



Broker Price Opinion

Exterior Inspection
 Interior Inspection

Property Address:	1810 W 39TH ST	Vendor ID:	8306856.1_202615
City, State, Zip:	LOS ANGELES, CA 90062	Deal Name:	
Loan Number:	1810W39thSt	Inspection Date:	04/02/2020
2nd Loan / Client #:		Subject APN:	5035-019-003

Property Occupancy Status Does the Property Appear Secure? Est. Monthly Rent Sold in the last

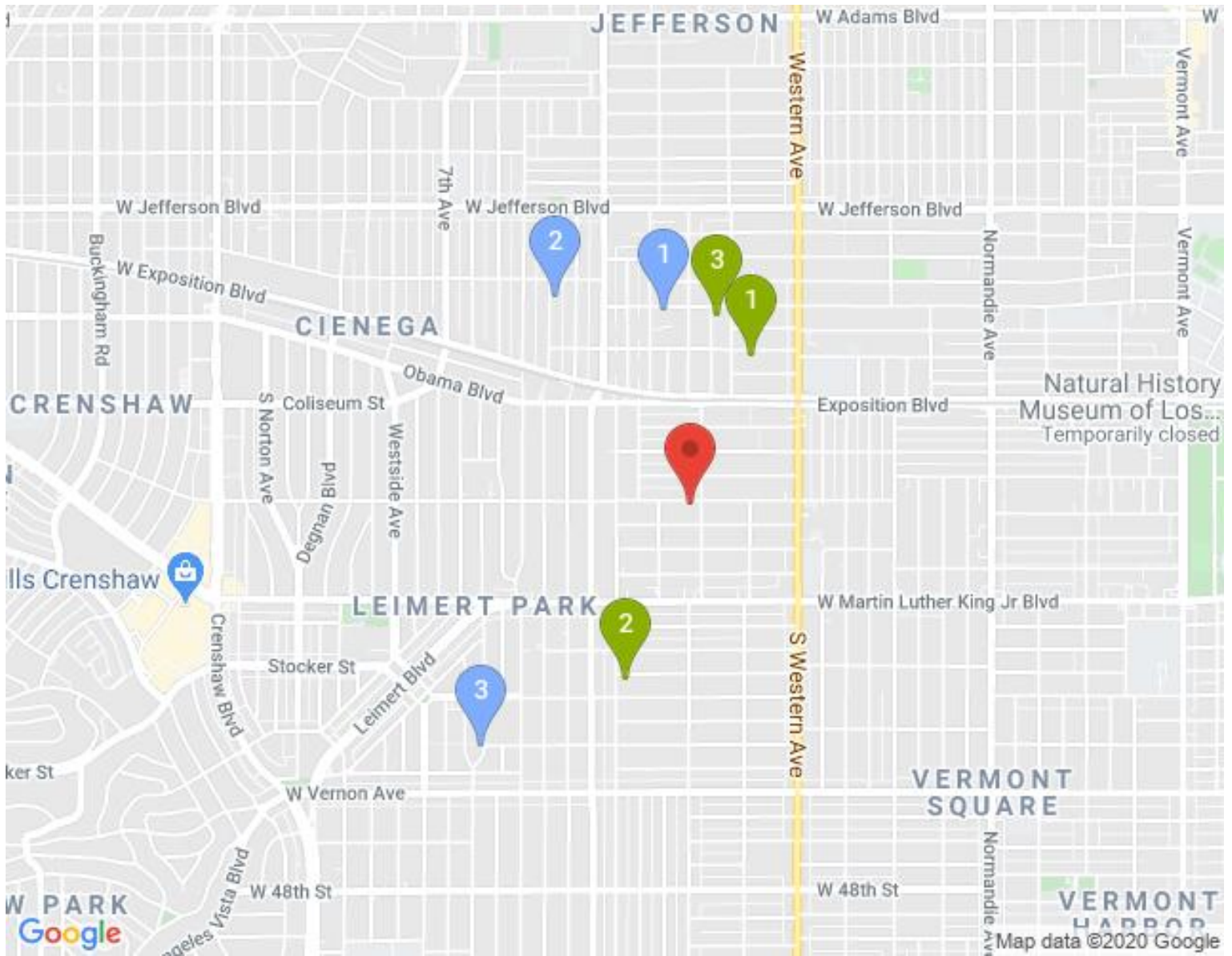
Currently Listed Currently List Broker List Broker Contact # Initial List Price Initial List Date Current List Price DOM / CDOM

