

EXHIBIT 2

Automated Valuation Models Report

AVM Results (Details)

Property Address:	600 9TH ST APT 702, LOS ANGELES, CA 90015-4319		
Price Index Valuation:	\$581,975	Tax Assessor Valuation *:	\$574,563
Hedonic Valuation:	\$669,000	Combined Valuation:	\$669,000
Confidence Score:	83		

* If a tax assessor valuation is left blank, please check the Property Summary section below.

Confidence Score is based on Comparable Sales Values and Recent Sales History

Range	61-99	41-60	21-40	00-20
Meaning	Above Average	Average	Adequate	Poor

Historical AVM Results (click to expand & view details)

- Historical results provide detail for valuations only. They do not include information for comparable sales, nearby sales, transaction history, or property summary.
- Confidence Score is based on Comparable Sales Values and Recent Sales History for the listed year.

Comparable Sales

600 W 9TH ST APT 202	10/24/2019	\$500,000	1.92 AC	754	1	1.00	0	
600 W 9TH ST APT 216	02/11/2020	\$620,000	1.92 AC	1264	2	2.00	0	
600 W 9TH ST APT 804	09/11/2020	\$625,000	1.92 AC	1193	2	2.00	0	
600 W 9TH ST APT 314	02/11/2020	\$669,000	1.92 AC	1193	2	2.00	0	
600 W 9TH ST	12/23/2019	\$675,000	1.915 AC	1264	2	2.00	0	

Nearby Sales

600 W 9TH ST APT 305	02/14/2020	\$629,000	1.92 AC	1193	2	2.00	0	
600 W 9TH ST APT 1215	10/17/2019	\$720,000	1.92 AC	1193	2	2.00	0	
600 W 9TH ST APT 612	11/01/2019	\$500,000	1.92 AC	754	1	1.00	0	
600 W 9TH ST APT 1509	12/31/2019	\$910,000	1.92 AC	1621	2	2.00	0	
600 W 9TH ST APT 404	10/21/2019	\$712,000	1.92 AC	1193	2	2.00	0	

Transaction History

Sale Price:	\$345,000	Loan Amount:	
Sale Date:	09/23/2008	Loan Type:	
Recorded Date:	11/13/2008	Lender:	
Mortgage Date:		Deed Type:	
Recording Date:	11/13/2008	Deed Subtype:	
Loan Term:		Document Type:	DEED
Book/Page/Number:	//2001734	Transaction Type:	
Title Company:	COMMONWEALTH LAND TITLE CO	Lender Type:	

Mailing Address:			
Buyer 1:	ZUBERI, IMAAD	SOUTH EL MONTE, CA 91733-3224	Get Report
Sale Price:	\$345,000	Loan Amount:	
Sale Date:	09/23/2008	Loan Type:	
Recorded Date:	11/13/2008	Lender:	
Mortgage Date:		Deed Type:	
Recording Date:	11/13/2008	Deed Subtype:	
Loan Term:		Document Type:	GRANT DEED
Book/Page/Number:	//8-2001734	Transaction Type:	
Title Company:	COMMONWEALTH TITLE	Lender Type:	
Mailing Address:			
Buyer 1:	WEI RAO, WEI WILLA	SOUTH EL MONTE, CA 91733-3224	Get Report
Buyer 2:	ZUBERI, IMAAD S	SOUTH EL MONTE, CA 91733-3224	Get Report
Seller 1:	INC, PRIMA PIZZA	600 9TH APT 121490015-4339	
Sale Price:	\$350,000	Loan Amount:	
Sale Date:	05/27/2008	Loan Type:	
Recorded Date:	06/13/2008	Lender:	
Mortgage Date:		Deed Type:	
Recording Date:	06/13/2008	Deed Subtype:	
Loan Term:		Document Type:	FORECLOSURE
Book/Page/Number:	//1053017	Transaction Type:	
Title Company:		Lender Type:	
Mailing Address:			
Buyer 1:	INC, PRIME BUSINES CREDIT	1055 7TH STE 220090017-2548	
Seller 1:	RECONVEYANCE, CALWESTERN	600 9TH ST APT 702CA 90015-4319	
Sale Price:	\$350,000	Loan Amount:	
Sale Date:	05/31/2008	Loan Type:	
Recorded Date:	06/13/2008	Lender:	
Mortgage Date:		Deed Type:	
Recording Date:	06/13/2008	Deed Subtype:	
Loan Term:		Document Type:	TRUSTEE'S DEED - (CERTIFICATE OF TITLE)
Book/Page/Number:	//8-1053017	Transaction Type:	
Title Company:	NONE AVAILABLE	Lender Type:	
Mailing Address:			
Buyer 1:			

INC, PRIME BUSINESS CREDIT	1055 7TH STE 220090017-2548 213-488-6400	
Buyer 2: INC, PRIMA PIZZA	600 9TH APT 121490015-4339	
Seller 1: YOON, SEA I	[REDACTED], LOS ANGELES, CA 90057-1695	Get Report

Sale Price:		Loan Amount:	\$234,000
Sale Date:		Loan Type:	
Recorded Date:	05/12/2008	Lender:	NO LENDER ON DOCUMENT
Mortgage Date:		Deed Type:	
Recording Date:	05/12/2008	Deed Subtype:	
Loan Term:		Document Type:	NOTICE OF DEFAULT
Book/Page/Number:	//835543	Transaction Type:	
Title Company:	CAL WESTERN RECONVEYANCE CORP	Lender Type:	
Mailing Address:			
Buyer 1: SEA, YOON	[REDACTED]	LOS ANGELES, CA 90057-1695	Get Report

Sale Price:		Loan Amount:	\$50,000
Sale Date:		Loan Type:	
Recorded Date:	05/02/2008	Lender:	
Mortgage Date:		Deed Type:	
Recording Date:	05/02/2008	Deed Subtype:	
Loan Term:		Document Type:	NOTICE OF DEFAULT
Book/Page/Number:	//778166	Transaction Type:	
Title Company:		Lender Type:	
Mailing Address:			
Buyer 1: SEA, YOON	[REDACTED]	LOS ANGELES, CA 90057-1695	Get Report

Sale Price:		Loan Amount:	
Sale Date:		Loan Type:	
Recorded Date:	03/14/2008	Lender:	
Mortgage Date:		Deed Type:	
Recording Date:	03/14/2008	Deed Subtype:	
Loan Term:		Document Type:	MECHANIC OR HOA LIEN
Book/Page/Number:	//443148	Transaction Type:	
Title Company:		Lender Type:	
Mailing Address:			
Buyer 1: SEA, YOON	[REDACTED]	LOS ANGELES, CA 90057-1695	Get Report
Seller 1: ASSOCIATION, SKYLINE OWNERS			

Sale Price:		Loan Amount:	\$50,000
Sale Date:		Loan Type:	
Recorded Date:	01/29/2008	Lender:	WELLS FARGO BK NA
Mortgage Date:		Deed Type:	
Recording Date:	01/29/2008	Deed Subtype:	
Loan Term:		Document Type:	NOTICE OF DEFAULT
Book/Page/Number:	//170253	Transaction Type:	
Title Company:		Lender Type:	
Mailing Address:			
Buyer 1:	SEA, YOON [REDACTED]	, LOS ANGELES, CA 90057-1695	Get Report

Sale Price:		Loan Amount:	\$234,000
Sale Date:		Loan Type:	
Recorded Date:	01/07/2008	Lender:	NATIONAL CTY MTG CO
Mortgage Date:		Deed Type:	
Recording Date:	01/07/2008	Deed Subtype:	
Loan Term:		Document Type:	NOTICE OF DEFAULT
Book/Page/Number:	//29614	Transaction Type:	
Title Company:	FIRST AMERICAN TITLE	Lender Type:	
Mailing Address:			
Buyer 1:	SEA, YOON [REDACTED]	, LOS ANGELES, CA 90057-1695	Get Report

