



# Broker Price Opinion

Exterior Inspection  
 Interior Inspection

Property Address:	11569 BLYTHE ST	Vendor ID:	9355134.1_312384
City, State, Zip:	NORTH HOLLYWOOD, CA 91605	Deal Name:	
Loan Number:	11569BlytheSt	Inspection Date:	05/26/2020
2nd Loan / Client #:		Subject APN:	2311-008-003

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

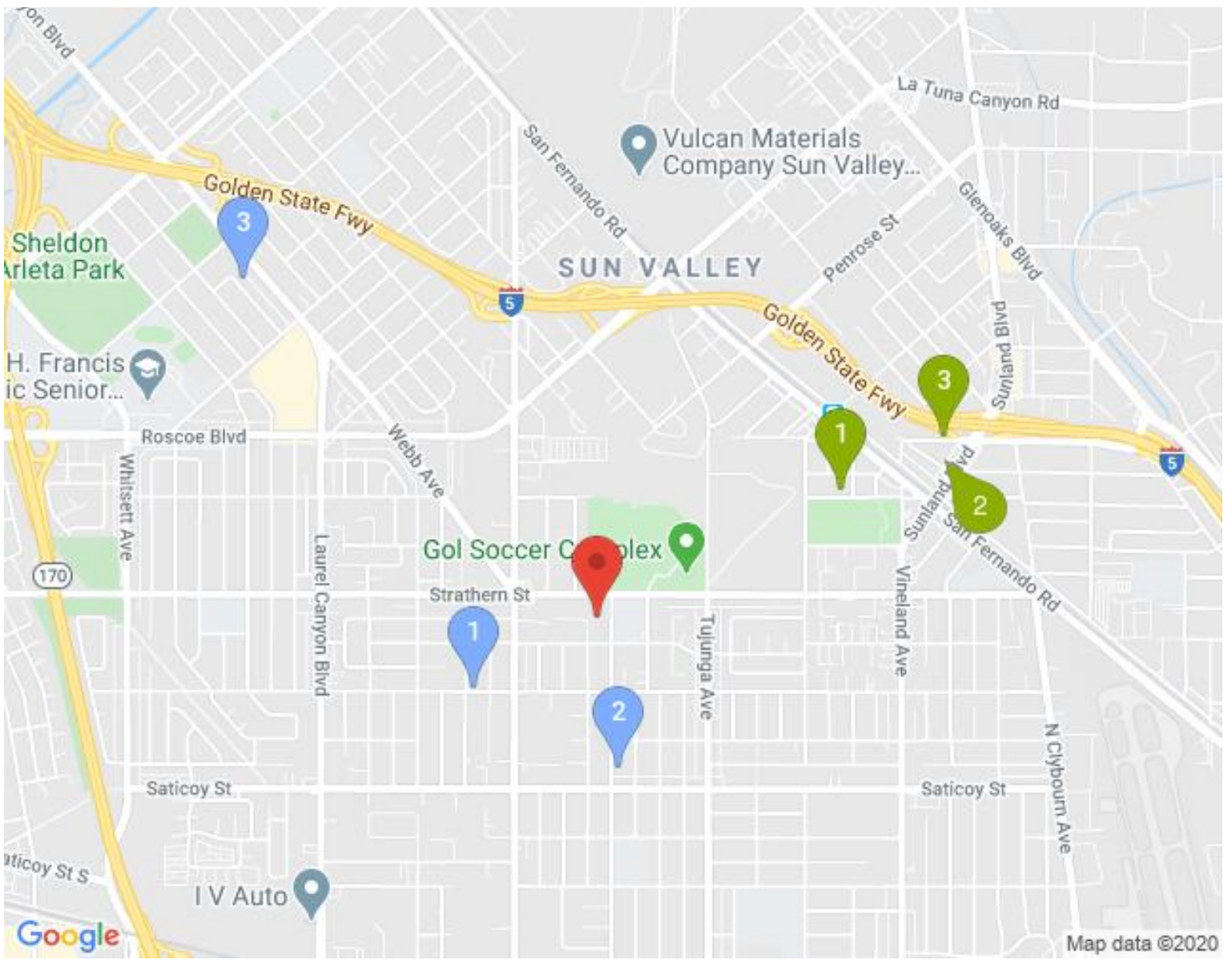
Currently Listed  Currently List Broker  List Broker Contact #  Initial List Price  Initial List Date  Current List Price  DOM / CDOM

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

Subject Property Comments / External Influences  
 Subject property is a 1sty traditional SFR that appears to be in average marketable condition.