Is the Subject Listing Currently Pending? Date of Contract CDOM to Contract Sale Price: Sale Date:

Subject Property Comments / External Influences
The subject appeared to be in overall average condition showing no signs of deferred maintenance from the inspection.

	Subject	Sold Comp 1	Sold Comp 2	Sold Comp 3	List Comp 1	List Comp 2	List Comp 3
							
Address	1810 W 39TH ST LOS ANGELES, CA 90062	1930 W 36TH PL LOS ANGELES, CA 90018	3620 3RD AVE LOS ANGELES, CA 90018	4301 SUTRO AVE LOS ANGELES, CA 90008	1770 W 37TH PL LOS ANGELES, CA 90018	2032 W 41ST PL LOS ANGELES, CA 90062	3658 RUTHELEN ST LOS ANGELES, CA 90018
Proximity		0.51	0.64	0.83	0.41	0.48	0.49
Sale/List Price		\$660,000	\$680,000	\$671,000	\$689,000	\$677,000	\$545,000
Sale Date		5/20/2019	6/11/2019	12/12/2019	3/18/2020	3/28/2020	3/16/2020
Price Per Sq.ft.	\$610.89	\$675.53	\$551.95	\$570.09	\$659.96	\$587.66	\$473.08
Initial List Price		\$639,000	\$659,000	\$639,000	\$689,000	\$677,000	\$545,000
Initial List Date		4/4/2019	5/7/2019	11/8/2019	3/18/2020	3/28/2020	3/16/2020
Current/Final List		\$639,000	\$659,000	\$639,000	\$689,000	\$677,000	\$545,000
DOM/CDOM		46 / 46	35 / 35	34 / 34	15 / 15	5 / 5	17 / 17
Sales Type		Fair Market	Fair Market	Fair Market	Fair Market	Fair Market	Fair Market
Finance Incentives		NONE	NONE	NONE	NONE	NONE	NONE
Living Area	1064	977	1232	1177	1044	1152	1152
#Rooms/Bed/Bath All	5 / 2 / 1	7 / 3 / 2	5 / 2 / 1	6 / 3 / 1	7 / 3 / 2	6 / 2 / 2	7 / 3 / 2
Year Built	1924	1922	1911	1951	1925	1921	1923
Bsmnt SqFt/Finished							
Lot Size	0.13	0.10	0.13	0.11	0.09	0.13	0.08
Property Type	SF Detach	SF Detach	SF Detach	SF Detach	SF Detach	SF Detach	SF Detach
Style / Quality	Contemp / Q3	Contemp / Q3	Contemp / Q3	Contemp / Q3	Contemp / Q3	Contemp / Q3	Contemp / Q3
# of Units	1	1	1	1	1	1	1
Condition	C3	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 / No / No	No / No / No	No / No / No	No / No / No	No / No / No	No / No / No	No / No / No
Fireplace	No	No	No	No	No	No	No
Garage	2 Detached	2 Detached	2 Detached	2 Detached	2 Detached	2 Detached	2 Detached
Other Features	NONE	NONE	NONE	NONE	NONE	NONE	NONE
HOA Fees	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Subdivision	NONE	WEST LA	JEFFERSON PARK	WEST LA	WEST LA	NONE	WEST LA
Rent Potential	\$2,500						
Annual Gross Income	\$30,000						
Likely Sale Price					\$689,000	\$677,000	\$545,000
Gross Rent Multiplier	21.67						
School District	LAUSD	LAUSD	LAUSD	LAUSD	LAUSD	LAUSD	LAUSD
Common Amenities							
Data Source - ID	County Tax	MLS-19443628	MLS-19463544	MLS-19525628	MLS-DW20059513	MLS-DW20064858	MLS-20564368