Sale Price:		Loan Amount:	\$250,000
Sale Date:	06/22/2007	Loan Type:	
Recorded Date:	06/25/2007	Lender:	KIM IN S
Mortgage Date:		Deed Type:	
Recording Date:	06/25/2007	Deed Subtype:	
Loan Term:		Document Type:	DEED OF TRUST
Book/Page/Number:	//1520699	Transaction Type:	
Title Company:		Lender Type:	
Mailing Address:			
Buyer 1:	SEA, YOON [REDACTED]	, LOS ANGELES, CA 90057-1695	Get Report

Sale Price:		Loan Amount:	\$80,000
Sale Date:	09/21/2006	Loan Type:	
Recorded Date:	12/04/2006	Lender:	WELLS FARGO BK NA
Mortgage Date:		Deed Type:	
Recording Date:	12/04/2006	Deed Subtype:	

Loan Term:		Document Type:	DEED OF TRUST
Book/Page/Number:	//2687675	Transaction Type:	
Title Company:		Lender Type:	
Mailing Address:			

Buyer 1: SEA, YOON [REDACTED], LOS ANGELES, CA 90057-1695 [Get Report](#)

Sale Price:		Loan Amount:	
Sale Date:	07/20/2006	Loan Type:	
Recorded Date:	08/10/2006	Lender:	PRIME BUSN CR INC
Mortgage Date:		Deed Type:	
Recording Date:	08/10/2006	Deed Subtype:	
Loan Term:		Document Type:	DEED OF TRUST
Book/Page/Number:	//1778378	Transaction Type:	
Title Company:	LAWYERS TITLE	Lender Type:	
Mailing Address:			

Buyer 1: SEA, YOON [REDACTED], LOS ANGELES, CA 90057-1695 [Get Report](#)

Sale Price:		Loan Amount:	\$50,000
Sale Date:	03/30/2006	Loan Type:	
Recorded Date:	05/22/2006	Lender:	WELLS FARGO BK NA
Mortgage Date:		Deed Type:	
Recording Date:	05/22/2006	Deed Subtype:	
Loan Term:		Document Type:	DEED OF TRUST
Book/Page/Number:	//1119044	Transaction Type:	
Title Company:		Lender Type:	
Mailing Address:			

Buyer 1: SEA, YOON [REDACTED], LOS ANGELES, CA 90057-1695 [Get Report](#)

Sale Price:		Loan Amount:	\$250,000
Sale Date:	08/06/2004	Loan Type:	
Recorded Date:	08/12/2004	Lender:	* OTHER INSTITUTIONAL LENDERS PRIME BUSI
Mortgage Date:		Deed Type:	
Recording Date:	08/12/2004	Deed Subtype:	
Loan Term:		Document Type:	DEED OF TRUST
Book/Page/Number:	//2075500	Transaction Type:	
Title Company:	LAWYERS TITLE	Lender Type:	
Mailing Address:			

Buyer 1: SEA, YOON [REDACTED], LOS ANGELES, CA 90057-1695 [Get Report](#)

Sale Price:		Loan Amount:	\$24,000
Sale Date:	05/04/2004	Loan Type:	
Recorded Date:	07/13/2004	Lender:	WELLS FARGO BK
Mortgage Date:		Deed Type:	
Recording Date:	07/13/2004	Deed Subtype:	
Loan Term:		Document Type:	DEED OF TRUST
Book/Page/Number:	//1783665	Transaction Type:	
Title Company:	FIDELITY NATL LPS	Lender Type:	
Mailing Address:			
Buyer 1:	SEA, YOON [REDACTED]	, LOS ANGELES, CA 90057-1695	Get Report
Sale Price:	\$260,000	Loan Amount:	\$234,000
Sale Date:	05/14/2003	Loan Type:	
Recorded Date:	08/04/2003	Lender:	COMMONWEALTH UNITED MTG
Mortgage Date:		Deed Type:	
Recording Date:	08/04/2003	Deed Subtype:	
Loan Term:		Document Type:	DEED
Book/Page/Number:	//2223864	Transaction Type:	
Title Company:	TICOR TITLE	Lender Type:	
Mailing Address:			
Buyer 1:	SEA, YOON [REDACTED]	LOS ANGELES, CA 90057-1695	Get Report
Seller 1:	CHANG, PATRICK S [REDACTED]	, HADDONFIELD, NJ 08033-1606	Get Report
Sale Price:		Loan Amount:	
Sale Date:	01/19/2001	Loan Type:	
Recorded Date:	04/09/2001	Lender:	
Mortgage Date:		Deed Type:	
Recording Date:	04/09/2001	Deed Subtype:	
Loan Term:		Document Type:	DEED
Book/Page/Number:	//582854	Transaction Type:	
Title Company:	CHICAGO TITLE CO	Lender Type:	
Mailing Address:			
Buyer 1:	CHANG, PATRICK [REDACTED]	HADDONFIELD, NJ 08033-1606	Get Report
Seller 1:	ZILLIACUS, PATRICK W [REDACTED]	, PLAYA DEL REY, CA 90293-8668	Get Report
Sale Price:		Loan Amount:	
Sale Date:	01/24/2001	Loan Type:	

Recorded Date:	04/09/2001	Lender:	
Mortgage Date:		Deed Type:	
Recording Date:	04/09/2001	Deed Subtype:	
Loan Term:		Document Type:	QUIT CLAIM
Book/Page/Number:	//582852	Transaction Type:	
Title Company:	CHICAGO TITLE CO	Lender Type:	
Mailing Address:			
Buyer 1:	ZILLIACUS, PATRICK	[REDACTED], PLAYA DEL REY, CA 90293-8668	Get Report
Seller 1:	ZILLIACUS, MERCEDES V M	[REDACTED], PLAYA DEL REY, CA 90293-8668	Get Report
Sale Price:		Loan Amount:	
Sale Date:	04/03/2001	Loan Type:	
Recorded Date:	04/09/2001	Lender:	
Mortgage Date:		Deed Type:	
Recording Date:	04/09/2001	Deed Subtype:	
Loan Term:		Document Type:	QUIT CLAIM
Book/Page/Number:	//582853	Transaction Type:	
Title Company:	CHICAGO TITLE CO	Lender Type:	
Mailing Address:			
Buyer 1:	CHANG, PATRICK	[REDACTED], HADDONFIELD, NJ 08033-1606	Get Report
Seller 1:	CHANG, JUNG M	[REDACTED] LOS ANGELES, CA 90015-4319	Get Report
Sale Price:	\$120,000	Loan Amount:	
Sale Date:		Loan Type:	
Recorded Date:	08/14/1992	Lender:	
Mortgage Date:		Deed Type:	
Recording Date:	08/14/1992	Deed Subtype:	
Loan Term:		Document Type:	
Book/Page/Number:	//1520528	Transaction Type:	
Title Company:		Lender Type:	
Mailing Address:			
Buyer 1:	ZILLIACUS, PATRICK	[REDACTED], PLAYA DEL REY, CA 90293-8668	Get Report
Seller 1:	SCHULTZ, BARBARA J	[REDACTED], LOS ANGELES, CA 90015-4319	Get Report
Sale Price:	\$120,000	Loan Amount:	\$91,800
Sale Date:		Loan Type:	