	Subject	Sold Comp 1	Sold Comp 2	Sold Comp 3	List Comp 1	List Comp 2	List Comp 3
							
Address	11569 BLYTHE ST NORTH HOLLYWOOD, CA 91605	7802 MORELLA AVE NORTH HOLLYWOOD, CA 91605	7626 BECK AVE NORTH HOLLYWOOD, CA 91605	8654 MOREHART AVE SUN VALLEY, CA 91352	11113 CANTARA ST SUN VALLEY, CA 91352	10915 CROCKETT ST SUN VALLEY, CA 91352	10935 ROSCOE BLVD SUN VALLEY, CA 91352
Proximity		0.36	0.39	1.26	0.71	0.99	1.01
Sale/List Price		\$570,000	\$610,000	\$655,000	\$657,000	\$585,000	\$549,000
Sale Date		11/26/2019	01/28/2020	4/3/2020	12/12/2019	3/25/2020	5/18/2020
Price Per Sq.ft.	\$372.31	\$329.48	\$350.98	\$475.67	\$290.83	\$417.56	\$416.54
Initial List Price		\$600,000	\$634,995	\$639,500	\$657,000	\$585,000	\$549,000
Initial List Date		8/2/2019	8/17/2019	1/23/2020	12/12/2019	3/25/2020	5/18/2020
Current/Final List		\$580,000	\$610,000	\$639,500	\$657,000	\$585,000	\$549,000
DOM/CDOM		116 / 116	164 / 164	71 / 71	150 / 150	62 / 62	8 / 8
Sales Type		Fair Market	Fair Market	Fair Market	Fair Market	Fair Market	Fair Market
Finance Incentives		None	None	None	None	NoneNone	None
Living Area	1625	1730	1738	1377	2259	1401	1318
#Rooms/Bed/Bath All	6 / 3 / 3	6 / 4 / 2	6 / 4 / 2	6 / 3 / 3	7 / 4 / 3	4 / 2 / 2	5 / 3 / 2
Year Built	1956	1949	1945	1952	1953	1948	1989
Bsmnt SqFt/Finished							
Lot Size	0.18	0.15	0.15	0.18	0.15	0.14	0.22
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	Single Story / 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 / No / No	Yes / No / No	Yes / No / No	Yes / No / No	Yes / No / No	Yes / No / No	Yes / No / No
Fireplace	No	No	No	No	No	No	No
Garage	2 Detached	2 Detached	2 Detached	2 Attached	2 Carport	2 Attached	2 Attached
Other Features	None	None	None	None	None	None	None
HOA Fees	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Subdivision	Unknown	None	HOLLYWOOD	None	None	None	None
Rent Potential	\$3,000						
Annual Gross Income	\$36,000						
Likely Sale Price					\$657,000	\$585,000	\$549,000
Gross Rent Multiplier	16.81						
School District	Los Angeles Un...	Los Angeles Un...	Los Angeles Un...	Los Angeles Un...	Los Angeles Un...	Los Angeles Un...	Los Angeles Un...
Common Amenities							
Data Source - ID	County Tax	MLS-19008545	MLS-SR19199688	MLS-320000307	MLS-319004896	MLS-DW20064877	MLS-BB20095159

