



VOXTUR

Broker Price Opinion

☒ Exterior Inspection
☐ Interior Inspection

Property Address: 617 WEST 76TH STREET		Vendor ID: 12751602.1_311405	
City, State, Zip: LOS ANGELES, CA 90044		Deal Name:	
Loan Number: 001498		Inspection Date: 11/16/2021	
2nd Loan / Client #:		Subject APN: 6020-021-026	
Borrower / Owner of Record: Ivan Stephenson		Lender / Client: Premier Money Source, Inc.	

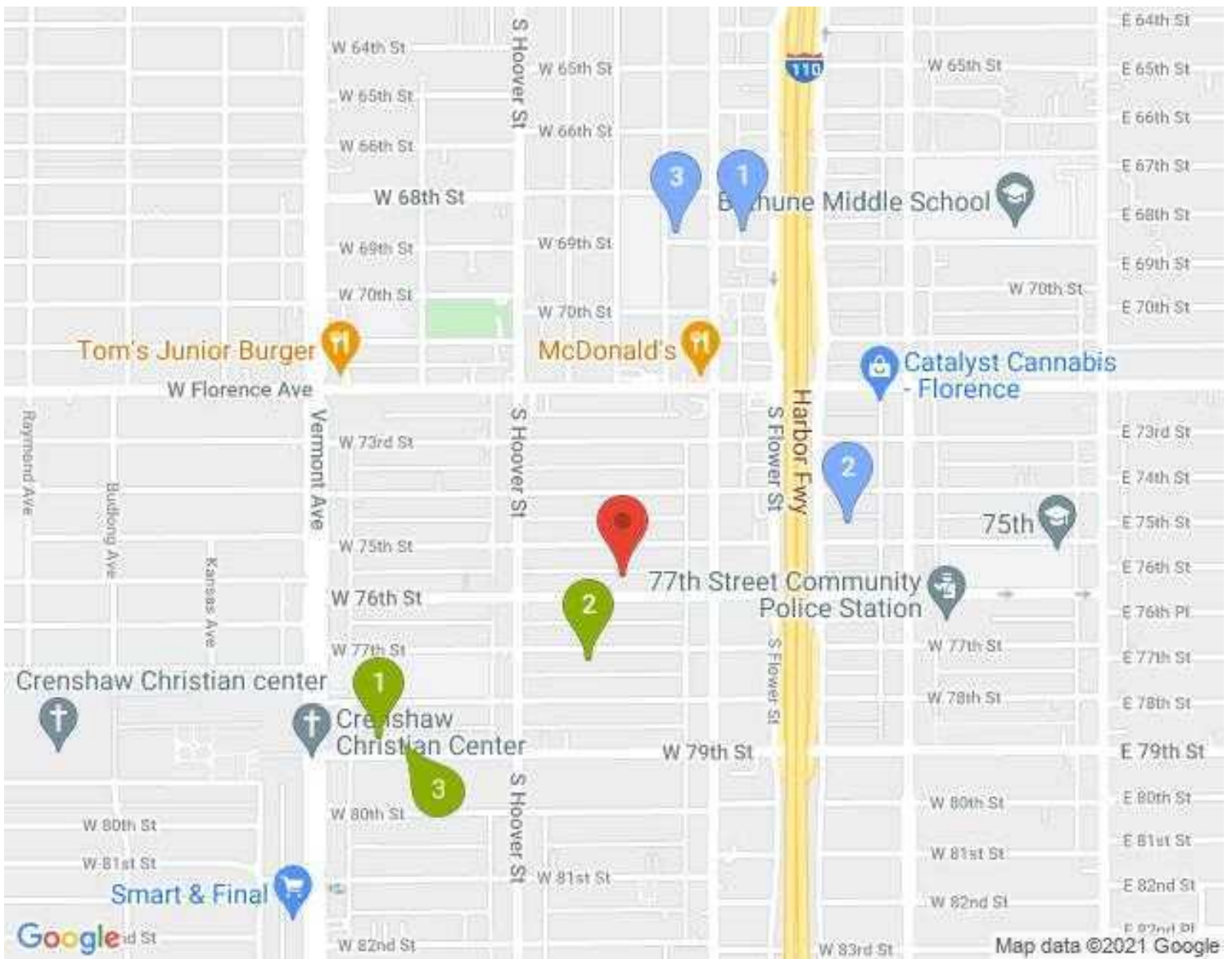
Property Occupancy Status: Tenant	Does the Property Appear Secure? Yes	Est. Monthly Rent: \$2,800	Sold in the last 12 Months? <input type="checkbox"/>
Currently Listed: Yes	Currently List Broker: Home & Castle Realty	List Broker Contact #: (714) 421-0797	Sale Price: <input type="text"/>
	Initial List Price: \$575,000	Initial List Date: 08/15/2021	Sale Date: <input type="text"/>
	Current List Price: \$575,000	DOM / CDOM: 84 / 84	
Is the Subject Listing Currently Pending? Yes		Date of Contract: 08/25/2021	CDOM to Contract: 84