Recorded Date:	08/14/1992	Lender:	
Mortgage Date:		Deed Type:	
Recording Date:	08/14/1992	Deed Subtype:	
Loan Term:		Document Type:	DEED
Book/Page/Number:	//1520528	Transaction Type:	
Title Company:		Lender Type:	
Mailing Address:			
Buyer 1:	ZILLIACUS, PATRICK [REDACTED]	, PLAYA DEL REY, CA 90293-8668	Get Report
Seller 1:	SCHULTZ, BARBARA J [REDACTED]	, LOS ANGELES, CA 90015-4319	Get Report
Sale Price:		Loan Amount:	
Sale Date:		Loan Type:	
Recorded Date:	07/28/1989	Lender:	
Mortgage Date:		Deed Type:	
Recording Date:	07/28/1989	Deed Subtype:	
Loan Term:		Document Type:	DEED
Book/Page/Number:	//1209201	Transaction Type:	
Title Company:		Lender Type:	
Mailing Address:			
Buyer 1:	SCHULTZ, BARBARA [REDACTED]	, SANTA MONICA, CA 90402-2227	Get Report
Buyer 2:	SCHULTZ, BARBARA [REDACTED]	, LOS ANGELES, CA 90015-4319	Get Report
Seller 1:	SCHULTZ, BARBARA J [REDACTED]	LOS ANGELES, CA 90015-4319	Get Report

Property Summary

Address:	[REDACTED] 702, LOS ANGELES, CA 90015-4319		
Parcel Number:	5138-001-140		
Alternate Parcel Number:			
Subdivision Name:	40679		
Land Use:			
Land Value:	\$159,303		
Improvement Value:	\$238,958		
Total Value:			
Assessed Value:	\$398,261		
Market Land Value:			
Mkt Imprvmnt Value:			
Total Market Value:			
Tax Amount:	\$4,860.16		

Tax Year:	2019
Stories:	1
Number of Bedrooms:	1
Baths:	1
Style:	CONTEMPORARY
Year Built:	1983
Square Footage:	
Lot Size:	83379
Condition:	
Fireplace:	1
Pool:	1
Air Conditioning:	AC.CENTRAL
Heating:	CENTRAL
Fuel:	
Sewer:	
Water:	
Electric:	
Frame:	
Roof:	BUILT UP



OrderID: 73226458

Date: 08/27/2019

Client Input

Client: CAPITAL APPRAISAL MANAGEMENT SERVICES
 Branch: MARGATE, FL
 Fax/Email: capitalorders@bellsouth.net
 Attention: CONROY, WILLIAM
 Reference No.: NA
 Owner: RAO WILLA W; ZUBERI IMAAD

Property Address
 As entered: 1 [REDACTED]
 ARCADIA, CA 91006
 Normalized: [REDACTED]
 ARCADIA, CA 91006
 County: LOS ANGELES

ValueSure AVM Results

Market Value: \$1,086,400	Low: \$923,440	High: \$1,249,360
FSD: 15	Confidence Score: 85	Confidence Level: Medium

Subject Property Details

APN: 5779-016-062	Sale Date: 05/13/2011	Assessed Year: 2018
Year Built: 2010	Sale Price: \$750,000	Total Assessed Value: \$844,483
Living Area: 2384	Lender: BANK OF AMERICA NA	Assd Land Value: \$515,022
Total Rooms: 0	Loan Amount: \$240,000	Assd Improvement: \$329,461
Bedrooms: 3	Lot Size (SF): 0	Land Use: CND
Baths: 4	Pool: No	Census Tract: 430801

Neighborhood Alerts

Area Disaster Alerts: 12/4/2017 - Wildfires 11/8/2018 - Wildfires 11/8/2018 - Woolsey Fire

Market Trends

	Historical	Forecast
Home Prices	Increasing	Stable
6 Months	1.35%	0.18%
12 Months	2.70%	0.37%
18 Months	0.40%	0.30%

Area Sales Powered by Black Knight**Retail Sales**

Address	BD	BA	Year Built	Living Area	Lot Size	Dist	Sale Date	Sale Price
1 [REDACTED]	3	3.0	2006	1286	7583	0.03	03/15/2018	\$720,000
2 [REDACTED]	3	3.0	2007	1980	21553	0.39	04/12/2018	\$580,000
3 [REDACTED]	3	3.0	2007	1683	7958	0.35	02/27/2019	\$814,000
4 [REDACTED]	3	4.0	2000	2197	16055	0.28	11/07/2018	\$918,000
5 [REDACTED]	3	4.0	2010	2480	0	0.00	06/12/2018	\$1,200,000
6 [REDACTED]	3	3.0	2007	1670	21553	0.39	05/21/2019	\$630,000
7 [REDACTED]	3	3.0	2005	1908	47655	0.34	05/01/2019	\$933,000
8 [REDACTED]	3	3.0	2007	1500	7958	0.35	12/28/2018	\$768,000
9 [REDACTED]	3	3.0	1996	2348	9703	0.19	05/24/2019	\$930,000
10 [REDACTED]	3	3.0	2007	1486	7958	0.35	12/12/2018	\$798,000

REO Sales

There was no data that fit this criterion.

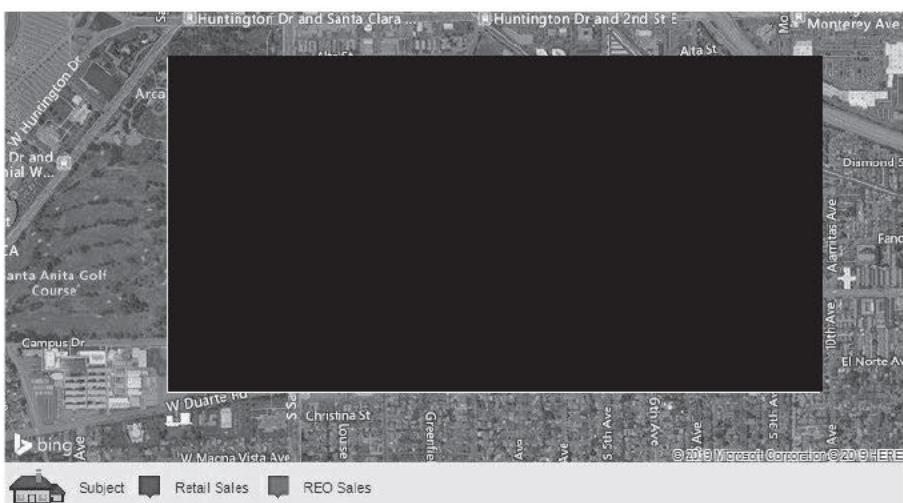
OrderID: 73226458

Date: 08/27/2019

Street Map



Satellite Photo



Point of order request: www.lpsvaluations.com

The estimated market value is based on various mathematical formulas and techniques proprietary to Black Knight Financial Services. This report has not been prepared by a licensed appraiser nor does it constitute an official appraisal of the subject property. The information in this report is provided "as is" and all uses are at the user's sole risk. Black Knight Financial Services is not liable for the accuracy of the information provided in this report.

