



Broker Price Opinion

Exterior Inspection
 Interior Inspection

Property Address: 1408 East 82nd St	Vendor ID: 4636648
City, State, Zip: Los Angeles, CA 90001	Deal Name:
Loan Number: 1408 East 82nd St	Inspection Date: 9/11/2018
2nd Loan / Client #:	Subject APN: 6028-015-003

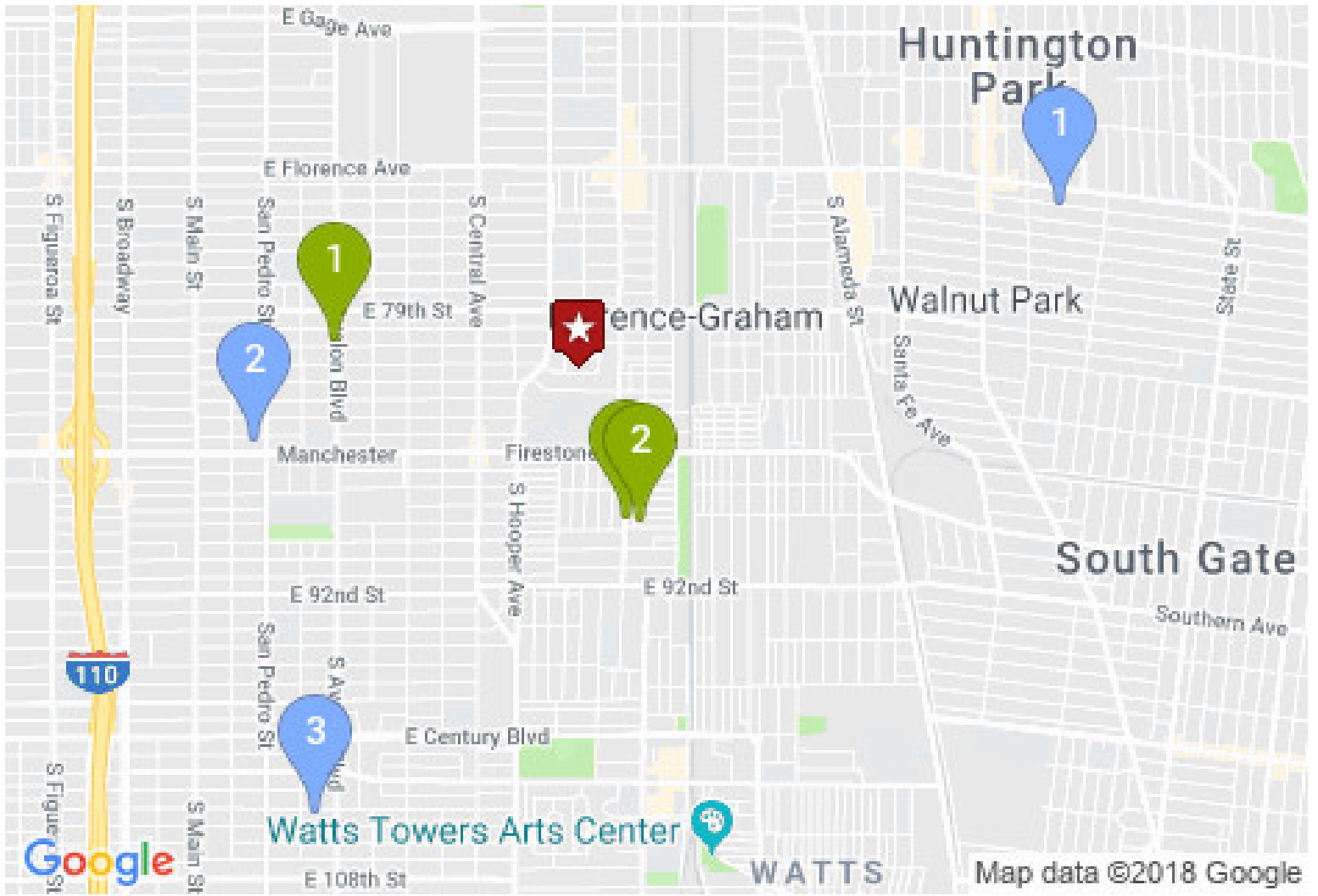
Property Occupancy Status: Owner	Does the Property Appear Secure?: Yes	Est. Monthly Rent: \$4,500	Sold in the last 12 Months?: No
Currently Listed: Yes	Currently List Broker: RE/MAX ESTATE	List Broker Contact #: 3103916853	Initial List Price: \$449,000
		Initial List Date: 6/09/2018	Current List Price: \$449,000
		DOM / CDOM: 94 / 67	Sale Price:
Is the Subject Listing Currently Pending?: Yes	Date of Contract: 8/15/2018	CDOM to Contract: 67	Sale Date:

Subject Property Listing Comments / External Influences

2 units home

	Subject	Sold Comp 1	Sold Comp 2	Sold Comp 3	List Comp 1	List Comp 2	List Comp 3
Address	1408 East 82nd St Los Angeles, CA 90001	8021 Avalon Blvd Los Angeles, CA 90003	1519 E 89th St Los Angeles, CA 9002	718 Compton Ave Los Angeles, CA 90002	424 Walnut St Huntington Park, CA 90255	238 E 85th St Los Angeles, CA 90003	418 E 104th St Los Angeles, CA 90003
Proximity		0.86 Miles	0.56 Miles	0.53 Miles	1.84 Miles	1.15 Miles	1.79 Miles
Sale/List Price		\$629,000	\$650,000	\$660,000	\$695,000	\$619,888	\$624,900
Sale Date		2/15/2018	4/13/2018	12/14/2017	pending	active	active
Price Per Sq.ft.	\$267.89	\$220.70	\$282.24	\$234.04	\$246.80	\$302.38	\$249.96
Initial List Price	\$449,000	\$679,900	\$639,000	\$639,000	\$695,000	\$650,000	\$624,900
Initial List Date	6/09/2018	7/26/2017	3/5/2018	10/4/2017	6/27/2018	7/21/2018	9/7/2018
Current/Final List	\$449,000	\$629,000	\$630,000	\$660,000	\$695,000	\$619,888	\$624,900
DOM/CDOM	94 / 67	204 / 114	39 / 36	71 / 63	76 / 76	52 / 52	4 / 4
Sales Type		Fair Market	Fair Market	Fair Market	Fair Market	Fair Market	Fair Market
Living Area	2445	2850	2303	2820	2816	2050	2500
#Rooms/Bed/Bath 1	5 / 3 / 1	8 / 4 / 3	6 / 3 / 2	7 / 4 / 2	6 / 3 / 2	6 / 3 / 2	4 / 2 / 1
#Rooms/Bed/Bath 2	4 / 2 / 1	7 / 4 / 2	7 / 4 / 2	6 / 3 / 2	3 / 1 / 1	4 / 2 / 1	7 / 3 / 3
#Rooms/Bed/Bath 3					3 / 1 / 1		
#Rooms/Bed/Bath 4							
Year Built	1947	1971	1910	1918	1928	1934	1940
Bsmnt SF/% Finished							
Lot Size	0.14ac	0.12ac	0.13ac	0.12ac	0.14ac	0.12ac	0.12ac
Property Type	2 unit	2 unit	2 unit	2 unit	3 unit	2 unit	2 unit
Style / Quality	Contemp / Q4	Contemp / Q4	Contemp / Q4	Contemp / Q4	Contemp / Q4	Contemp / Q4	Contemp / Q4
# of Units	2	2	2	2	3	2	2
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	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	No	No	No	No	No	No	No
Garage	2 Detached	None	None	2 Detached	None	None	2 Detached
Other Features	None	None	None	None	None	None	None
Subdivision	Unavailable	Unavailable	Unavailable	Unavailable	Unavailable	Unavailable	West La
Rent Potential	\$4,500	\$4,900	\$4,400	\$4,900	\$5,100	\$4,000	\$4,600
Annual Gross Income	\$54,000	\$58,800	\$52,800	\$58,800	\$61,200	\$48,000	\$55,200
Likely Sale Price					\$521,250	\$464,916	\$468,675
Gross Rent Multiplier	12.13	10.70	12.31	11.22	8.52	9.69	8.49
School District	Los Angeles	Unavailable	Unavailable	Unavailable	Unavailable	Unavailable	Unavailable
Common Amenities		None	None	None	None	None	None
Data Source - ID	County Tax - 18353136	MLS - DW17171359	MLS - PW18051009	MLS - RS17228230	MLS - MB18153689	MLS - MB18126756	MLS - OC18219122

Market Time 90-120 days	As-Is Price Estimate	As-Repaired Price Estimate	Land Only Price
Anticipated Sale Price	\$655,000	\$655,000	\$357,750
Recommended List Price	\$665,000	\$665,000	
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
1408 East 82nd St	Los Angeles	5	2	0.14ac		1947		
1 8021 Avalon Blvd	Los Angeles	8	5	0.12ac	2/15/2018	1971	\$629,000	0.86 Miles
2 1519 E 89th St	Los Angeles	7	4	0.13ac	4/13/2018	1910	\$650,000	0.56 Miles
3 718 Compton Ave	Los Angeles	7	4	0.12ac	12/14/2017	1918	\$660,000	0.53 Miles
1 424 Walnut St	Huntington Park	5	4	0.14ac	6/27/2018	1928	\$695,000	1.84 Miles
2 238 E 85th St	Los Angeles	5	3	0.12ac	7/21/2018	1934	\$619,888	1.15 Miles
3 418 E 104th St	Los Angeles	5	4	0.12ac	9/7/2018	1940	\$624,900	1.79 Miles