<b>Market Time 90-120 days</b>	<b>As-Is Price Estimate</b>	<b>As-Repaired Price Estimate</b>	<b>Land Only Price</b>	<b>30-Day Quick Sale Price</b>
90-Day Marketing Time	<input type="text" value="\$605,000"/>	<input type="text" value="\$605,000"/>	<input type="text" value="\$31,176"/>	<input type="text" value="\$600,000"/>
Recommended List Price	<input type="text" value="\$610,000"/>	<input type="text" value="\$610,000"/>		
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
•	11569 BLYTHE ST	NORTH HOLLYWOOD	3	3	0.18		1956		
1	7802 MORELLA AVE	NORTH HOLLYWOOD	4	2	0.15	11/26/2019	1949	\$570,000	0.36
2	7626 BECK AVE	NORTH HOLLYWOOD	4	2	0.15	01/28/2020	1945	\$610,000	0.39
3	8654 MOREHART AVE	SUN VALLEY	3	3	0.18	4/3/2020	1952	\$655,000	1.26
1	11113 CANTARA ST	SUN VALLEY	4	3	0.15	12/12/2019	1953	\$657,000	0.71
2	10915 CROCKETT ST	SUN VALLEY	2	2	0.14	3/25/2020	1948	\$585,000	0.99
3	10935 ROSCOE BLVD	SUN VALLEY	3	2	0.22	5/18/2020	1989	\$549,000	1.01

**Neighborhood Data:**

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

Housing Supply:       REO Driven?:       Avg Age of Home:

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: Move Up  Types of Financing the Subject will NOT qualify for:

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

**Comparables:**

Sale 1 Comments	1sty traditional SFR superior in GLA and equal in overall room count to the subject property.
Sale 2 Comments	1sty traditional SFR superior in GLA and equal in overall room count to the subject property.
Sale 3 Comments	1sty traditional SFR inferior in GLA and equal in overall room count to the subject property.
List 1 Comments	1sty traditional SFR superior in both GLA and in overall room count to the subject property. Standard sale property.
List 2 Comments	1sty traditional SFR inferior in GLA and equal in overall room count to the subject property.
List 3 Comments	1sty traditional SFR inferior in both GLA and in overall room count to the subject property. Standard sale property.

**Comments:**

Service Provider Comments:

Subject property is located in a residential neighborhood and conforms to it. Pricing based on current available comps as near to the subject as possible. Best available comps in the neighborhood most similar to the subject property in all characteristics were used to complete this order.

Vendor Comments:

Service Provider Signature

Service Provider Company

BPO Effective Date

Service Provider Lic. Num.

**Repairs**

Recommended Repairs would bring the subject to:

<b>Internal Repairs</b>		<b>Comment</b>	<b>Total</b>
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
<b>External Repairs</b>		<b>Comment</b>	<b>Total</b>
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**