For more information regarding the area alert visit <http://www.fema.gov/news/disasters.fema>

Copyright © 2014 Black Knight Financial Services. All Rights Reserved

Commercial Broker Price Opinion Report - Desktop

PROPERTY ADDRESS:		Arcadia, CA 91006	
REO #:		BORROWER:	
Most Recent Listing History	From	To	Last sold on 1/10/1 for \$3,90,000

PROPERTY SIZE: ,5 sf AGE: Built in 195 CONDITION: Avg. SITE SIZE: 11,26 sf TYPE: Multi family Apt. Bldg.
 County: Los Angeles Parcel ID# 5 -0 6-0

I. GENERAL MARKET CONDITIONS

Current market condition:	<input type="checkbox"/> Stable	Depressed	<input type="checkbox"/>	Slow	<input checked="" type="checkbox"/>
---------------------------	---------------------------------	-----------	--------------------------	------	-------------------------------------

II. SUBJECT MARKETABILITY

Normal marketing time in the area is:	90-120	days.				
Marketability of subject property is	<input type="checkbox"/> excellent	<input checked="" type="checkbox"/> good	<input type="checkbox"/> fair	<input type="checkbox"/> poor.		
Unit Type:	<input type="checkbox"/> House	<input type="checkbox"/> Condo	<input type="checkbox"/> Townhouse	<input type="checkbox"/> Multi-family (#. of units)	8	<input checked="" type="checkbox"/> Commercial

III. COMPETITIVE CONTRACT OFFERINGS OR LISTINGS

ITEM	SUBJECT			COMPARABLE NO. 1			COMPARABLE NO. 2			COMPARABLE NO. 3		
Address				2820 Meeker Ave			8425 Birchbark Ave			1330 Portia St		
Proximity to Subj.				6. mi			15. mi			19. mi		
Current Price \$				\$3,118,500			\$2,390,000			\$1,913,000		
List Date /DOM				8/22/19			8/29/19 sf			2/20/19		
Lot Size	11,268 sf			22,286 sf			10,822			7,181 sf		
Room Count	Units	8		Units	8		Units	8		Units	8	
Room Count		24	16		24	16		73	37		8	8
Gross Living Area	8,577 sf			11,116 sf			7,805 sf			5,046 sf		

COMMENTS: Please describe the condition of the comparables.

IV. COMPETITIVE COMPS

ITEM	SUBJECT			COMPARABLE NO. 1			COMPARABLE NO. 2			COMPARABLE NO. 3		
Address				414 S 2 nd Ave			203 S Madison Ave			425 Sierra Madre Blvd		
Proximity to Subj.				.13 mi			1.28 mi			2.74 mi		
Sales Price \$	\$3,980,000			\$8,150,000			\$3,950,000			\$2,350,000		
Date of Sale /DOM	1/10/18			7/19/19			4/12/19			3/27/19		
Lot Size	11,268 sf			24,332 sf			17,599sf			14,220 sf		
1	Units	8		Units	5		Units	11		Units	7	
Room Count		24	16		7	5		23	12		15	8
Gross Living Area	8,577 sf			5,026 sf			9,696 sf			5,777 sf		

COMMENTS: Please describe the condition of the comparables.

V. ESTIMATED CLOSING COSTS / REPAIRS NOTED

Gross Estimated Closing Costs	\$
Gross Amount of Repairs Needed	\$
List of Repairs (if necessary)	na
Continued....	

VI. THE MARKET VALUE must fall within the indicated value of the sales used above.

THE VALUE FOR THE SUBJECT PROPERTY BASED ON 120 DAYS LIST TO CONTRACT IS:

Market Value	Suggested List Price	Available Financing	Broker Recommends Marketing Either
As Is	\$4,250,000.00	\$	Conv <input type="checkbox"/> FHA/VA <input type="checkbox"/> Other <input type="checkbox"/>
Complete Repairs	\$	\$	Estimate of Repairs: \$

Subject is a 8 unit apartment building recently renovated/updated with car garages and is a non-rent controlled units.

Used similar comps within the subject's market area.

This is not an appraisal, but an estimated opinion of current market value.

C.A.M.S.

Agent's Signature

9/06/2019

Date

LIST #1



LIST #2



LIST #3



SOLD #1



SOLD #2



SOLD #3



Subject



Commercial Broker Price Opinion Report - Desktop

PROPERTY ADDRESS:	[REDACTED], San Gabriel, CA 91776		
REO #:	BORROWER:		
Most Recent Listing History	From	To	Last sold on /12/13 for \$1,350,000

PROPERTY SIZE: 6,300 sf AGE: Built in 1964 CONDITION: Avg. SITE SIZE: 9,494 sf TYPE: Apartment Bldg.
County: Los Angeles Parcel ID#5362-027-003

I. GENERAL MARKET CONDITIONS

Current market condition:	<input checked="" type="checkbox"/> Stable	Depressed	<input type="checkbox"/>	Slow	<input type="checkbox"/>
---------------------------	--	-----------	--------------------------	------	--------------------------

II. SUBJECT MARKETABILITY

Normal marketing time in the area is:	90-120	days.				
Marketability of subject property is	<input type="checkbox"/> excellent	<input checked="" type="checkbox"/> good	<input type="checkbox"/> fair	<input type="checkbox"/> poor.		
Unit Type:	<input type="checkbox"/> House	<input type="checkbox"/> Condo	<input type="checkbox"/> Townhouse	<input type="checkbox"/> Multi-family (#. of units)	6	<input checked="" type="checkbox"/> Commercial

III. COMPETITIVE CONTRACT OFFERINGS OR LISTINGS

ITEM	SUBJECT			COMPARABLE NO. 1			COMPARABLE NO. 2			COMPARABLE NO. 3		
Address	[REDACTED]			117 Granada Ave			940 Abbot Ave			817 Padilla St		
Proximity to Subj.	0.8 mi			0.6 mi			0.4 mi					
Current Price \$	\$2,088,000 (\$\$453 psf)			\$1,850,000 (\$404 psf)			\$5,100,000 (\$406 psf)					
List Date /DOM	Dom 63			8/19/19			3/20/19					
Lot Size	9,494 sf			7,265 sf			0.17 ac			0.41 ac		
Room Count	Units	6		Units	5		Units	5		Units	13	
Room Count		12	8		11	6		11	6		26	26
Gross Living Area	6,380 sf			4,609 sf			4,575 sf			12,558 sf		

COMMENTS: Please describe the condition of the comparables.

IV. COMPETITIVE COMPS

ITEM	SUBJECT			COMPARABLE NO. 1			COMPARABLE NO. 2			COMPARABLE NO. 3		
Address	[REDACTED]			355 S Arroyo Dr			222 S Del Mar Ave			1265 California St		
Proximity to Subj.	0.5 mi			0.4 mi			1.2 mi					
Sales Price \$	\$3,050,000 (\$326 psf)			\$3,500,000 (\$366 psf)			\$1,405,000 (\$384 psf)					
Date of Sale /DOM	4/4/18			9/12/18			7/12/19					
Lot Size	9,494 sf			0.42 ac			unknown			7,631 sf		
1	Units	6		Units	11		Units	12		Units	5	
Room Count		12	8		17	11		16	12		9	5
Gross Living Area	6,380 sf			9,347 sf			9,560 sf			3,655 sf		

COMMENTS: Please describe the condition of the comparables.

V. ESTIMATED CLOSING COSTS / REPAIRS NOTED

Gross Estimated Closing Costs	\$
Gross Amount of Repairs Needed	\$
List of Repairs (if necessary)	na
Continued....	

VI. THE MARKET VALUE must fall within the indicated value of the sales used above.

THE VALUE FOR THE SUBJECT PROPERTY BASED ON 120 DAYS LIST TO CONTRACT IS:

Market Value	Suggested List Price	Available Financing	Broker Recommends Marketing Either
As Is	\$1,950,000.00	\$	Conv <input type="checkbox"/> FHA/VA <input type="checkbox"/> Other <input type="checkbox"/>
Complete Repairs	\$	\$	Estimate of Repairs: \$

Subject is a 6 unit apartment building built in 1964 and has 8 car garage for the tenants. Property last sold for \$1,350,000

Back on 8/12/13. County is currently assessing the subject at a value of \$1,483,534. I am estimating per unit value to be around \$325,000 (per unit) with a total of \$1,950,000 as the current market value.

This is not an appraisal, but an estimated opinion of current market value.

C.A.M.S.