Neighborhood Data:

Location Type: Market Trend: Economic Trend: Neighborhood Trend:

Housing Supply: Crime/Vandalism: REO Driven?: Avg Age of Home:

Sale to List Ratio: Neighborhood Pride of Ownership: Avg Marketing Time of Comparable Listings:

Price Range: to Median Price: Predominate Value: Average DOM:

% Tenants: 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 gross living area to the subject.
Sale 2 Comments	Property is inferior in year built to the subject.
Sale 3 Comments	Property is superior in bedroom/bathroom count.
List 1 Comments	Property is inferior in year built to the subject.
List 2 Comments	Property is inferior in gross living area to the subject.
List 3 Comments	Property is inferior in lot size to the subject.

Comments:

Service Provider Comments:

Per instructions comparables have been remodeled. In order to meet the client requirements, search in miles, year built, lot size and months were extended. 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

9/11/2018

Service Provider Lic.
Num.

01453059

Repairs

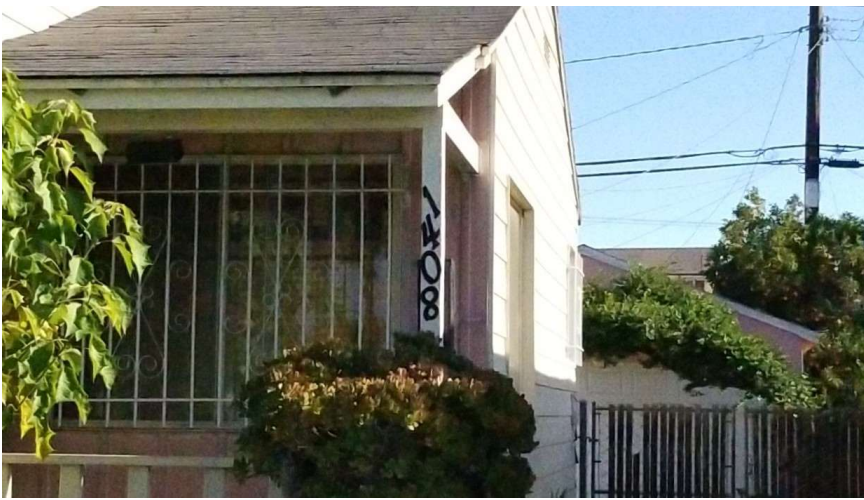
Recommended Repairs would bring the subject to:

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

**1408 East 82nd St
Los Angeles, CA 90001**



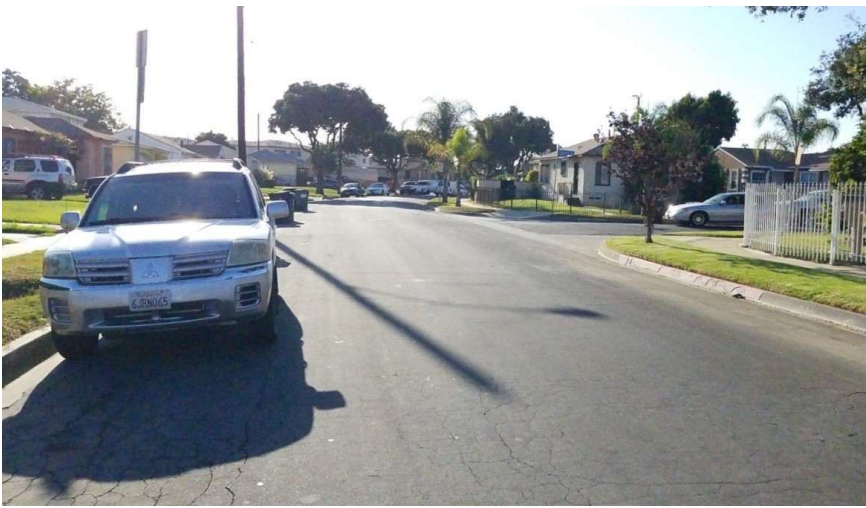
Address



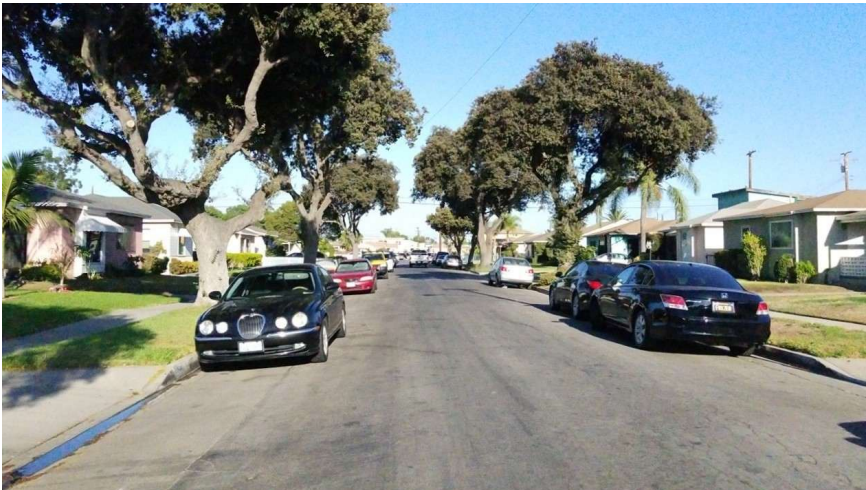
Side



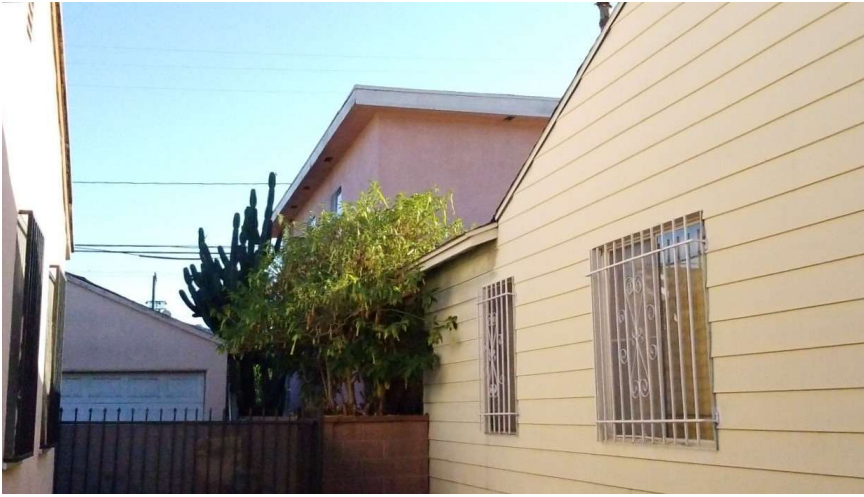
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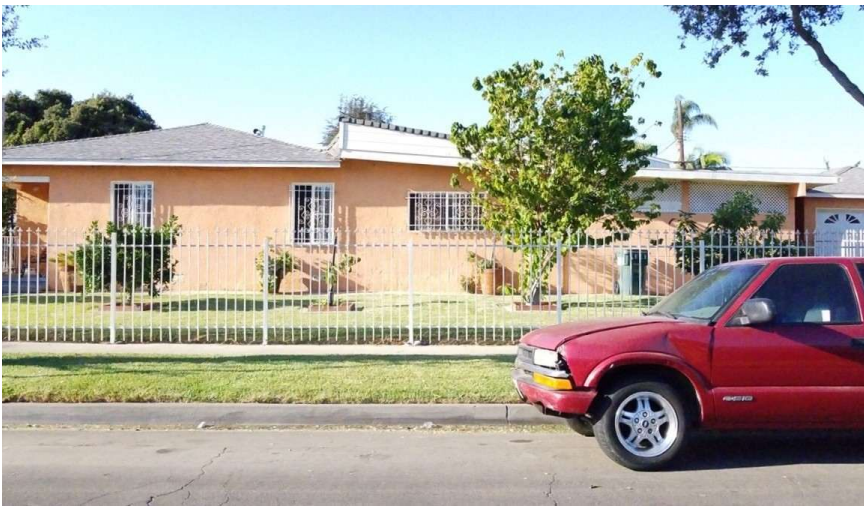
Street



Street



Other



View across street



Comparable Sale #1

8021 Avalon Blvd
Los Angeles, CA 90003
Sale Date: 2/15/2018
Sale Price: \$629,000



Comparable Sale #2

1519 E 89th St
Los Angeles, CA 9002
Sale Date: 4/13/2018
Sale Price: \$650,000



Comparable Sale #3

718 Compton Ave
Los Angeles, CA 90002
Sale Date: 12/14/2017
Sale Price: \$660,000



Comparable Listing #1

424 Walnut St
Huntington Park, CA 90255
Current List: \$695,000



Comparable Listing #2

238 E 85th St
Los Angeles, CA 90003
Current List: \$619,888



Comparable Listing #3

418 E 104th St
Los Angeles, CA 90003
Current List: \$624,900

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