



# Broker Price Opinion

Exterior Inspection  
 Interior Inspection

Property Address: 1025 West 51st Place	Vendor ID: 4694681
City, State, Zip: Los Angeles, CA 90037	Deal Name:
Loan Number: 000888	Inspection Date: 12/05/2018
2nd Loan / Client #:	Subject APN: 5017-025-018

Property Occupancy Status: Owner	Does the Property Appear Secure?: Yes	Est. Monthly Rent: \$2,700	Sold in the last 12 Months?: No
Currently Listed: Yes	Currently List Broker: RE/MAX MASTERS	List Broker Contact #: 3238546461	Initial List Price: \$370,000
		Initial List Date: 10/05/2018	Current List Price: \$469,000
		DOM / CDOM: 61 / 61	Sale Price:
Is the Subject Listing Currently Pending?: Yes	Date of Contract: 10/24/2018	CDOM to Contract: 19	Sale Date:

Subject Property Listing Comments / External Influences  
**Sfr**

	Subject	Sold Comp 1	Sold Comp 2	Sold Comp 3	List Comp 1	List Comp 2	List Comp 3
							
Address	1025 West 51st Place Los Angeles, CA 90037	1216 W 52nd St Los Angeles, CA 90037	4818 S Budlong Ave Los Angeles, CA 90037	902 W 47th St Los Angeles, CA 90037	1028 W 56th St Los Angeles, CA 90037	721 W 49th PI Los Angeles, CA 90037	812 W 53rd St Los Angeles, CA 90037
Proximity		0.25 Miles	0.26 Miles	0.34 Miles	0.35 Miles	0.37 Miles	0.32 Miles
Sale/List Price		\$472,000	\$425,000	\$450,000	\$475,000	\$415,000	\$425,000
Sale Date		6/15/2018	9/19/2018	9/6/2018	active	active	active
Price Per Sq.ft.	\$400.86	\$387.52	\$343.02	\$396.13	\$399.16	\$380.04	\$357.44
Initial List Price	\$370,000	\$478,000	\$450,000	\$450,000	\$475,000	\$415,000	\$425,000
Initial List Date	10/05/2018	4/13/2018	5/31/2018	7/27/2018	11/29/2018	10/11/2018	11/21/2018
Current/Final List	\$469,000	\$478,000	\$450,000	\$450,000	\$475,000	\$415,000	\$425,000
DOM/CDOM	61 / 61	63 / 45	111 / 19	41 / 37	6 / 6	55 / 55	14 / 14
Sales Type		Fair Market	Fair Market	Fair Market	Fair Market	Fair Market	Fair Market
Finance Incentives	0	0	0	0	0	0	0
Living Area	1160	1218	1239	1136	1190	1092	1189
#Rooms/Bed/Bath 1	6 / 3 / 1	6 / 3 / 1	6 / 3 / 1	5 / 2 / 1	6 / 3 / 1	5 / 2 / 1	5 / 2 / 1
Year Built	1913	1912	1909	1908	1915	1910	1910
Bsmnt SF/% Finished							
Lot Size	0.11ac	0.12ac	0.13ac	0.17ac	0.12ac	0.10ac	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	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	No / Yes / No	No / Yes / No	No / Yes / No	No / Yes / No	No / Yes / No	No / Yes / No	No / Yes / No
Fireplace	Yes	Yes	Yes	No	Yes	Yes	Yes
Garage	2 Detached	2 Detached	2 Attached	None	1 Detached	None	4 Detached
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	Unavailable	Vermont Avenue Villa Tract	Vermont Avenue Square	Kendalls Perry Land Tract	Unavailable	Unavailable	Burcks Golden Tract
School District	Los Angeles Unified	Los Angeles Unified	Los Angeles Unified	Unavailable	Los Angeles Unified	Los Angeles Unified	Los Angeles Unified
Common Amenities							
Data Source - ID	MLS - CV18243291	MLS - OC18084647	MLS - SR18129285	MLS - 18371032	MLS - IV18282462	MLS - DW18247435	MLS - RS18278451