11569 BLYTHE ST  
NORTH HOLLYWOOD, CA 91605



**Subject Side**

11569 BLYTHE ST  
NORTH HOLLYWOOD, CA 91605



**Subject Side**

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NORTH HOLLYWOOD, CA 91605



**Subject Address Verification**

11569 BLYTHE ST  
NORTH HOLLYWOOD, CA 91605



**Subject Street**

11569 BLYTHE ST  
NORTH HOLLYWOOD, CA 91605



**Subject Street**

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NORTH HOLLYWOOD, CA 91605



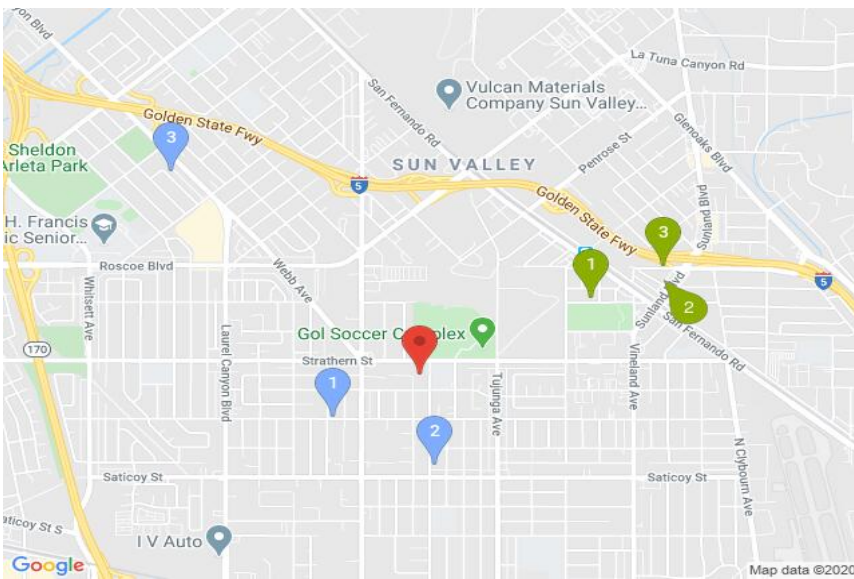
**Subject View From Across the Street**

11569 BLYTHE ST  
NORTH HOLLYWOOD, CA 91605



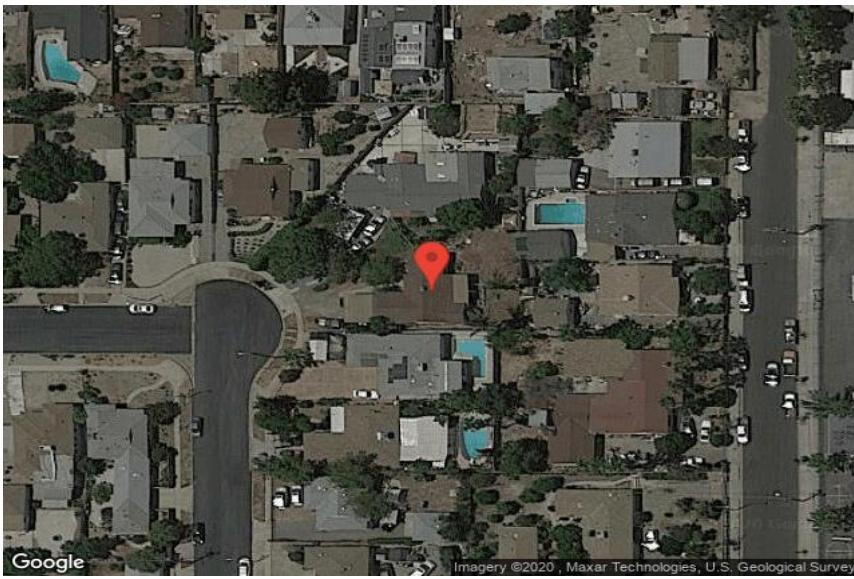
**Subject Other**

11569 BLYTHE ST  
NORTH HOLLYWOOD, CA 91605



**Subject Static Map**

11569 BLYTHE ST  
NORTH HOLLYWOOD, CA 91605



**Subject Satellite View**

11569 BLYTHE ST  
NORTH HOLLYWOOD, CA 91605





**Comparable Sale #1**

7802 MORELLA AVE  
NORTH HOLLYWOOD, CA 91605  
Sale Date: 11/26/2019  
Sale Price: \$570,000



**Comparable Sale #2**

7626 BECK AVE  
NORTH HOLLYWOOD, CA 91605  
Sale Date: 01/28/2020  
Sale Price: \$610,000



**Comparable Sale #3**

8654 MOREHART AVE  
SUN VALLEY, CA 91352  
Sale Date: 4/3/2020  
Sale Price: \$655,000



**Comparable Listing #1**

11113 CANTARA ST  
NORTH HOLLYWOOD, CA 91605  
Current List: \$657,000



**Comparable Listing #2**

10915 CROCKETT ST  
NORTH HOLLYWOOD, CA 91605  
Current List: \$585,000



**Comparable Listing #3**

10935 ROSCOE BLVD  
SUN VALLEY, CA 91352  
Current List: \$549,000

# Disclaimer

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