Agent's Signature

9/04/2019

Date

LIST #1



LIST #2



LIST #3



SOLD #1



SOLD #2



SOLD #3



Subject: photo from online source



Commercial Broker Price Opinion Report - Desktop

PROPERTY ADDRESS:	[REDACTED], Arcadia, CA 91007		
REO #:	BORROWER:		
Most Recent Listing History	From	To	Last sold on /2 /15 for \$3,300,000

PROPERTY SIZE: , 3 sf AGE: Built in 1960 CONDITION: Avg. SITE SIZE: 16,4 2 sf TYPE: Apartment Bldg.
County: Los Angeles Parcel ID#5783-005-035

I. GENERAL MARKET CONDITIONS

Current market condition:	<input type="checkbox"/> Stable	Depressed	<input type="checkbox"/> Slow	<input type="checkbox"/>
---------------------------	---------------------------------	-----------	-------------------------------	--------------------------

II. SUBJECT MARKETABILITY

Normal marketing time in the area is:	90-120	days.		
Marketability of subject property is	<input type="checkbox"/> excellent	<input checked="" type="checkbox"/> good	<input type="checkbox"/> fair	<input type="checkbox"/> poor.
Unit Type:	<input type="checkbox"/> House	<input type="checkbox"/> Condo	<input type="checkbox"/> Townhouse	<input type="checkbox"/> Multi-family (#. of units) 12 <input checked="" type="checkbox"/> Commercial

III. COMPETITIVE CONTRACT OFFERINGS OR LISTINGS

ITEM	SUBJECT		COMPARABLE NO. 1			COMPARABLE NO. 2			COMPARABLE NO. 3			
Address	[REDACTED]		968 Arcadia Ave			2820 Meeker Ave			980 ale St			
Proximity to Subj.	.3 mi			6 mi			14 mi					
Current Price \$	\$15,800,000			\$3,118,800			\$3,500,000					
List Date /DOM	4/5/19			8/29/19			8/20/19					
Lot Size	16,482 sf		36,194 sf		10,822 sf		9,772 sf					
Room Count	Units	12		Units	18		Units	8		Units	10	
Room Count		15	13		54	54		24	16			
Gross Living Area	8,838 sf		34,000 sf		7,805 sf		7,447 sf					

COMMENTS: Please describe the condition of the comparables.

IV. COMPETITIVE COMPS

ITEM	SUBJECT		COMPARABLE NO. 1			COMPARABLE NO. 2			COMPARABLE NO. 3			
Address	[REDACTED]		1137 Duarte Rd			9146 Huntington Dr			5929 Primrose Ave			
Proximity to Subj.	.43 mi			.64 mi			1.31 mi					
Sales Price \$	\$3,300,000			\$5,600,000			\$4,000,000					
Date of Sale /DOM	8/28/15		7/17/19		2/28/19		1/7/2019					
Lot Size	16,482 sf		28,217 sf		18,846 sf		8,767 sf					
Room Count	Units	12		Units	18		Units	17		Units	7	
		15	13		34	18		22	17		9	7
Gross Living Area	8,838 sf		15,049 sf		12,278 sf		4,683 sf					

COMMENTS: Please describe the condition of the comparables.

V. ESTIMATED CLOSING COSTS / REPAIRS NOTED

Gross Estimated Closing Costs	\$
Gross Amount of Repairs Needed	\$
List of Repairs (if necessary)	na
Continued....	

VI. THE MARKET VALUE must fall within the indicated value of the sales used above.

THE VALUE FOR THE SUBJECT PROPERTY BASED ON 120 DAYS LIST TO CONTRACT IS:

Market Value	Suggested List Price	Available Financing	Broker Recommends Marketing Either
As Is	\$4,000,000.00	\$	Conv <input type="checkbox"/> FHA/VA <input type="checkbox"/> Other <input type="checkbox"/> As Is <input checked="" type="checkbox"/> OR Repairs <input type="checkbox"/>
Complete Repairs	\$	\$	Estimate of Repairs: \$

Subject is a 12 units apartment building built in 1960 and is estimated to be in average condition. Comps used are similar and In the same market area as the subject. County is currently assessing the subject at a value of \$3,501,985

This is not an appraisal, but an estimated opinion of current market value.

C.A.M.S.

Agent's Signature

9/06/2019

Date

LIST #1



LIST #2



LIST #3



SOLD #1



SOLD #2



SOLD #3



Subject



Commercial Broker Price Opinion Report - Desktop

PROPERTY ADDRESS:	[REDACTED], Alhambra, CA 91803		
REO #:	BORROWER:		
Most Recent Listing History	From	To	Last sold on 6/ /15 for \$3,425,000

PROPERTY SIZE: 13,093 sf AGE: Built in 1960 CONDITION: Avg. SITE SIZE: 1 ,144 sf TYPE: Apartment Bldg.
County: Los Angeles Parcel ID# 5 50-0 5-005

I. GENERAL MARKET CONDITIONS

Current market condition:	<input type="checkbox"/> Stable	Depressed	<input type="checkbox"/> Slow	<input checked="" type="checkbox"/>
---------------------------	---------------------------------	-----------	-------------------------------	-------------------------------------

II. SUBJECT MARKETABILITY

Normal marketing time in the area is:	90-120	days.		
Marketability of subject property is	<input type="checkbox"/> excellent	<input checked="" type="checkbox"/> good	<input type="checkbox"/> fair	<input type="checkbox"/> poor.
Unit Type:	<input type="checkbox"/> House	<input type="checkbox"/> Condo	<input type="checkbox"/> Townhouse	<input checked="" type="checkbox"/> Multi-family (#. of units) 17 <input checked="" type="checkbox"/> Commercial

III. COMPETITIVE CONTRACT OFFERINGS OR LISTINGS

ITEM	SUBJECT	COMPARABLE NO. 1	COMPARABLE NO. 2	COMPARABLE NO. 3
Address	[REDACTED]	2028-2038 Meridian Ave	809 S Sierra Vista Ave	817 Padilla St
Proximity to Subj.		2.6 mi	1.4 mi	2.3 mi
Current Price \$		\$5,400,000	\$3,950,000	\$5,100,000
List Date /DOM		8/23/19	6/18/19	3/20/19
Lot Size	17,144 sf	35,719 sf	17,859 sf	17,800 sf
Room Count	Units 17	Units 8	Units 6	Units 13
Room Count	26	18	8	21
Gross Living Area	13,093 sf	5,152 sf	9,846 sf	12,558 sf

COMMENTS: Please describe the condition of the comparables.

IV. COMPETITIVE COMPS

ITEM	SUBJECT	COMPARABLE NO. 1	COMPARABLE NO. 2	COMPARABLE NO. 3
Address	[REDACTED]	1715 S 5 th St	1700 S 3 rd Street	809 S Stoneman
Proximity to Subj.		.55 mi	.66 mi	.83 mi
Sales Price \$	\$3,425,000	\$4,075,000.	\$4,250,000	\$4,100,000
Date of Sale /DOM	6/8/15	7/9/19	6/6/19	4/16/19
Lot Size	17,144 sf	15,246 sf	17,944 sf	19,274 sf
1	Units 17	Units 14	Units 14	Units 12
Room Count	26	18	23	25
Gross Living Area	13,093 sf	13,303 sf	13,758 sf	12,588 sf

COMMENTS: Please describe the condition of the comparables.

V. ESTIMATED CLOSING COSTS / REPAIRS NOTED

Gross Estimated Closing Costs	\$
Gross Amount of Repairs Needed	\$
List of Repairs (if necessary)	na
Continued....	

VI. THE MARKET VALUE must fall within the indicated value of the sales used above.

THE VALUE FOR THE SUBJECT PROPERTY BASED ON 120 DAYS LIST TO CONTRACT IS:

	Market Value	Suggested List Price	Available Financing	Broker Recommends Marketing Either
As Is	\$4,10 ,000.00	\$	Conv <input type="checkbox"/> FHA/VA <input type="checkbox"/> Other <input type="checkbox"/>	As Is <input checked="" type="checkbox"/> OR Repairs <input type="checkbox"/>
Complete Repairs	\$	\$	Estimate of Repairs: \$	

Subject is a 17 units apartment building in average condition with a pool. Built in 1960 but seems to be in average condition.

