales Type		Fair Market	Fair Market	Fair Market	Fair Market	Fair Market	Fair Market
Finance Incentives	Unknown	None	None	None	None	None	None
Living Area	1960	1567	1543	1832	1550	1922	1420
#Rooms/Bed/Bath 1	8 / 4 / 3	8 / 4 / 3.5	7 / 3 / 2	8 / 4 / 2.5	7 / 3 / 2	8 / 4 / 2	7 / 3 / 2
Year Built	1960	1957	1959	1964	1959	1971	1959
Bsmnt SF/% Finished							
Lot Size	0.17ac	0.18ac	0.17ac	0.17ac	0.17ac	0.21ac	0.20ac
Property Type	SF Detach	SF Detach	SF Detach	SF Detach	SF Detach	SF Detach	SF Detach
Style / Quality	Contemp / Q4	Contemp / Q4	Contemp / Q4	Contemp / Q4	Contemp / Q4	Contemp / Q4	Contemp / Q4
# of Units	1	1	1	1	1	1	1
Condition	C4	C3	C3	C4	C3	C3	C3
Pool/Spa	None	Yes / No	No / No	No / No	Yes / No	No / No	Yes / No
View	Residential	Residential	Residential	Residential	Residential	Residential	Residential
Porch/Patio/Deck	Yes / Yes / No	Yes / Yes / No	Yes / Yes / No	Yes / Yes / No	Yes / Yes / No	Yes / Yes / No	Yes / Yes / No
Fireplace	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Garage	2 Attached	2 Detached	2 Attached	2 Detached	2 Detached	3 Attached	2 Attached
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	Chatsworth	Chatsworth	Chatsworth	Chatsworth	Chatsworth	Chatsworth	Chatsworth
School District	Los Angeles Unified	Los Angeles Unified	Los Angeles Unified	Los Angeles Unified	Los Angeles Unified	Los Angeles Unified	Los Angeles Unified
Common Amenities							
Data Source - ID	County Tax - SR18173475	MLS - 18376756	MLS - SR18221906	MLS - 218009783	MLS - SR18269626	MLS - SR18265432	MLS - SR18174651

