



Broker Price Opinion

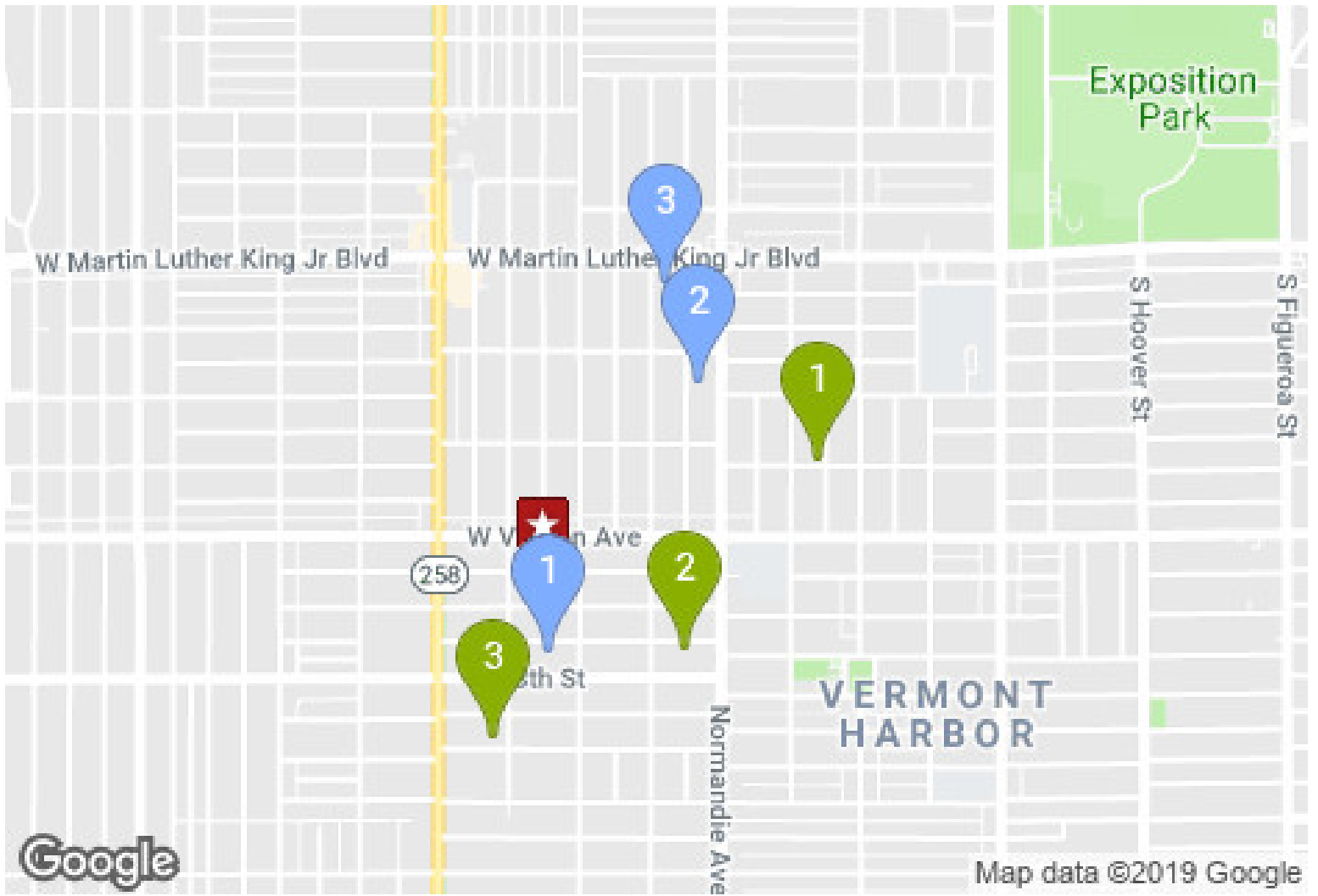
Exterior Inspection
 Interior Inspection

Property Address: 1568 W 45th St	Vendor ID: 4752297						
City, State, Zip: Los Angeles, CA 90062	Deal Name:						
Loan Number: 1568 W 45th St	Inspection Date: 3/22/2019						
2nd Loan / Client #:	Subject APN: 5016-008-008						
Property Occupancy Status: Owner	Does the Property Appear Secure? Yes	Est. Monthly Rent: \$4,200	Sold in the last 12 Months? Yes				
Currently Listed: Yes	Currently List Broker: Team Spirit Realty	List Broker Contact #: 3106287100	Initial List Price: \$489,000	Initial List Date: 12/04/2018	Current List Price: \$489,000	DOM / CDOM: 108 / 108	Sale Price: \$435,000
Is the Subject Listing Currently Pending? No	Date of Contract:	CDOM to Contract:	Sale Date: 11/14/2018				