Market Time 0-30 days	As-Is Price Estimate	As-Repaired Price Estimate	Land Only Price	30-Day Quick Sale Price
90-Day Marketing Time	<input type="text" value="\$650,000"/>	<input type="text" value="\$650,000"/>	<input type="text" value="\$100,000"/>	<input type="text" value="\$630,000"/>
Recommended List Price	<input type="text" value="\$660,000"/>	<input type="text" value="\$660,000"/>		
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
•	1810 W 39TH ST	LOS ANGELES	2	1	0.13		1924		
1	1930 W 36TH PL	LOS ANGELES	3	2	0.10	5/20/2019	1922	\$660,000	0.51
2	3620 3RD AVE	LOS ANGELES	2	1	0.13	6/11/2019	1911	\$680,000	0.64
3	4301 SUTRO AVE	LOS ANGELES	3	1	0.11	12/12/2019	1951	\$671,000	0.83
1	1770 W 37TH PL	LOS ANGELES	3	2	0.09	3/18/2020	1925	\$689,000	0.41
2	2032 W 41ST PL	LOS ANGELES	2	2	0.13	3/28/2020	1921	\$677,000	0.48
3	3658 RUTHELEN ST	LOS ANGELES	3	2	0.08	3/16/2020	1923	\$545,000	0.49

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: OWNER Types of Financing the Subject will NOT qualify for:

NONE

Will this be a problem for resale? If yes, please explain:

None Noted

Comparables:

Sale 1 Comments	Sale 1 similar to subject due to similar condition and property type, well maintained.
Sale 2 Comments	Sale 2 is similar to subject with similar condition. Similar property style and dimensions.
Sale 3 Comments	Sale 3 is similar to subject due to condition and property type. Similar property style and similar dimensions.
List 1 Comments	List 1 is in similar condition to subject, well maintained.
List 2 Comments	List 2 is similar to subject due to similar GLA, condition and location.
List 3 Comments	List 3 is similar to subject due to condition and similar subject dimensions. Similar property style and area.

Comments:

Service Provider Comments:

Value based on comp data found from the MLS, I used comparables within the same market. Based on the current comps and market the subject should sell in the indicated range as based on competitive sales and listings. After a thorough search in the MLS for comps of similar size and property type, I had to extend over a 1 mile radius in this area due to a lack of comparables found that were similar and reasonable substitutes for subject property. Subject's lot size varies over 10% of comparables, the age difference in some comparables are over 5 years and distance of some comparables are over 1/2 mile from subject in terms of driving distance, this is due to the property type, size and location, I had to extend search criteria to obtain sales and listings comparable to subject. The comparables used are still suitable comparables to subject property and market value is not affected.

Vendor Comments:

Service Provider Signature

/s/ Francisco Ursulo

Service Provider Company

Ursullo Investments LLC

BPO Effective Date

04/02/2020

Service Provider Lic. Num.

01946059

Repairs		
Recommended Repairs would bring the subject to: <input type="text" value="\$650,000"/>		
Internal Repairs	Comment	Total
Painting		\$ 0
Walls/Ceiling		\$ 0
Carpet/Floors		\$ 0
Cabinet/Counter		\$ 0
Plumbing		\$ 0
Electrical		\$ 0
Heating/AC		\$ 0
Appliances		\$ 0
Doors/Trim		\$ 0
Cleaning/Trash Removal		\$ 0
Other		\$ 0
Internal Repair Total:		\$ 0
External Repairs	Comment	Total
Roof		\$ 0
Siding/Trim		\$ 0
Structural		\$ 0
Windows/Doors		\$ 0
Painting		\$ 0
Foundation		\$ 0
Garage		\$ 0
Landscaping		\$ 0
Fence		\$ 0
Other		\$ 0
External Repair Total:		\$ 0
Repair Total:		\$ 0