Subject Property Comments / External Influences

The Subject is a 1 story 2 unit in average condition with no upgrades seen and a carport was visible but no garage was seen.

	Subject	Sold comps 1	Sold comps 2	Sold comps 3	List comps 1	List comps 2	List comps 3
Address	617 WEST 76TH STREET LOS ANGELES, CA 90044	447 W 69TH ST LOS ANGELES, CA 90003	339 W 75TH ST LOS ANGELES, CA 90003	6824 DENVER AVE LOS ANGELES, CA 90044	929 W 79TH ST LOS ANGELES, CA 90044	700 W 77TH ST LOS ANGELES, CA 90044	913 W 79TH ST LOS ANGELES, CA 90044
Proximity		0.47	0.3	0.45	0.38	0.12	0.36
Sale/List Price		\$510,000	\$590,000	\$620,000	\$690,000	\$715,000	\$775,000
Sale Date		04/21/2021	04/16/2021	08/27/2021	09/02/2021	09/22/2021	11/01/2021
Price Per Sq.ft.	\$258.70	\$211.44	\$302.41	\$307.54	\$325.78	\$323.82	\$354.85
Initial List Price	\$575,000	\$649,900	\$590,000	\$550,000	\$690,000	\$715,000	\$775,000
Initial List Date	08/15/2021	11/20/2020	07/28/2020	04/22/2021	09/02/2021	09/22/2021	11/01/2021
Current/Final List	\$575,000	\$649,900	\$580,000	\$550,000	\$690,000	\$715,000	\$775,000
DOM/CDOM	84 /	115 / 115	196 / 196	40 / 40	75 / 75	55 / 55	25 / 25
Sales Type		Fair Market	Fair Market	Fair Market	Fair Market	Fair Market	Fair Market
Living Area	2184	2412	1951	2016	2118	2208	2184
#Rooms/Bed/Bath 1	4 / 2 / 1	4 / 2 / 1	4 / 3 / 1	6 / 3 / 2	4 / 2 / 1	7 / 4 / 2	6 / 3 / 2
#Rooms/Bed/Bath 2	4 / 2 / 1	3 / 1 / 1	4 / 3 / 1	4 / 2 / 1	3 / 1 / 1	4 / 2 / 1	4 / 2 / 1
#Rooms/Bed/Bath 3	//	3 / 1 / 1	//	//	3 / 1 / 1	//	4 / 2 / 1
#Rooms/Bed/Bath 4	//	//	//	//	//	//	//
#Rooms/Bed/Bath All	8 / 4 / 2	10 / 4 / 3	8 / 6 / 2	10 / 5 / 3	10 / 4 / 3	11 / 6 / 3	14 / 7 / 4
Year Built	1880	1929	1923	1927	1922	1921	1912
Bsmnt SqFt/Finished							
Lot Size	0.16	0.12	0.15	0.12	0.13	0.16	0.13
Property Type	2 unit	3 unit	2 unit	2 unit	3 unit	2 unit	3 unit
Style / Quality	Multi-Unit / Q4	Multi-Unit / Q4	Multi-Unit / Q4	Multi-Unit / Q4	Multi-Unit / Q4	Multi-Unit / Q4	Multi-Unit / Q4
# of Units	2	3	2	2	3	2	3
Condition	C4	C4	C4	C4	C4	C4	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	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	1 Detached	2 Detached	None	None
Other Features	Not Remodeled	Not Remodeled	Not Remodeled	Not Remodeled	Not Remodeled	Not Remodeled	Not Remodeled
Subdivision	South West L.A. Area	South West L.A. Area	South West L.A. Area	South West L.A. Area	South West L.A. Area	South West L.A. Area	South West L.A. Area
School District	Los Angeles Un ...	JLos Angeles U ...	Los Angeles Un ...	Los Angeles Un ...	Los Angeles Un ...	Los Angeles Un ...	Los Angeles Un ...
Common Amenities		None	None	None	None	None	None
Data Source - ID	County Tax-602 ...	MLS-PW20224804	MLS-DW20150098	MLS-DW21080892	MLS-CV21194143	MLS-RS21209691	MLS-DW21199017