Comps used are similar and all within the subject's market area. County is currently assessing the subject at a value of \$3,690,063

This is not an appraisal, but an estimated opinion of current market value.

C.A.M.S.

Agent's Signature

9/03/2019

Date

LIST #1



LIST #2



LIST #3



SOLD #1



SOLD #2



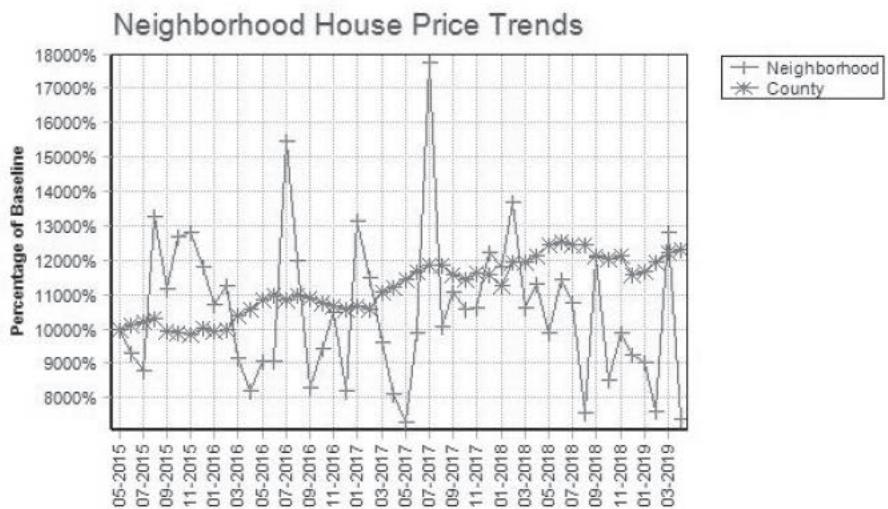
SOLD #3



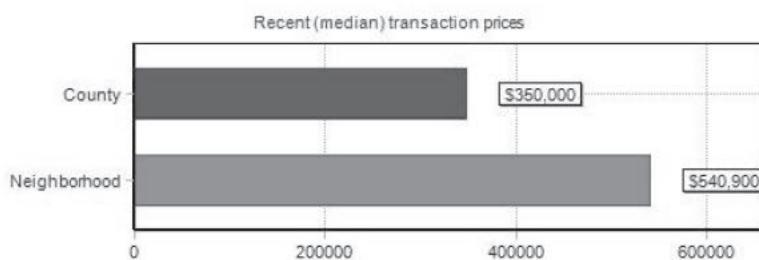
Subject

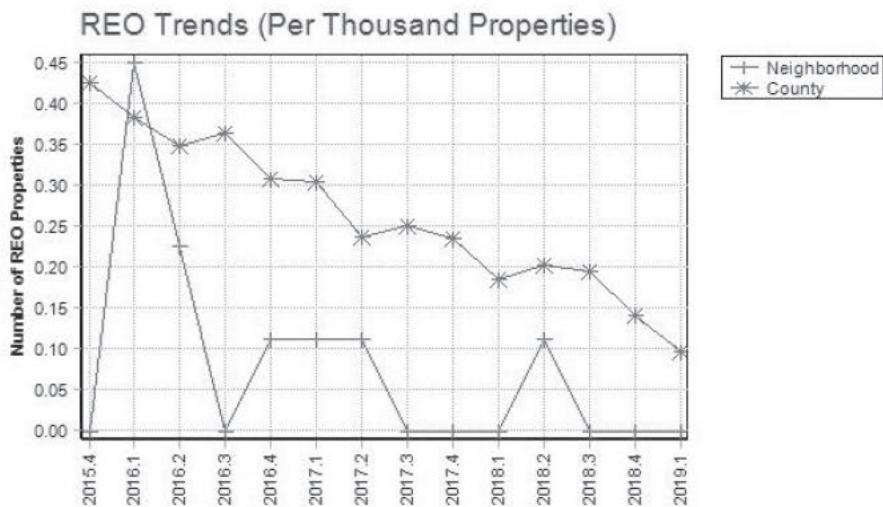


Price Trends



Market Activity



REO Trends**Flood Report**

The Subject Property of **1124 W HUNTINGTON DR, ARCADIA, CA 91007-6306** is in **Zone D** and is considered to be **OUT** of the Special Flood Hazard Area (SFHA).

AN AREA OF UNDETERMINED BUT POSSIBLE FLOOD HAZARDS.

Data deemed reliable, but not guaranteed.
Copyright © 2019 Black Knight, Inc. All Rights Reserved.

Quick Score Explanation

Ownership Number years	Indicates the number of years since current owners bought the property.
Notice of Default: YES / NO	Indicates if any notices of default have been filed within the last five years or since change of ownership whichever is sooner. YES: notice(s) have been filed. NO: no notice has been filed.
Price Trend: ▲ / _ / ▼	Neighborhood price trend: ▲ — generally rising, _ — generally flat, ▼ — generally falling.
REO Trend: ▼ / _ / ▲	Rate of REO purchases in neighborhood: ▼ — generally falling, _ — generally flat, ▲ — generally rising.
Estimated LTV: 90% / 80% / 70%	Estimated Loan to Value. Rough estimate of equity, by assuming normal 30-year amortization of first trust deeds, property value changes, and additional trust deeds loans and amortization. 90% and over, Between 90% and 70%, 70% or less.
Multiple sales: NO / YES	Indicates if there has been other change of ownership within the last six (6) months prior to date property was acquired.
Flood: OUT-Zone / IN-Zone	Preliminary flood zone information. IN: possibly inside a flood zone. OUT: possibly outside a flood zone.
CONFORMING / NON-CONFORMING	CONFORMING: indicates if subject property is similar or not similar to properties in the neighborhood.
Silent Second: NO / YES	Indicates no additional trust deed is recorded 6 mo. after recording where the beneficiary is the seller.
Estimated Value Range: Low - High	Estimated price range of subject property
Estimated Current Value As of Date of Report Calculated Estimate of Value	Estimated value of subject property and effective date of report.

Broker Price Opinion Report - Desktop

PROPERTY ADDRESS:	[REDACTED] e Temple City CA 91780 Los Angeles #8573-013-035		
REO #:	BORROWER:		
Most Recent Listing History	From	To	Listed at \$
PROPERTY SIZE : 10,187 AGE: 61 yrs CONDITION: Avg SITE SIZE: 26,518 TYPE: Multi Family Apartment GENERAL MARKET CONDITIONS			
Current market condition:	<input type="checkbox"/>	Depressed	<input checked="" type="checkbox"/> X Slow <input type="checkbox"/> Stable

II. SUBJECT MARKETABILITY

Normal marketing time in the area is:	90-120	days.		
Marketability of subject property is	<input type="checkbox"/> excellent	<input checked="" type="checkbox"/> good	<input type="checkbox"/> fair	<input type="checkbox"/> poor.
Unit Type:	<input type="checkbox"/> House	<input type="checkbox"/> Condo	<input type="checkbox"/> Townhouse	<input checked="" type="checkbox"/> X Multi-family (#. of units) 18 <input type="checkbox"/> X Commercial

III. COMPETITIVE CONTRACT OFFERINGS OR LISTINGS

ITEM	SUBJECT			COMPARABLE NO. 1			COMPARABLE NO. 2			COMPARABLE NO. 3		
Address	[REDACTED]			9307 Ramona Blvd Rosemead CA 91770			1534 S Del Mar Ave San Gabriel CA 91776			817 Padilla St San Gabriel CA 91776		
Proximity to Subj.	Subject			3.9 miles			5.4 miles			4.8 miles		
Current Price \$	TBD			\$5,629,000			\$5,750,000			\$5,100,000		
List Date /DOM	NA			11/18/18			8/28/19			3/20/19		
Lot Size	26,518			38,768			28,313			17,800		
Room Count	Beds	1	19	2	36		1	27		2	26	
Room Count	Bath	1	18	2	36		1	19		2	26	
Gross Living Area		19,127	18 units	17,578	18 units		13,557	19 units		12,558	13 units	

COMMENTS: Please describe the condition of the comparables.