**Market Time 90-120 days**

**As-Is Price Estimate**

**As-Repaired Price Estimate**

**Land Only Price**

Anticipated Sale Price

**\$465,000**

**\$465,000**

**\$247,500**

Recommended List Price

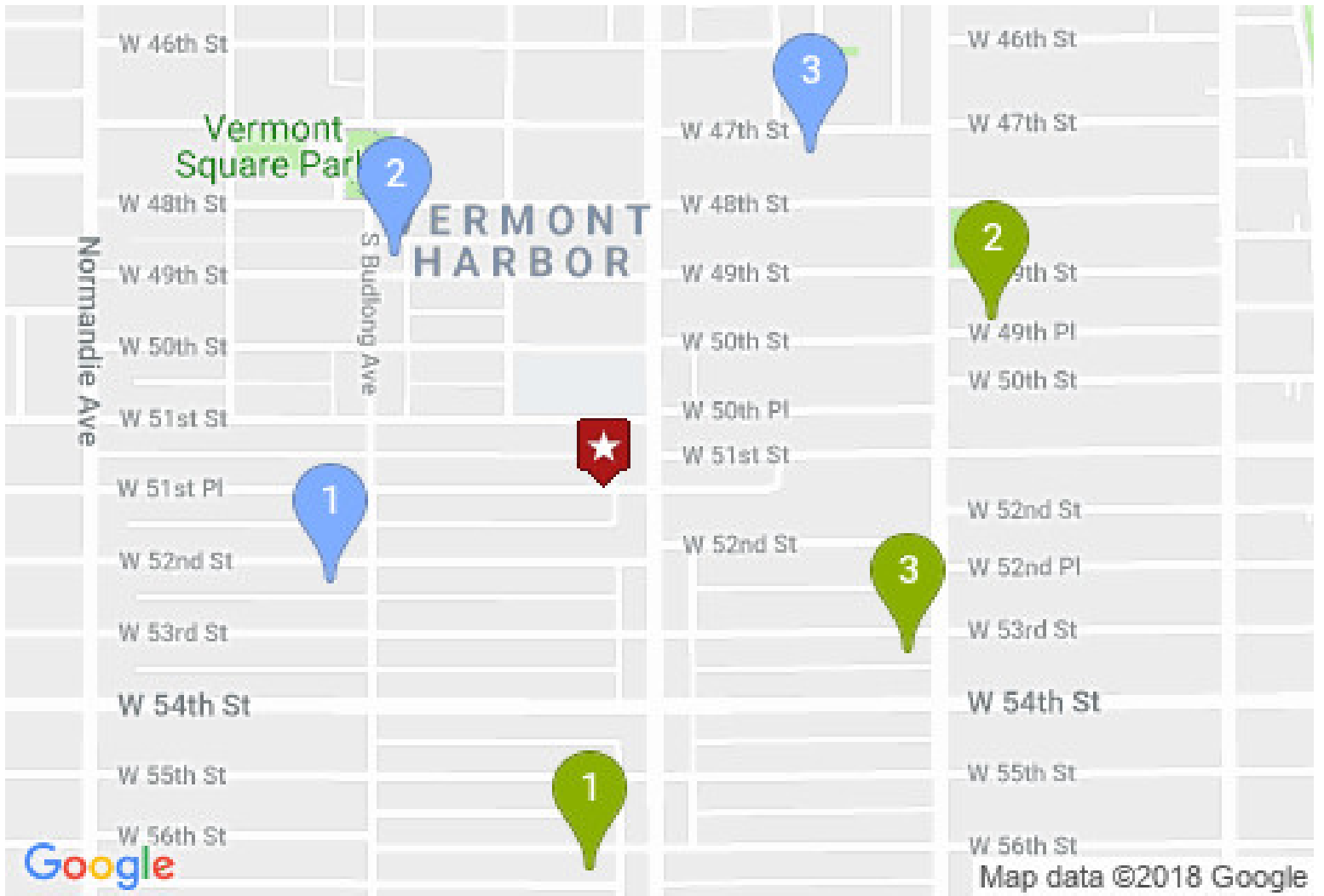
**\$465,000**

**\$465,000**

Recommended Sales Strategy:

As - Is

Repaired



	Address	City	BR	BA	Lot Size	Sale/List Date	Year Built	Sale/List Price	Distance
•	1025 West 51st Place	Los Angeles	3	1	0.11ac		1913		
1	1216 W 52nd St	Los Angeles	3	1	0.12ac	6/15/2018	1912	\$472,000	0.25 Miles
2	4818 S Budlong Ave	Los Angeles	3	1	0.13ac	9/19/2018	1909	\$425,000	0.26 Miles
3	902 W 47th St	Los Angeles	2	1	0.17ac	9/6/2018	1908	\$450,000	0.34 Miles
1	1028 W 56th St	Los Angeles	3	1	0.12ac	11/29/2018	1915	\$475,000	0.35 Miles
2	721 W 49th Pl	Los Angeles	2	1	0.10ac	10/11/2018	1910	\$415,000	0.37 Miles
3	812 W 53rd St	Los Angeles	2	1	0.12ac	11/21/2018	1910	\$425,000	0.32 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 superior in lot size but similar in all other features.
Sale 2 Comments	Property is superior in GLA but it has the same bedroom count.
Sale 3 Comments	Property is inferior in bedroom count to the subject.
List 1 Comments	Property is similar in features to the subject.
List 2 Comments	Property is inferior in bedroom count to the subject.
List 3 Comments	Property is similar in GLA and lot size to the subject.