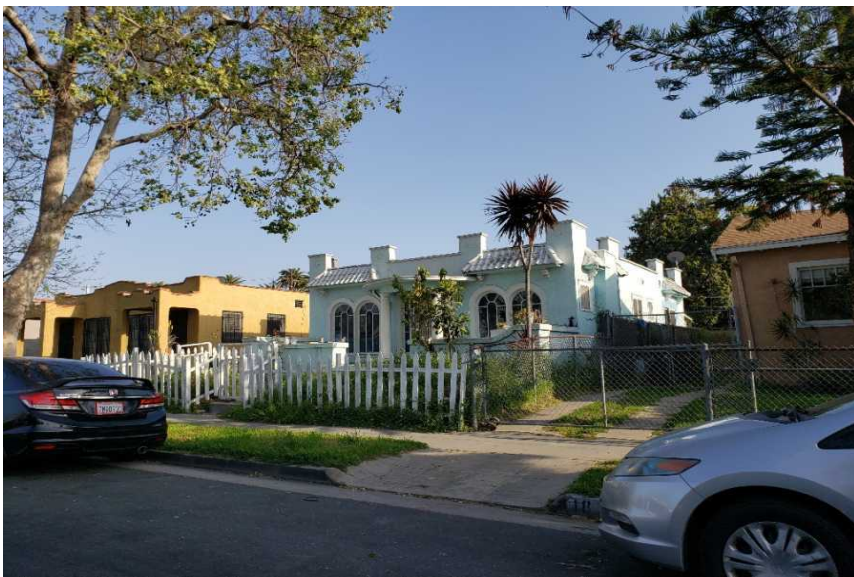
Subject Front

1810 W 39TH ST
LOS ANGELES, CA 90062



Subject Side

1810 W 39TH ST
LOS ANGELES, CA 90062



Subject Side

1810 W 39TH ST
LOS ANGELES, CA 90062



Subject Address Verification

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LOS ANGELES, CA 90062



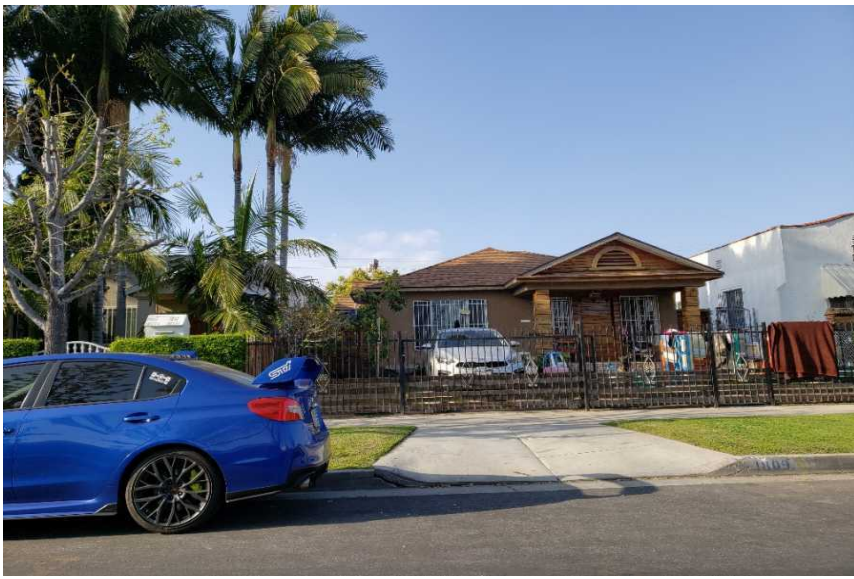
Subject Street

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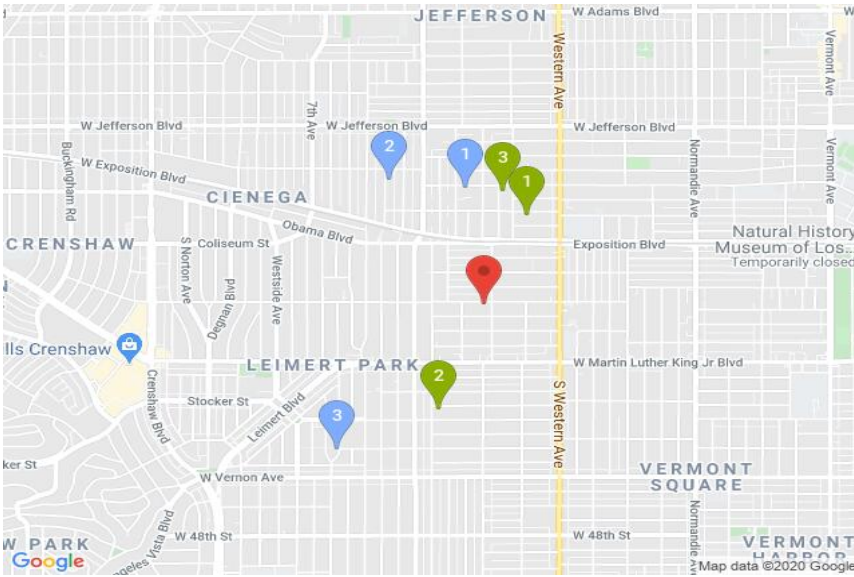
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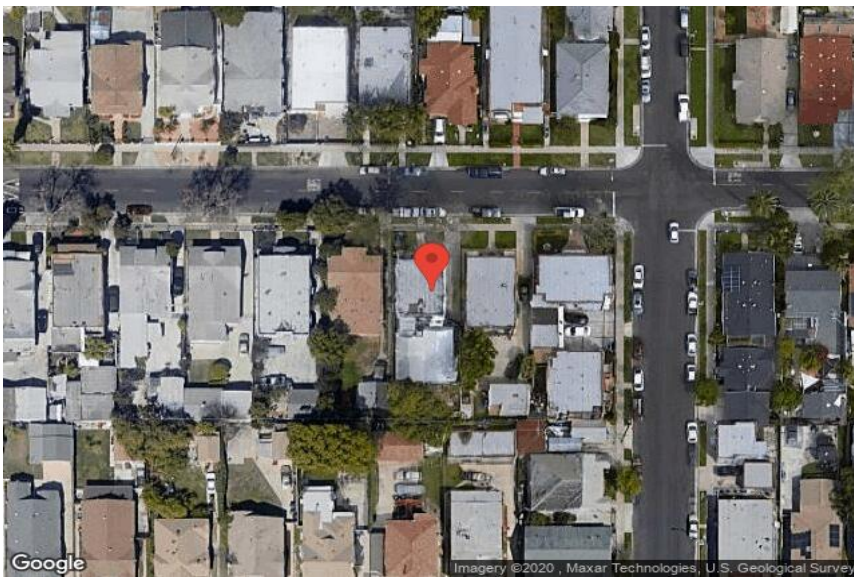
Subject View From Across the Street

1810 W 39TH ST
LOS ANGELES, CA 90062



Subject Static Map

1810 W 39TH ST
LOS ANGELES, CA 90062



Subject Satellite View

1810 W 39TH ST
LOS ANGELES, CA 90062



Comparable Sale #1

1930 W 36TH PL
LOS ANGELES, CA 90018
Sale Date: 5/20/2019
Sale Price: \$660,000



Comparable Sale #2

3620 3RD AVE
LOS ANGELES, CA 90018
Sale Date: 6/11/2019
Sale Price: \$680,000



Comparable Sale #3

4301 SUTRO AVE
LOS ANGELES, CA 90008
Sale Date: 12/12/2019
Sale Price: \$671,000



Comparable Listing #1

1770 W 37TH PL
LOS ANGELES, CA 90018
Current List: \$689,000



Comparable Listing #2

2032 W 41ST PL
LOS ANGELES, CA 90018
Current List: \$677,000



Comparable Listing #3

3658 RUTHELEN ST
LOS ANGELES, CA 90008
Current List: \$545,000

Disclaimer

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