IV. COMPETITIVE CLOSED SALES

ITEM	SUBJECT			COMPARABLE NO. 1			COMPARABLE NO. 2			COMPARABLE NO. 3		
Address	[REDACTED]			11719 Sitka St El Monte CA 91732			9146 Huntington Dr San Gabriel CA 91775			11412 Magnolia St El Monte CA 91732		
Proximity to Subj.	Subject			2.39 miles			2.68 miles			3.04 miles		
Sales Price \$	TBD			\$3,700,000			\$4,000,000			\$3,950,000		
Date of Sale /DOM	NA			8/13/19			1/30/19			4/12/19		
Lot Size	26,518			23,273			18,846			22,783		
Room Count	Beds	1	19	2	31		2	22		1	24	
Room Count	Bath	1	18	1	16		1	17		1	16	
Gross Living Area		10,187	18 units	12,768	16 units		12,728	17 Units		9,696	16 units	

COMMENTS: Please describe the condition of the comparables.

V. ESTIMATED CLOSING COSTS / REPAIRS NOTED

Gross Estimated Closing Costs	\$
Gross Amount of Repairs Needed	\$
List of Repairs (if necessary)	na
Continued.....	

VI. THE MARKET VALUE must fall within the indicated value of the sales used above.

THE VALUE FOR THE SUBJECT PROPERTY BASED ON 120 DAYS LIST TO CONTRACT IS:

	Market Value	Suggested List Price	Available Financing	Broker Recommends Marketing Either
As Is	\$ 3,900,000.00	\$	Conv <input type="checkbox"/> FHA/VA <input type="checkbox"/> Other <input type="checkbox"/>	As Is <input checked="" type="checkbox"/> OR Repairs <input type="checkbox"/>
Complete Repairs	\$	\$	Estimate of Repairs: \$	

C.A.M.S.

Agent's Signature Date 9/06/2019

Commercial Broker Price Opinion Report - Desktop

PROPERTY ADDRESS:	[REDACTED], Los Angeles, CA 90028		
REO #:	BORROWER:		
Most Recent Listing History	From	To	Last sold on 5/2 /14 for \$1,560,000.00

PROPERTY SIZE: 4,992 sf AGE: Built in 1922 CONDITION: Avg. SITE SIZE: 11,321sf TYPE: Apartment Bldg.464
County: Los Angeles Parcel ID#5536-001-010

I. GENERAL MARKET CONDITIONS

Current market condition:	<input checked="" type="checkbox"/> Stable	Depressed	<input type="checkbox"/>	Slow	<input type="checkbox"/>
---------------------------	--	-----------	--------------------------	------	--------------------------

II. SUBJECT MARKETABILITY

Normal marketing time in the area is:	90-120	days.			
Marketability of subject property is	<input type="checkbox"/> excellent	<input checked="" type="checkbox"/> good	<input type="checkbox"/> fair	<input type="checkbox"/> poor.	
Unit Type:	<input type="checkbox"/> House	<input type="checkbox"/> Condo	<input type="checkbox"/> Townhouse	<input type="checkbox"/> Multi-family (#. of units)	<input checked="" type="checkbox"/> Commercial

III. COMPETITIVE CONTRACT OFFERINGS OR LISTINGS

ITEM	SUBJECT			COMPARABLE NO. 1			COMPARABLE NO. 2			COMPARABLE NO. 3		
Address	[REDACTED]			1376 N Serrano Ave			972 El Centro Ave			1639 N Harvard Blvd		
Proximity to Subj.	0.5 mi			1. mi			1. mi			1. mi		
Current Price \$	\$4,200,000 (\$464 psf)			\$3,200,000 (\$377 psf)			\$1,800,000 (\$488 psf)					
List Date /DOM	DOM 50			DOM 9			DOM 152					
Lot Size	11,321 sf			8,705 sf			6,448 sf			7,004 sf		
Room Count	units	8		units	14		units	12		Units	5	
Room Count		8	8		16	14		12	12		10	5
Gross Living Area	4,992 sf			9,042 sf			8,470 sf			3,687 SF		

COMMENTS: Please describe the condition of the comparables.

IV. COMPETITIVE COMPS

ITEM	SUBJECT			COMPARABLE NO. 1			COMPARABLE NO. 2			COMPARABLE NO. 3		
Address	[REDACTED]			5667 La Mirada Ave			5853 Lexington Ave			5706 Carlton Way		
Proximity to Subj.	0.1 mi			0.4 mi			0.4 mi			0.4 mi		
Sales Price \$	\$1,560,000(\$312 psf)			\$1,800,000 (\$295 psf)			\$1,710,000 (\$281 psf)			\$2,850,000 (\$331 psf)		
Date of Sale /DOM	5/27/14			7/31/18			5/21/19			6/14/19		
Lot Size	11,321 sf			6,651 sf			7,200 sf			8,750 sf		
1	units	8		Units	8		Units	8		Units	11	
Room Count		8	8		10	9		11	8		12	11
Gross Living Area	4,992 sf			6,106 sf			6,089 sf			8,590 sf		

COMMENTS: Please describe the condition of the comparables.

V. ESTIMATED CLOSING COSTS / REPAIRS NOTED

Gross Estimated Closing Costs	\$
Gross Amount of Repairs Needed	\$
List of Repairs (if necessary)	na
Continued....	

VI. THE MARKET VALUE must fall within the indicated value of the sales used above.

THE VALUE FOR THE SUBJECT PROPERTY BASED ON 120 DAYS LIST TO CONTRACT IS:

Market Value	Suggested List Price	Available Financing	Broker Recommends Marketing Either
As Is	\$1, 50,000.00	\$	Conv <input type="checkbox"/> FHA/VA <input type="checkbox"/> Other <input type="checkbox"/>
Complete Repairs	\$	\$	Estimate of Repairs: \$

Subject is a 1 story Spanish style apartment building built in 1922 and with 8 units 4 separate buildings. (8bed/8bath)

Last sold on 5/27/14 for \$1,560,000. Limited comparables available, Comps used are all within the subject's market area.

Los Angeles County currently is assessing the subject at \$1,748,592.00

This is not an appraisal, but an estimated opinion of current market value.

C.A.M.S.

Agent's Signature

9/03/2019

Date

LIST #1



LIST #2



LIST #3



SOLD #1



SOLD #2



SOLD #3



Subject



Commercial Broker Price Opinion Report - Desktop

PROPERTY ADDRESS:	[REDACTED], San Gabriel, CA 91775		
REO #:	BORROWER:		
Most Recent Listing History	From	To	Last sold on

PROPERTY SIZE: 6,300 sf AGE: Built in 1964 CONDITION: Avg. SITE SIZE: 9,494 sf TYPE: Apartment Bldg.