**Comments:**

## Service Provider Comments:

Search in lot size was extended in order to provide closest comparables. 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. Property is currently listed higher than its original listing price, the reason for this was not clear from the MLS listing; however it could be due to multiple offers being made on the subject. Address verification blurred, I provide street sign and googlemaps.

## Vendor Comments:

Subject verified by Google Maps.

Service Provider  
Signature

/s/ Victor Pereda

Service Provider  
Company

Vianso Corporation

BPO Effective Date

12/5/2018

Service Provider Lic.  
Num.

01453059

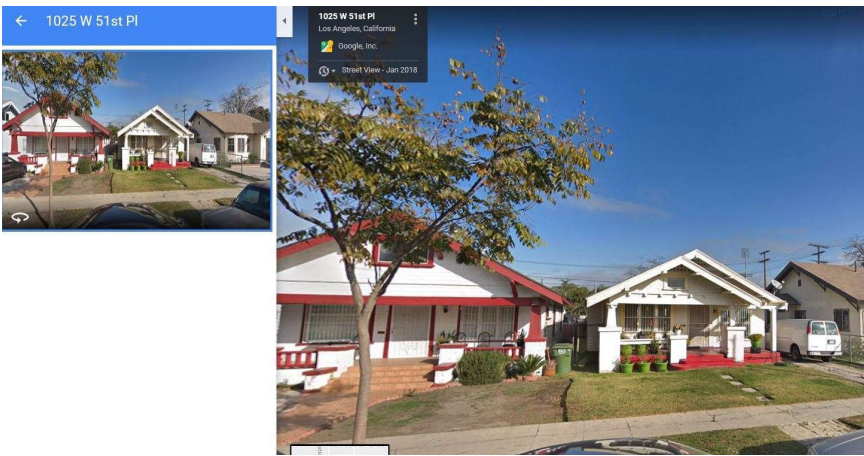
**Repairs**Recommended Repairs would bring the subject to: 

<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

**1025 West 51st Place  
Los Angeles, CA 90037**



Address



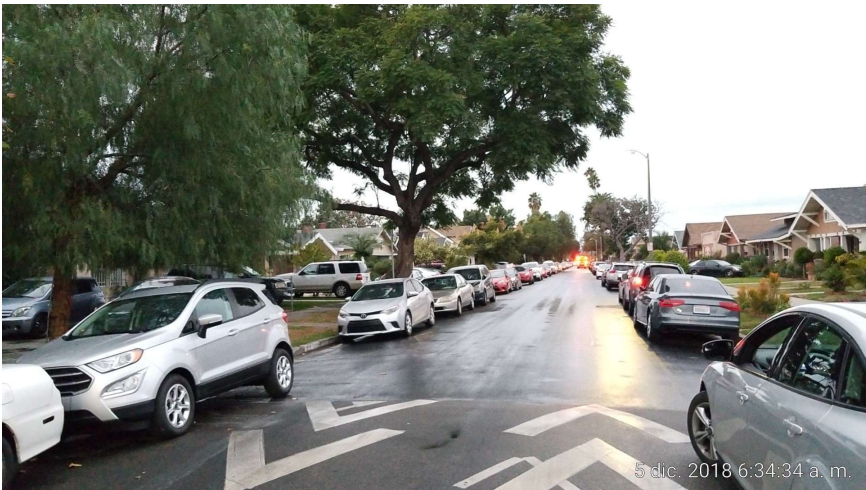
Address



Side



Side



Street



Street



View across street



Street Sign





**Comparable Sale #1**

1216 W 52nd St  
Los Angeles, CA 90037  
Sale Date: 6/15/2018  
Sale Price: \$472,000



**Comparable Sale #2**

4818 S Budlong Ave  
Los Angeles, CA 90037  
Sale Date: 9/19/2018  
Sale Price: \$425,000



**Comparable Sale #3**

902 W 47th St  
Los Angeles, CA 90037  
Sale Date: 9/6/2018  
Sale Price: \$450,000



**Comparable Listing #1**

1028 W 56th St  
Los Angeles, CA 90037  
Current List: \$475,000



**Comparable Listing #2**

721 W 49th Pl  
Los Angeles, CA 90037  
Current List: \$415,000



**Comparable Listing #3**

812 W 53rd St  
Los Angeles, CA 90037  
Current List: \$425,000

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