Market Time 90-120 days	As-Is Price Estimate	As-Repaired Price Estimate	Land Only Price	30-Day Quick Sale Price
90-Day Marketing Time	\$565,000	\$565,000	\$150,000	\$550,000
Recommended List Price	\$625,000	\$625,000		
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
•	617 WEST 76TH STREET	LOS ANGELES	4	2	0.16		1880		
1	447 W 69TH ST	LOS ANGELES	4	3	0.12	04/21/2021	1929	\$510,000	0.47
2	339 W 75TH ST	LOS ANGELES	6	2	0.15	04/16/2021	1923	\$590,000	0.3
3	6824 DENVER AVE	LOS ANGELES	5	3	0.12	08/27/2021	1927	\$620,000	0.45
1	929 W 79TH ST	LOS ANGELES	4	3	0.13	09/02/2021	1922	\$690,000	0.38
2	700 W 77TH ST	LOS ANGELES	6	3	0.16	09/22/2021	1921	\$715,000	0.12
3	913 W 79TH ST	LOS ANGELES	7	4	0.13	11/01/2021	1912	\$775,000	0.36

Neighborhood Data:

Location Type: Market Trend: Economic Trend: Neighborhood Trend:
 Housing Supply: REO Driven?: Avg Age of Home:
 Sale to List Ratio: 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: Owner Occupied Types of Financing the Subject will NOT qualify for: Not Applicable

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

None Noted

Comparables:

Sale 1	\$430k adjusted sale price after -\$80k in total adjustments were made itemized as -\$17k for 228 sf more GLA, -\$15k for 1 more unit, -\$15k for 1 more bedroom, -\$10k for 1 more bathroom, -\$25k for 49 years newer age, +\$12k for 25% smaller lot size, -\$10k for 1 more garage space.
Sale 2	\$556k adjusted sale price after -\$34k in total adjustments were made itemized as +\$17k for 233sf less GLA, -\$30k for 2 more bedrooms -\$21k for 43 years newer age.
Sale 3	\$617k adjusted sale price after -\$3k in total adjustments were made itemized as +\$13k for 168sf less GLA, -\$15k for 1 more unit, -\$10k for 1 more bathroom, -\$23k for 47 years newer age, +\$12k for 25% smaller lot size, +\$10k for 1 less garage space.
List 1	\$644k adjusted list price after -\$46k in total adjustments were made itemized as -\$15k for 1 more unit, -\$10k for 1 more bathroom, -\$21k for 42 years newer age.
List 2	\$675k adjusted list price after -\$40k in total adjustments were made itemized as -\$30k for 2 more bedrooms, -\$10k for 1 more bathroom, -\$20k for 41 years newer age.
List 3	\$699k adjusted list price after -\$76k in total adjustments were made itemized as -\$15k for 1 more unit, -\$5k for 3 more bedrooms, -\$20k for 2 more bathrooms, -\$25k for C3 condition exterior, -\$16k for 32 years newer age, +\$20k for no garage.

