



# Broker Price Opinion

Exterior Inspection  
 Interior Inspection

Property Address: 8944 Lemona Ave	Vendor ID: 4698442
City, State, Zip: North Hills, CA 91343	Deal Name:
Loan Number: 8944LemonaAve	Inspection Date: 12/11/2018
2nd Loan / Client #:	Subject APN: 2651-020-015

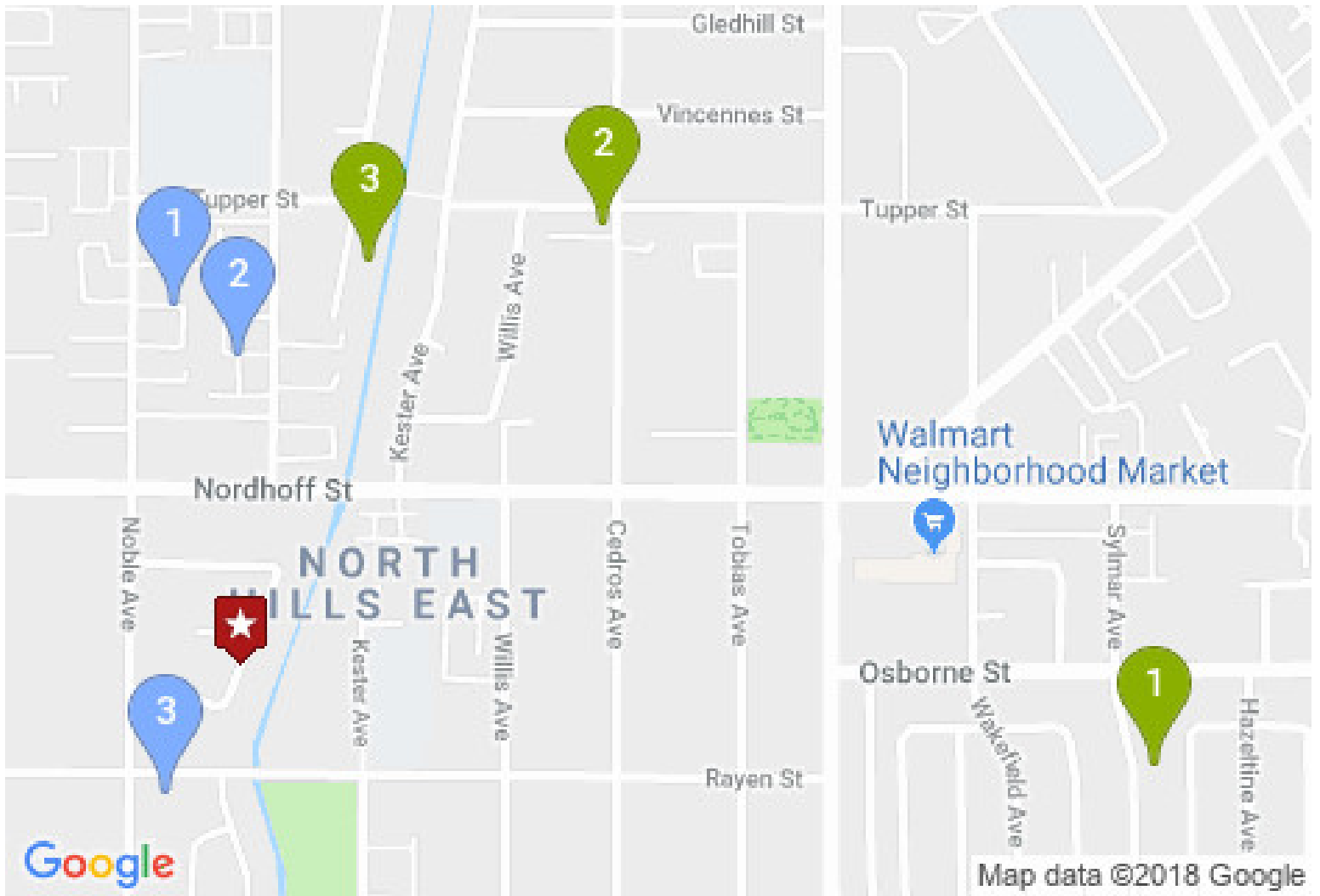
Property Occupancy Status: Owner	Does the Property Appear Secure?: Yes	Est. Monthly Rent: \$1,500	Sold in the last 12 Months?: No
Currently Listed: Yes	Currently List Broker: Synergy Realty	List Broker Contact #: 8184002003	Sale Price:
Initial List Price: \$485,000	Initial List Date: 11/01/2018	Current List Price: \$485,000	DOM / CDOM: 10 / 10
Is the Subject Listing Currently Pending?: No	Date of Contract:	CDOM to Contract:	Sale Date:

Subject Property Comments / External Influences  
 The subject is a single family home with a 3/2 floor plan, built in 1963. The home conforms in respect to style, utility,