County: Los Angeles Parcel ID# 5 82-00-05

I. GENERAL MARKET CONDITIONS

Current market condition:	<input type="checkbox"/> Stable	Depressed	<input type="checkbox"/> Slow	<input checked="" type="checkbox"/>
---------------------------	---------------------------------	-----------	-------------------------------	-------------------------------------

II. SUBJECT MARKETABILITY

Normal marketing time in the area is:	90-120	days.		
Marketability of subject property is	<input type="checkbox"/> excellent	<input checked="" type="checkbox"/> good	<input type="checkbox"/> fair	<input type="checkbox"/> poor.
Unit Type:	<input type="checkbox"/> House	<input type="checkbox"/> Condo	<input type="checkbox"/> Townhouse	<input checked="" type="checkbox"/> Multi-family (#. of units) 32 <input checked="" type="checkbox"/> Commercial

III. COMPETITIVE CONTRACT OFFERINGS OR LISTINGS

ITEM	SUBJECT		COMPARABLE NO. 1			COMPARABLE NO. 2			COMPARABLE NO. 3		
Address	[REDACTED]		1232 S Gabriel Blvd			6933 Rosemead Blvd			5730 N. Hillard Ave		
Proximity to Subj.											
Current Price \$	\$5,580,000 (\$155k PU)			\$11,500,000 (\$287 PU)			\$16,200,000 (\$261 PU)				
List Date /DOM	5/6/19			2/6/19			9/3/19				
Lot Size	31,564 sf		0.38 ac		0.90 ac		1.55 ac				
Room Count	Units	32	units	36		Units	40		Units	62	
Room Count		51	32		40	65	65		62	62	
Gross Living Area	20,456 sf		12,441 sf		23,805 sf		38,996 sf				

COMMENTS: Please describe the condition of the comparables.

IV. COMPETITIVE COMPS

ITEM	SUBJECT		COMPARABLE NO. 1			COMPARABLE NO. 2			COMPARABLE NO. 3				
Address	[REDACTED]		355 S Arroyo Dr			222 S Del Mar Ave			1265 California St				
Proximity to Subj.													
Sales Price \$	\$8,550,000		\$3,050,000 (\$277 PU)			\$3,500,000 (\$291 PU)			\$1,405,000 (384 PU)				
Date of Sale /DOM	9/1/17		4/4/18			9/12/18			7/12/19				
Lot Size	31,564 sf		0.42 ac			unknown			7,631 sf				
1	Units	32	Units	11		Units	12		Units	5			
Room Count		51	32		17	11		16	12		9 5		
Gross Living Area	20,456 sf		9,347 sf		9,560 sf		3,655 sf						

COMMENTS: Please describe the condition of the comparables.

V. ESTIMATED CLOSING COSTS / REPAIRS NOTED

Gross Estimated Closing Costs	\$
Gross Amount of Repairs Needed	\$
List of Repairs (if necessary)	na
Continued....	

VI. THE MARKET VALUE must fall within the indicated value of the sales used above.

THE VALUE FOR THE SUBJECT PROPERTY BASED ON 120 DAYS LIST TO CONTRACT IS:

Market Value	Suggested List Price	Available Financing	Broker Recommends Marketing Either
\$9,120,000.00	\$	Conv <input type="checkbox"/> FHA/VA <input type="checkbox"/> Other <input type="checkbox"/>	As Is <input checked="" type="checkbox"/> OR Repairs <input type="checkbox"/>
\$	\$	Estimate of Repairs: \$	

Subject is a 32 units apartment building built in 1962, has a pool and no rent control. Property last sold for \$8,550,000

Back on 9/1/17. County is currently assessing the subject at a value of \$8,721,000.

Estimating \$280k to \$290k per unit.

Limited similar comps found, used best available.

This is not an appraisal, but an estimated opinion of current market value.

C.A.M.S.

Agent's Signature

9/09/2019

Date

LIST #1



LIST #2



LIST #3



SOLD #1



SOLD #2



SOLD #3



Subject: photo from online source



Commercial Broker Price Opinion Report - Desktop

PROPERTY ADDRESS:	[REDACTED], EL Monte, CA 91731		
REO #:		BORROWER:	
Most Recent Listing History	From	To	Last sold on 5/22/13 for \$1,035,000.00

PROPERTY SIZE: 4,656 sf AGE: Built in 1959 CONDITION: Avg SITE SIZE: 12,093sf TYPE: Apartment Bldg.

County: Los Angeles Parcel ID# 8568-020-020

I. GENERAL MARKET CONDITIONS

Current market condition:	<input checked="" type="checkbox"/> Stable	Depressed	<input type="checkbox"/>	Slow	<input type="checkbox"/>
---------------------------	--	-----------	--------------------------	------	--------------------------

II. SUBJECT MARKETABILITY

Normal marketing time in the area is:	90-120	days.			
Marketability of subject property is	<input type="checkbox"/> excellent	<input checked="" type="checkbox"/> good	<input type="checkbox"/> fair	<input type="checkbox"/> poor.	
Unit Type:	<input type="checkbox"/> House	<input type="checkbox"/> Condo	<input type="checkbox"/> Townhouse	<input type="checkbox"/> Multi-family (#. of units)	<input checked="" type="checkbox"/> Commercial

III. COMPETITIVE CONTRACT OFFERINGS OR LISTINGS

ITEM	SUBJECT		COMPARABLE NO. 1			COMPARABLE NO. 2			COMPARABLE NO. 3		
Address	[REDACTED]		11723 Magnolia St			11128 Dodson St			5715 N Vista St		
Proximity to Subj.											
Current Price \$	\$1,850,000 (\$354 psf)			\$2,490,000 (\$364 psf)			\$5,000,000 (\$423 psf)				
List Date /DOM	12/4/18			DOM 180			4/1/19				
Lot Size	12,093 sf		0.34 ac		0.072 ac		0.47 ac				
Room Count	Units #	9		Units	8		Units	8		Units	20
Room Count		9	9		16	8		8	8		20 20
Gross Living Area	4,656 sf		5,220 sf		6,826 sf		11,808 sf				

COMMENTS: Please describe the condition of the comparables.

IV. COMPETITIVE COMPS

ITEM	SUBJECT		COMPARABLE NO. 1			COMPARABLE NO. 2			COMPARABLE NO. 3				
Address	[REDACTED]		11507 Medina Ct			3740 Tyler Ave			4328 Cedar Ave				
Proximity to Subj.													
Sales Price \$	\$1,035,000		\$1,293,000 (\$322 psf)			\$868,508 (\$320 psf)			\$1,178,000 (\$303 psf)				
Date of Sale /DOM	5/22/13		12/06/18			3/26/19			12/11/18				
Lot Size	12,093 sf		12,043 sf			6,835 sf			15,134 sf				
1	Units #	9		Units	6		Units	3		Units	4		
Room Count		9	9		12	8		4	4		7 5		
Gross Living Area	4,656 sf		4,004 sf		2,710 sf		3,884 sf						

COMMENTS: Please describe the condition of the comparables.

V. ESTIMATED CLOSING COSTS / REPAIRS NOTED

Gross Estimated Closing Costs	\$
Gross Amount of Repairs Needed	\$
List of Repairs (if necessary)	na
Continued....	

VI. THE MARKET VALUE must fall within the indicated value of the sales used above.

THE VALUE FOR THE SUBJECT PROPERTY BASED ON 120 DAYS LIST TO CONTRACT IS:

Market Value	Suggested List Price	Available Financing	Broker Recommends Marketing Either
As Is	\$1,500,000.00	\$	Conv <input type="checkbox"/> FHA/VA <input type="checkbox"/> Other <input type="checkbox"/>
Complete Repairs	\$	\$	Estimate of Repairs: \$

Subject is multi-family with two 1 story buildings 1st having 2,064 sf (4 units) and the 2nd having 2,592 sf (5 units) Both buildings built in 1959 and has a total of 9 rentable units. Limited similar comps, but comps used are within the subject's market area.

Subject last sold on 5/22/13 for \$1,035,000 . Estimating market value is \$320 to \$325 psf

Los Angeles County is currently assessing the subject's value at \$1,142,537.

This is not an appraisal, but an estimated opinion of current market value.

C.A.M.S.

Agent's Signature

9/03/2019

Date

LIST #1



LIST #2



LIST #3



SOLD #1



SOLD #2



SOLD #3



SUBJECT: Photo from online source