Comments:

Service Provider Comments:

The Subject is a 1 story residential duplex with a combined 4 bedrooms 2 bathrooms and GLA of 2184sf and each individual unit has 2 bedrooms with 1 bathroom. Located low traffic residential street in South West Los Angeles on a 7001sfR3 zoned lot of 0.16 acres with dimensions of 50 x 140 feet The area has rent control requiring the units to be registered with the housing authority. Tenant relocation costs of \$17000 or more per unit can be required of a seller needing to vacate a unit for a new owner occupant purchaser and such costs if needed can be verified by contacting the LA Housing Authority. The exterior is in average condition with no upgrades noted. A carport was visible at the back of the driveway which appears to have 2 space parking. The Subject has a active listing on the MLS which is currently pending where the listing agent notes the existence of a 2 car detached garage which was not visible from the street drive-by. For reference purposes, the adjustment factors used for the comps were \$15k per 200sf of GLA variance (\$75/sf), \$15k per unit, \$15k per bedroom, \$10k per bathroom, -\$25k per C3 condition exterior comp, \$5k per 10 years of age variance, \$15k per 30% lot size variance, and \$10k per garage space. None of the sold comps had seller concessions made. As a result, the adjusted values for the comps are summarized as \$430k for Sale 1, \$556k for Sale 2, \$617k for Sale 3, \$644k for List 1, \$690k for List 2, and \$699k for List 3. The Subject should sell within the adjusted values of the 3 sold comps between the low of Sale 1 at \$430k and the high of Sale 3 at \$617k and is therefore priced at \$565k. The recommended list price for the Subject is \$625k which position it below the the low adjusted comp of List 1's at \$644k but above the high adjusted comp of Sale 3 at \$617k. Most weight placed on List 1 This comp has equal bedrooms & garage spaces and a very similar GLA. Most weight placed on Sale 3 This comp has equal units, bedrooms, & garage with the most similar GLA.

Vendor Comments:

Service Provider Signature /s/ Gregory Whilden

Service Provider Company Gregory Whilden

BPO Effective Date 11/17/2021

Service Provider Lic. Num. 00769588

Repairs

Recommended Repairs would bring the subject to: \$565,000

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

617 WEST 76TH STREET
LOS ANGELES, CA 90044



Subject Side

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LOS ANGELES, CA 90044



Subject Side

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LOS ANGELES, CA 90044



Subject Address Verification

617 WEST 76TH STREET
LOS ANGELES, CA 90044



Subject Address Verification

617 WEST 76TH STREET
LOS ANGELES, CA 90044



Subject Street Sign

617 WEST 76TH STREET
LOS ANGELES, CA 90044



Subject Street

617 WEST 76TH STREET
LOS ANGELES, CA 90044



Subject Street

617 WEST 76TH STREET
LOS ANGELES, CA 90044



Subject What's across from Subject

617 WEST 76TH STREET
LOS ANGELES, CA 90044



Subject Other

617 WEST 76TH STREET
LOS ANGELES, CA 90044



Subject Satellite View

617 WEST 76TH STREET
LOS ANGELES, CA 90044



Comparable Sale #1

447 W 69TH ST
LOS ANGELES, CA 90003
Sale Date: 04/21/2021
Sale Price: \$510,000



Comparable Sale #2

339 W 75TH ST
LOS ANGELES, CA 90003
Sale Date: 04/16/2021
Sale Price: \$590,000



Comparable Sale #3

6824 DENVER AVE
LOS ANGELES, CA 90044
Sale Date: 08/27/2021
Sale Price: \$620,000



Comparable Listing #1

929 W 79TH ST
LOS ANGELES, CA 90044
List Price: \$690,000



Comparable Listing #2

700 W 77TH ST
LOS ANGELES, CA 90044
List Price: \$715,000



Comparable Listing #3

913 W 79TH ST
LOS ANGELES, CA 90044
List Price: \$775,000

Disclaimer

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