Subject Property Comments / External Influences
Sfr

	Subject	Sold Comp 1	Sold Comp 2	Sold Comp 3	List Comp 1	List Comp 2	List Comp 3
							
Address	1568 W 45th St Los Angeles, CA 90062	1564 W 47th St Los Angeles, CA 90062	4176 Brighton Ave Los Angeles, CA 90062	4018 Halldale Ave Los Angeles, CA 90062	4259 Van Buren Pl Los Angeles, CA 90037	1432 W 47th St Los Angeles, CA 90062	1615 W 50th St Los Angeles, CA 90062
Proximity		0.12 Miles	0.45 Miles	0.57 Miles	0.53 Miles	0.28 Miles	0.29 Miles
Sale/List Price		\$650,000	\$679,000	\$699,000	\$639,000	\$679,800	\$739,900
Sale Date		11/6/2018	2/28/2019	10/23/2018	active	active	active
Price Per Sq.ft.	\$426.60	\$424.84	\$438.91	\$370.43	\$443.13	\$407.07	\$445.19
Initial List Price	\$489,000	\$649,900	\$695,000	\$710,000	\$639,000	\$679,800	\$739,900
Initial List Date	12/04/2018	9/28/2018	12/14/2018	8/2/2018	3/13/2019	3/8/2019	3/21/2019
Current/Final List	\$489,000	\$649,900	\$695,000	\$749,000	\$639,000	\$679,800	\$739,900
DOM/CDOM	108 /	39 / 32	76 / 31	82 / 1	9 / 9	14 / 14	1 / 1
Sales Type	Fair Market	Fair Market	Fair Market	Fair Market	Fair Market	Fair Market	Fair Market
Finance Incentives	0	0	0	0	0	0	0
Living Area	1594	1530	1547	1887	1442	1670	1662
#Rooms/Bed/Bath 1	6 / 3 / 1	7 / 3 / 2	7 / 3 / 1.5	8 / 4 / 2	7 / 3 / 2	6 / 3 / 1	9 / 4 / 2.5
Year Built	1910	1911	1910	1910	1919	1911	1911
Bsmnt SF/% Finished	/	/	/	/	/	/	/
Lot Size	0.13ac	0.13ac	0.15ac	0.16ac	0.10ac	0.13ac	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	2-Story Conv / Q4
# of Units	1	1	1	1	1	1	1
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	Yes	No	Yes	No
Garage	None	None	1 Detached	None	None	1 Attached	2 Detached
Other Features	None	None	None	None	None	None	None
HOA Fees	0/mo0/mo	0/mo0/mo	0/mo0/mo	0/mo0/mo	0/mo0/mo	0/mo0/mo	0/mo0/mo
Rent Potential	\$4,200						
Annual Gross Income	\$50,400						
Likely Sale Price					\$639,000	\$679,800	\$739,900
Gross Rent Multiplier	13.49						
School District	Los Angeles	Los Angeles Unified	Los Angeles Unified	Los Angeles Unified	Los Angeles Unified	Los Angeles Unified	Los Angeles Unified
Complex Name							
Floor Level							
Common Amenities							
Data Source - ID	MLS - 18413272	MLS - PW18236930	MLS - OC18291452	MLS - PW18179139	MLS - SR19054676	MLS - SR19053867	MLS - PW19063660
Overall Comparison							

Market Time 90-120 days	As-Is Price Estimate	As-Repaired Price Estimate	Land Only Price
90-Day Marketing Time	\$680,000	\$680,000	\$365,750
Recommended List Price	\$695,000	\$695,000	
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
•	1568 W 45th St	Los Angeles	3	1	0.13ac	11/14/2018	1910	\$435,000	
1	1564 W 47th St	Los Angeles	3	2	0.13ac	11/6/2018	1911	\$650,000	0.12 Miles
2	4176 Brighton Ave	Los Angeles	3	1.5	0.15ac	2/28/2019	1910	\$679,000	0.45 Miles
3	4018 Halldale Ave	Los Angeles	4	2	0.16ac	10/23/2018	1910	\$699,000	0.57 Miles
1	4259 Van Buren Pl	Los Angeles	3	2	0.10ac	3/13/2019	1919	\$639,000	0.53 Miles
2	1432 W 47th St	Los Angeles	3	1	0.13ac	3/8/2019	1911	\$679,800	0.28 Miles
3	1615 W 50th St	Los Angeles	4	2.5	0.12ac	3/21/2019	1911	\$739,900	0.29 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 bathroom count to the subject.
Sale 2 Comments	Property is superior in lot size to the subject.
Sale 3 Comments	Property is superior in bedroom count to the subject.
List 1 Comments	Property is inferior in GLA to the subject.
List 2 Comments	Property is similar in lot size and year built.
List 3 Comments	Property is superior in bedroom and bathroom count to the subject.

Comments:

Service Provider Comments:

Per request only renovated or remodeled comps were provided. 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. The neighborhood consist of conforming, average to good quality SFR's with average to good maintenance levels. Subject is located near to commercial area or none residential area this will have no effect in the subject's marketability.

Vendor Comments:

Service Provider
Signature

/s/ Victor Pereda

Service Provider
Company

Vianso Corporation

BPO Effective Date

3/22/2019

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

**1568 W 45th St
Los Angeles, CA90062**



Address



Side



Side



Street



Street



View across street



Street Sign



Comparable Sale #1

1564 W 47th St
Los Angeles, CA90062
Sale Date: 11/6/2018
Sale Price: \$650,000



Comparable Sale #2

4176 Brighton Ave
Los Angeles, CA90062
Sale Date: 2/28/2019
Sale Price: \$679,000



Comparable Sale #3

4018 Halldale Ave
Los Angeles, CA90062
Sale Date: 10/23/2018
Sale Price: \$699,000



Comparable Listing #1

4259 Van Buren Pl
Los Angeles, CA90037
Current List: \$639,000



Comparable Listing #2

1432 W 47th St
Los Angeles, CA90062
Current List: \$679,800



Comparable Listing #3

1615 W 50th St
Los Angeles, CA90062
Current List: \$739,900

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