Market Time 90-120 days

As-Is Price Estimate

As-Repaired Price Estimate

Land Only Price

Anticipated Sale Price

\$631,000

\$631,000

\$458,504

Recommended List Price

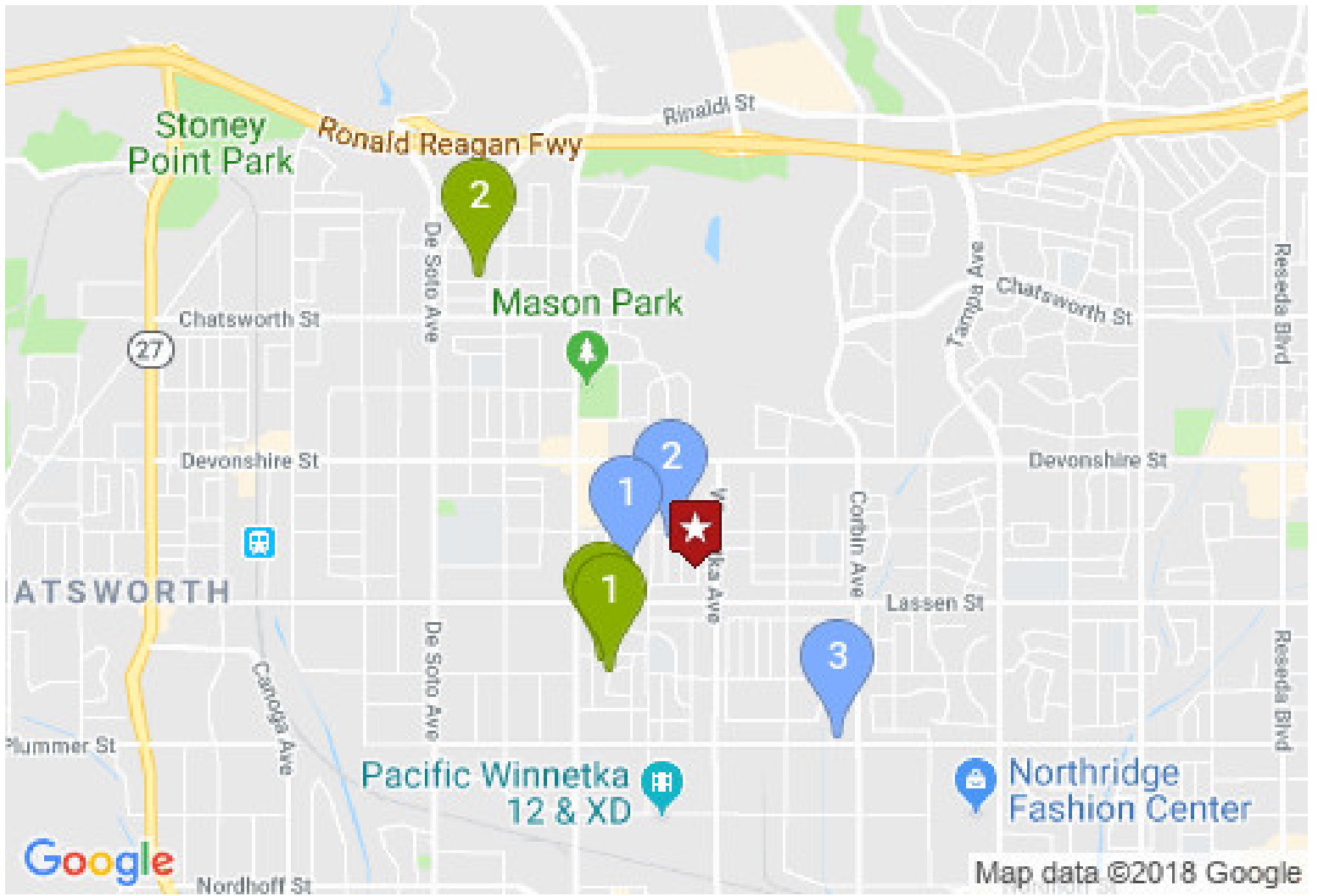
\$655,000

\$655,000

Recommended Sales Strategy:

As - Is

Repaired



	Address	City	BR	BA	Lot Size	Sale/List Date	Year Built	Sale/List Price	Distance
•	9955 Comanche Ave	Chatsworth	4	3	0.17ac		1960		
1	9946 Jovita Ave	Chatsworth	4	3.5	0.18ac	9/21/2018	1957	\$610,000	0.23 Miles
2	10048 Keokuk Ave	Chatsworth	3	2	0.17ac	11/6/2018	1959	\$629,000	0.13 Miles
3	19733 Plummer St	Chatsworth	4	2.5	0.17ac	10/9/2018	1964	\$650,000	0.79 Miles
1	9668 Fullbright Ave	Chatsworth	3	2	0.17ac	11/8/2018	1959	\$625,000	0.47 Miles
2	20741 Tribune St	Chatsworth	4	2	0.21ac	11/2/2018	1971	\$669,000	1.27 Miles
3	20430 Marilla St	Chatsworth	3	2	0.20ac	7/19/2018	1959	\$675,000	0.46 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	This comp is similar to the subject in key areas such as room count, style, condition, has a guest house, and most important location. Comp is inferior in GLA and equal in room count.
Sale 2 Comments	This comp is similar to the subject in key areas such as style, condition, amenities, and most important location. Comp is inferior in GLA and in room count.
Sale 3 Comments	This comp is similar to the subject in key areas such as room count, style, condition, amenities, and most important location. Comp is superior in GLA and equal in room count.
List 1 Comments	This comp is similar to the subject in key areas such as style, condition, and most important location. Comp is inferior in GLA and in room count.
List 2 Comments	This comp is similar to the subject in key areas such as room count, style, condition, amenities, and most important location. Comp is superior in GLA and equal in room count.
List 3 Comments	This comp is similar to the subject in key areas such as style, condition, and most important location. Comp is inferior in GLA and room count.

Comments:

Service Provider Comments:

There were no listing comps available with a granny unit or guest house. A physical inspection, with photos, was used to confirm subject's physical condition. The subject is well represented by the comparables on the basis of all major value drivers, including age, condition, GLA, room counts and proximity. Price opinion is consistent with the sold comps. At least one sold and one list comp are within .5 mile of the subject. Sold comps closed within 6 months. The values are based on the current market trends in this area. Values have stabilized over the past 3 months on all property in this area. In this current market the values are based on the recent sales and listings in this area taking into account the current market trends. Based on the recent sales and listings you can establish a basic idea on the true market value of the subject at this time. Report utilized most similar comparable sold comp 2 to provide value.

Vendor Comments:

Service Provider
Signature

/s/ Terry Perkins

Service Provider
Company

Alpha West Properties

BPO Effective Date

11/28/2018

Service Provider Lic.
Num.

01085296

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

**9955 Comanche Ave
Chatsworth, CA 91311**



Address



Side



Side



Street



Street



Other



View across street



Street Sign



Comparable Sale #1

9946 Jovita Ave
Chatsworth, CA 91311
Sale Date: 9/21/2018
Sale Price: \$610,000



Comparable Sale #2

10048 Keokuk Ave
Chatsworth, CA 91311
Sale Date: 11/6/2018
Sale Price: \$629,000



Comparable Sale #3

19733 Plummer St
Chatsworth, CA 91311
Sale Date: 10/9/2018
Sale Price: \$650,000



Comparable Listing #1

9668 Fullbright Ave
Chatsworth, CA 91311
Current List: \$625,000



Comparable Listing #2

20741 Tribune St
Chatsworth, CA 91311
Current List: \$669,000



Comparable Listing #3

20430 Marilla St
Chatsworth, CA 91311
Current List: \$675,000

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