



Broker Price Opinion

Exterior Inspection
 Interior Inspection

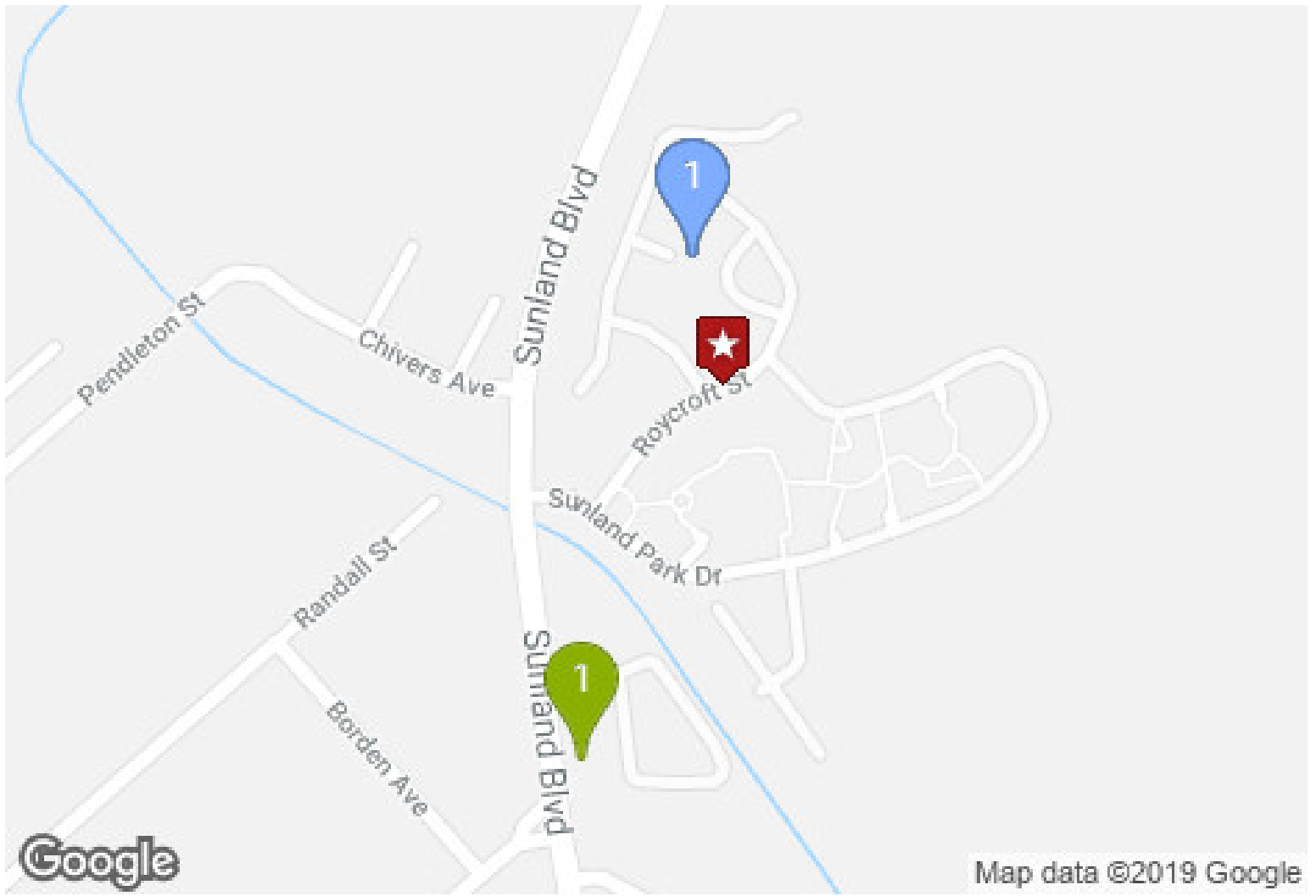
Property Address: 10831 Roycroft St Unit 78	Vendor ID: 4738670						
City, State, Zip: Sun Valley, CA 91352	Deal Name:						
Loan Number: 10831 Roycroft St UNIT 78	Inspection Date: 2/21/2019						
2nd Loan / Client #:	Subject APN: 2544011105						
Property Occupancy Status: Owner	Does the Property Appear Secure? Yes	Est. Monthly Rent: \$2,150	Sold in the last 12 Months? No				
Currently Listed: Yes	Currently List Broker: Terra Trade Inc	List Broker Contact #: 3107793549	Initial List Price: \$509,000	Initial List Date: 2/11/2019	Current List Price: \$509,000	DOM / CDOM: 10 / 10	Sale Price:
Is the Subject Listing Currently Pending? Yes	Date of Contract: 2/20/2019	CDOM to Contract: 9	Sale Date:				

Subject Property Comments / External Influences

Subject does not have a guest house.