	Subject	Sold Comp 1	Sold Comp 2	Sold Comp 3	List Comp 1	List Comp 2	List Comp 3
Address	8944 Lemona Ave North Hills, CA 91343	9216 Ventana Ln North Hills, CA 91343	9193 Vincente Way North Hills, CA 91343	15062 Rayen St North Hills, CA 91343	8906 Sylmar Ave Panorama City, CA 91402	14704 Tupper St Panorama City, CA 91402	9236 Natick Ave North Hills, CA 91343
Proximity		0.34 Miles	0.28 Miles	0.13 Miles	0.79 Miles	0.5 Miles	0.38 Miles
Sale/List Price		\$485,000	\$465,000	\$463,000	\$499,000	\$519,000	\$550,000
Sale Date		11/14/2018	4/20/2018	11/28/2018	active	active	active
Price Per Sq.ft.	\$265.19	\$252.74	\$236.88	\$305.61	\$330.68	\$289.46	\$304.71
Initial List Price	\$485,000	\$475,000	\$499,500	\$479,000	\$499,000	\$519,000	\$550,000
Initial List Date	11/01/2018	10/3/2018	2/7/2018	4/4/2018	8/27/2018	8/30/2018	11/1/2018
Current/Final List	\$485,000	\$475,000	\$499,500	\$479,000	\$499,000	\$519,000	\$550,000
DOM/CDOM	10 / 10	32 / 32	35 / 35	71 / 71	106 / 106	29 / 29	40 / 40
Sales Type		Fair Market	Fair Market	Fair Market	Fair Market	Fair Market	Fair Market
Finance Incentives	Conventional	Conventional	Conventional	Conventional	Conventional	Conventional	Conventional
Living Area	1810	1919	1963	1515	1509	1793	1805
#Rooms/Bed/Bath 1	7 / 3 / 2	8 / 3 / 3	9 / 4 / 3	7 / 3 / 2	8 / 4 / 2	7 / 3 / 2.5	8 / 4 / 2
Year Built	1963	1992	1991	1958	1949	1988	1964
Bsmnt SF/% Finished							
Lot Size	0.17ac	0.17ac	0.17ac	0.18ac	0.16ac	0.08ac	0.19ac
Property Type	SF Detach	SF Detach	SF Detach	SF Detach	SF Detach	SF Detach	SF Detach
Style / Quality	Colonial / Q4	Colonial / Q4	Colonial / Q4	Ranch / Q4	Ranch / Q4	Colonial / Q4	Ranch / 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	Yes / Yes / No	Yes / Yes / No	Yes / Yes / No	Yes / Yes / No
Fireplace	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Garage	2 Attached	2 Attached	2 Attached	2 Detached	None	2 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	Unknown	Unknown	Unknown	Unknown	Unknown	Unknown	Unknown
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 - 2651-020-015	MLS - SR18239765	MLS - SR18024773	MLS - SR18076888	MLS - 218010829	MLS - 218010976	MLS - 18-403062

<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	\$480,000	\$480,000	\$147,415
Recommended List Price	\$500,000	\$500,000	
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
•	8944 Lemona Ave	North Hills	3	2	0.17ac		1963		
1	9216 Ventana Ln	North Hills	3	3	0.17ac	11/14/2018	1992	\$485,000	0.34 Miles
2	9193 Vincente Way	North Hills	4	3	0.17ac	4/20/2018	1991	\$465,000	0.28 Miles
3	15062 Rayen St	North Hills	3	2	0.18ac	11/28/2018	1958	\$463,000	0.13 Miles
1	8906 Sylmar Ave	Panorama City	4	2	0.16ac	8/27/2018	1949	\$499,000	0.79 Miles
2	14704 Tupper St	Panorama City	3	2.5	0.08ac	8/30/2018	1988	\$519,000	0.5 Miles
3	9236 Natick Ave	North Hills	4	2	0.19ac	11/1/2018	1964	\$550,000	0.38 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	Fair market, same style, has garage, 3/3 floor plan, newer home, similar GLA.
Sale 2 Comments	Superior GLA, newer home, has garage, 4/3 floor plan, fair market, same style.
Sale 3 Comments	3/2 floor plan, has garage, similar in year built, inferior GLA, fair market , same style.
List 1 Comments	Fair market, same style, no garage, 4/2 floor plan, older home, inferior GLA.
List 2 Comments	Superior GLA, newer home, has garage, 3/2 floor plan, fair market, same style.
List 3 Comments	4/2 floor plan, has garage, similar in year built, similar GLA, fair market , same style.

**Comments:**

Service Provider Comments:

Search for comparable market sales and listings was focused on the home's immediate market area, providing comps that reside within direct competition to the subject. All comps offered feature an interior size that remains within 20% of the home's interior size, and offer a maturity that remains within +/-30 years of the subject in age. Comp selection was focused on providing FMV transactions, while also offering recent market sales. The subject should be valued with recent market sales, offering a consistent and accurate market value for the home. Due to limited available market data for similar properties in the subject's immediate neighborhood, it was necessary to utilize comps with a variance in GLA, lotsize, age, style, expand proximity guidelines and slightly outside the allowable price threshold. It brackets the subject well in regards to size, style and condition. Sale date criteria was expanded over 6 months in date to attain comparable sales which have sold within a 12 month time frame.

Vendor Comments:

Service Provider  
Signature

/s/ Alvin Papa

Service Provider  
Company

The RWM Group, Inc.

BPO Effective Date

12/11/2018

Service Provider Lic.  
Num.

01473111

**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

**8944 Lemona Ave  
North Hills, CA 91343**



Address



Side



Side



Street



Street



View across street



**Comparable Sale #1**

9216 Ventana Ln  
North Hills, CA 91343  
Sale Date: 11/14/2018  
Sale Price: \$485,000



**Comparable Sale #2**

9193 Vincente Way  
North Hills, CA 91343  
Sale Date: 4/20/2018  
Sale Price: \$465,000



**Comparable Sale #3**

15062 Rayen St  
North Hills, CA 91343  
Sale Date: 11/28/2018  
Sale Price: \$463,000





**Comparable Listing #1**

8906 Sylmar Ave  
Panorama City, CA 91402  
Current List: \$499,000



**Comparable Listing #2**

14704 Tupper St  
Panorama City, CA 91402  
Current List: \$519,000



**Comparable Listing #3**

9236 Natick Ave  
North Hills, CA 91343  
Current List: \$550,000

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