Subject	Sold Comp 1	Sold Comp 2	Sold Comp 3	List Comp 1	List Comp 2	List Comp 3	
							
Address	10831 Roycroft St Unit 78 Sun Valley, CA 91352	10831 Roycroft St 43 Sun Valley, CA 91352	10831 Roycroft St 66 Sun Valley, CA 91352	10831 Roycroft St 41 Sun Valley, CA 91352	9250 Sunland Blvd 11 Sun Valley, CA 91352	10831 Roycroft St 29 Sun Valley, CA 91352	10831 Roycroft St 7 Sun Valley, CA 91352
Proximity		0.08 Miles	0.08 Miles	0.08 Miles	0.27 Miles	0.08 Miles	0.08 Miles
Sale/List Price		\$505,000	\$505,000	\$515,000	\$448,000	\$535,000	\$589,000
Sale Date		7/6/2018	4/11/2018	4/3/2018	active	active	active
Price Per Sq.ft.	\$366.79	\$367.01	\$339.84	\$371.84	\$370.55	\$386.28	\$396.37
Initial List Price	\$509,000	\$499,000	\$499,000	\$499,900	\$448,000	\$535,000	\$589,000
Initial List Date	2/11/2019	4/3/2018	3/5/2018	2/15/2018	2/1/2019	1/25/2019	1/16/2019
Current/Final List	\$509,000	\$499,000	\$499,000	\$499,900	\$448,000	\$535,000	\$589,000
DOM/CDOM	10 /	93 / 93	36 / 36	48 / 48	20 / 20	27 / 27	36 / 36
Sales Type		Fair Market	Fair Market	Fair Market	Fair Market	Fair Market	Fair Market
Finance Incentives	0	None	None	None	None	None	None
Living Area	1385	1376	1486	1385	1209	1385	1486
#Rooms/Bed/Bath 1	6 / 3 / 2.5	6 / 3 / 3	6 / 3 / 2.5	6 / 3 / 3	6 / 3 / 1.5	6 / 3 / 2.5	6 / 3 / 2.5
Year Built	1979	1979	1979	1979	1984	1979	1979
Bsmnt SF/% Finished	/	/	/	/	/	/	/
Lot Size	0.00ac	0.00ac	0.00ac	0.00ac	0.00ac	0.00ac	0.00ac
Property Type	Condo	Condo	Condo	Condo	Condo	Condo	Condo
Style / Quality	Townhouse-Mid / Q4	Townhouse-Mid / Q4	Townhouse-Mid / Q4	Townhouse-Mid / Q4	Townhouse-Mid / Q4	Townhouse-Mid / Q4	Townhouse-Mid / 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 Attached	2 Attached	2 Attached	2 Attached
Other Features	None	None	None	None	None	None	None
HOA Fees	0/mo400/mo	0/mo400/mo	0/mo400/mo	0/mo400/mo	0/mo390/mo	0/mo400/mo	0/mo400/mo
Rent Potential	\$2,150						
Annual Gross Income	\$25,800						
Likely Sale Price					\$425,600	\$508,250	\$559,550
Gross Rent Multiplier	19.69						
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		Community Pool	Community Pool	Community Pool	Community Pool	Community Pool	Community Pool
Data Source - ID	County Tax - 319000469	MLS - 18327198	MLS - 318000836	MLS - WS18035837	MLS - 819000516	MLS - SR19019243	MLS - 319000174
Overall Comparison							

Market Time 90-120 days	As-Is Price Estimate	As-Repaired Price Estimate	Land Only Price
90-Day Marketing Time	\$508,000	\$508,000	\$0
Recommended List Price	\$520,000	\$520,000	
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
•	10831 Roycroft St Unit 78	Sun Valley	3	2.5	0.00ac		1979		
1	10831 Roycroft St 43	Sun Valley	3	3	0.00ac	7/6/2018	1979	\$505,000	0.08 Miles
2	10831 Roycroft St 66	Sun Valley	3	2.5	0.00ac	4/11/2018	1979	\$505,000	0.08 Miles
3	10831 Roycroft St 41	Sun Valley	3	3	0.00ac	4/3/2018	1979	\$515,000	0.08 Miles
1	9250 Sunland Blvd 11	Sun Valley	3	1.5	0.00ac	2/1/2019	1984	\$448,000	0.27 Miles
2	10831 Roycroft St 29	Sun Valley	3	2.5	0.00ac	1/25/2019	1979	\$535,000	0.08 Miles
3	10831 Roycroft St 7	Sun Valley	3	2.5	0.00ac	1/16/2019	1979	\$589,000	0.08 Miles

Neighborhood Data:

Location Type: <input type="text" value="Suburban"/>	Market Trend: <input type="text" value="Appreciating"/>	Economic Trend: <input type="text" value="Stable"/>	Neighborhood Trend: <input type="text" value="Improving"/>
Housing Supply: <input type="text" value="Stable"/>	Crime/Vandalism: <input type="text" value="Low Risk"/>	REO Driven? <input type="text" value="No"/>	Avg Age of Home: <input type="text" value="40"/>
Sale to List Ratio: <input type="text" value="95.00"/>	Neighborhood Pride of Ownership: <input type="text" value="Average"/>	Avg Marketing Time of Comparable Listings: <input type="text" value="3 to 6 Mos."/>	
Price Range: <input type="text" value="\$299,000"/> to <input type="text" value="\$590,000"/>	Median Price: <input type="text" value="\$475,000"/>	Predominate Value: <input type="text" value="\$479,500"/>	Average DOM: <input type="text" value="90"/>
% Owners: <input type="text" value="53"/>	% Tenants: <input type="text" value="47"/>	Number of units for rent: <input type="text" value="0"/>	Number of units in complex for sale: <input type="text" value="2"/>

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, GLA, style, condition, amenities, and most important location. Comp is equal in GLA and room count. Comp is in the same project and a good indicator of the subjects market.
Sale 2 Comments	This comp is similar to the subject in key areas such as room count, GLA, style, condition, amenities, and most important location. Comp is slightly superior in GLA and equal in room count. Comp is in the same project and a good indicator of the subjects market.
Sale 3 Comments	This comp is similar to the subject in key areas such as room count, GLA, style, condition, amenities, and most important location. Comp is equal in GLA and room count. Comp is in the same project and a good indicator of the subjects market.
List 1 Comments	This comp is similar to the subject in key areas such as room count, style, condition, amenities, and most important location. Comp is slightly superior in GLA and equal in room count. Comp is two blocks away and a good indicator of the subjects market.
List 2 Comments	This comp is similar to the subject in key areas such as room count, GLA, style, condition, amenities, and most important location. Comp is equal in GLA and room count. Comp is in the same project and a good indicator of the subjects market.
List 3 Comments	This comp is similar to the subject in key areas such as room count, GLA, style, condition, amenities, and most important location. Comp is slightly superior in GLA but equal in room count. Comp is in the same project and a good indicator of the subjects market.

Comments:

Service Provider Comments:

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
Service Provider
Company

/s/ Terry Perkins
Alpha West Properties

BPO Effective Date

2/21/2019
01085296

Service Provider Lic.
Num.

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

**10831 Roycroft St Unit 78
Sun Valley, CA91352**



Address



Address



Side



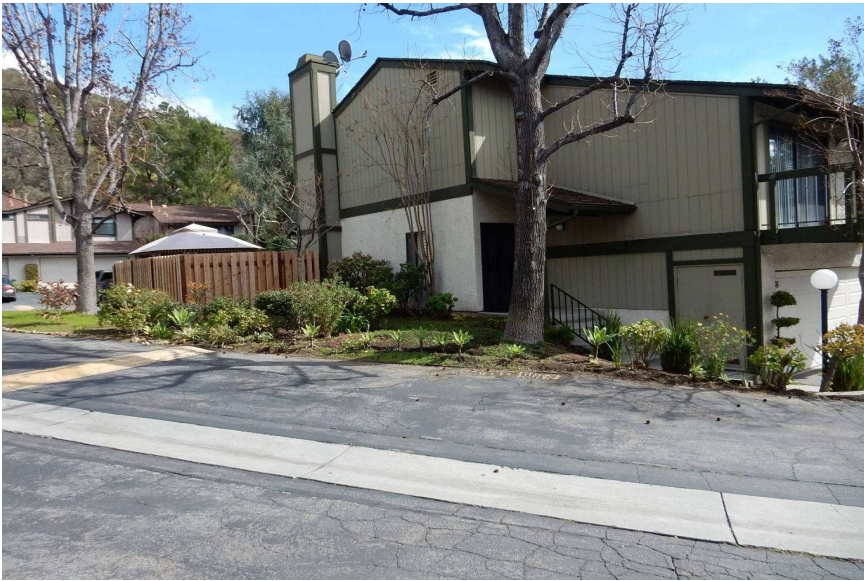
Side



Street



Street



View across street



Comparable Sale #1

10831 Roycroft St 43
Sun Valley, CA91352
Sale Date: 7/6/2018
Sale Price: \$505,000



Comparable Sale #2

10831 Roycroft St 66
Sun Valley, CA91352
Sale Date: 4/11/2018
Sale Price: \$505,000



Comparable Sale #3

10831 Roycroft St 41
Sun Valley, CA91352
Sale Date: 4/3/2018
Sale Price: \$515,000



Comparable Listing #1

9250 Sunland Blvd 11
Sun Valley, CA91352
Current List: \$448,000



Comparable Listing #2

10831 Roycroft St 29
Sun Valley, CA91352
Current List: \$535,000



Comparable Listing #3

10831 Roycroft St 7
Sun Valley, CA91352
Current List: \$589,000

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