

ORDER INFORMATION	Order Number	Loan Number	Order Date	Inspection Date	Completion Date	Client Name	Client Contact	VMA Request ID
	3529910	18014MANHATTAN	Apr 1 2015	Apr 1 2015	Apr 1 2015	Trimark Funding, Inc.	Mark Reynolds	
SUBJECT PROPERTY INFORMATION	Service Provider Name		Company Name		Agent Number	Inspection Type	Deal Name	BPO Vendor
	Michael Midland		Elite REO Services		(310) 433-4880	Drive By		EML
	Property Address			Property Type	Borrower Name	Occupancy	County	Census Tract
	18014 MANHATTAN PLACE, TORRANCE, CA 90504			SF Detach	UNK UNK	No	Los Angeles	6501.01
	Last Sold Date	Last Sale Price	DOM	Est. Monthly Rent	HOA Fees	Data Source	APN	Zoning
				\$2,300		County Tax	4096-018-014	Residential
	Currently Listed	Current DOM	Initial List Price	Initial List Date	Current List Price	Last Reduction Date	Agent Name	County Tax
	Yes	29	\$499,000	Mar 4 2015	\$468,000	Mar 16 2015	Ellen Chuan	SB15045977
	Subject Property Comments/External Influences: Subject is a single family detached home and the subject exterior appears to be maintained ok from front; There is visible damage to sides and roof.							Annual Property Taxes
								\$5,700
NEIGHBORHOOD INFORMATION	Location Type	Housing Supply	Market Trend		Economic Trend	Crime/Vandalism		Neighborhood Trend
	Suburban	Stable	Appreciating		Stable	Low Risk		Stable
	Price Range	Median Price	Avg DOM		Avg Marketing Time	Avg Age of Homes		REO Driven
	450000 to 667000	\$545,000	45		Under 3 Mos.	66		No
	Neighborhood Comments Home is within an area that is centrally located and where homeowners enjoy access to our local conveniences, shopping, schools, parks and other places of interest. Area is comprised of mostly single family homes.							



As-Is Value	Sales Price	List Price	\$525,000	\$545,000	\$567,000	\$575,000	\$580,000	\$629,000	\$649,000
Price Deviation with As-Is value				\$20,000	\$42,000	\$50,000	\$55,000	\$104,000	\$124,000

COMPARABLE INFORMATION	Property Info	Subject		Sold Comp 1		Sold Comp 2		Sold Comp 3		List Comp 1		List Comp 2		List Comp 3	
	Address	18014 MANHATTAN PLACE TORRANCE		2007 W 185th St Torrance		1961 W 185th St Torrance		1870 W 178th St Torrance		1871 W 182nd St Torrance		18518 Dorman Ave Torrance		2006 W 177th Torrance	
	Zip	90504		90504		90504		90504		90504		90504		90504	
	Data Source	County Tax		MLS		MLS		MLS		MLS		MLS		MLS	
	Proximity			0.33 Miles		0.31 Miles		3 Blocks		2 Blocks		0.31 Miles		0.27 Miles	
	Sale Date			Dec 30 2014		Feb 12 2015		Nov 10 2014							
	Sales/List Price			\$545,000		\$567,000		\$575,000		\$580,000		\$629,000		\$649,000	
	Initial List Date	Mar 4 2015		Nov 6 2014		Dec 15 2014		Sep 15 2014		Jan 13 2015		Mar 8 2015		Mar 11 2015	
	Orig List Price	\$499,000		\$559,000		\$555,000		\$599,000		\$580,000		\$629,000		\$649,000	
	Last Reduction Date	Mar 16 2015		Nov 6 2014		Dec 15 2014		Sep 15 2014		Jan 13 2015		Mar 8 2015		Mar 11 2015	
	Curr/Final List Price	\$468,000		\$559,000		\$555,000		\$599,000		\$580,000		\$629,000		\$649,000	
	DOM	29		9		12		28		78		4		5	
	Lot Size	0.12ac		0.12ac		0.14ac		0.12ac		0.11ac		0.13ac		0.11ac	
	View	Neighborhood		Neighborhood		Neighborhood		Neighborhood		Neighborhood		Neighborhood		Neighborhood	
	Design/Style	Contemp		Contemp		Contemp		Contemp		Contemp		Contemp		Contemp	
	Type/# Units	SF Detach   1		SF Detach   1		SF Detach   1		SF Detach   1		SF Detach   1		SF Detach   1		SF Detach   1	
	Age	89yrs		60yrs		58yrs		55yrs		57yrs		57yrs		62yrs	
	Condition	Fair		Average		Average		Average		Average		Average		Average	
	Above Grade Sq Ft	1,577		1,547		1,661		1,600		1,215		1,683		1,800	
	# Rooms/Bd/Bath	5   3   2		5   3   2		5   3   3		5   3   2		5   3   2		5   3   2		5   3   2	
Basement Sq Ft			NA		NA		NA		NA		NA		NA		
% Finished	NA%		NA%		NA%		NA%		NA%		NA%		NA%		
Garage Type	Attached		Attached		Attached		Attached		Attached		Attached		Attached		
# Garage Stalls	1		2		2		2		2		2		2		
Fireplace(s)	No		Yes		Yes		Yes		Yes		Yes		Yes		
Porch/Patio/Deck	Yes	Yes	No	Yes	No	Yes	No	Yes	No	Yes	No	Yes	No	Yes	No
Pool/Spa	No	No	No	No	No	No	No	No	No	No	No	No	No	No	No
Other Features	None observed		None		None		None		None		None		None		
Subdivision	Not available		Not available		Not available		Not available		Not available		Not available		Not available		
School District	Torrance		Torrance		Torrance		Torrance		Torrance		Torrance		Torrance		
Sales Type			Fair Market		Fair Market		Fair Market		Fair Market		Fair Market		Fair Market		
Finance Incentives	0		0		0		2500		0		0		0		
HOA Fees			0/mo		0/mo		0/mo		0/mo		0/mo		0/mo		

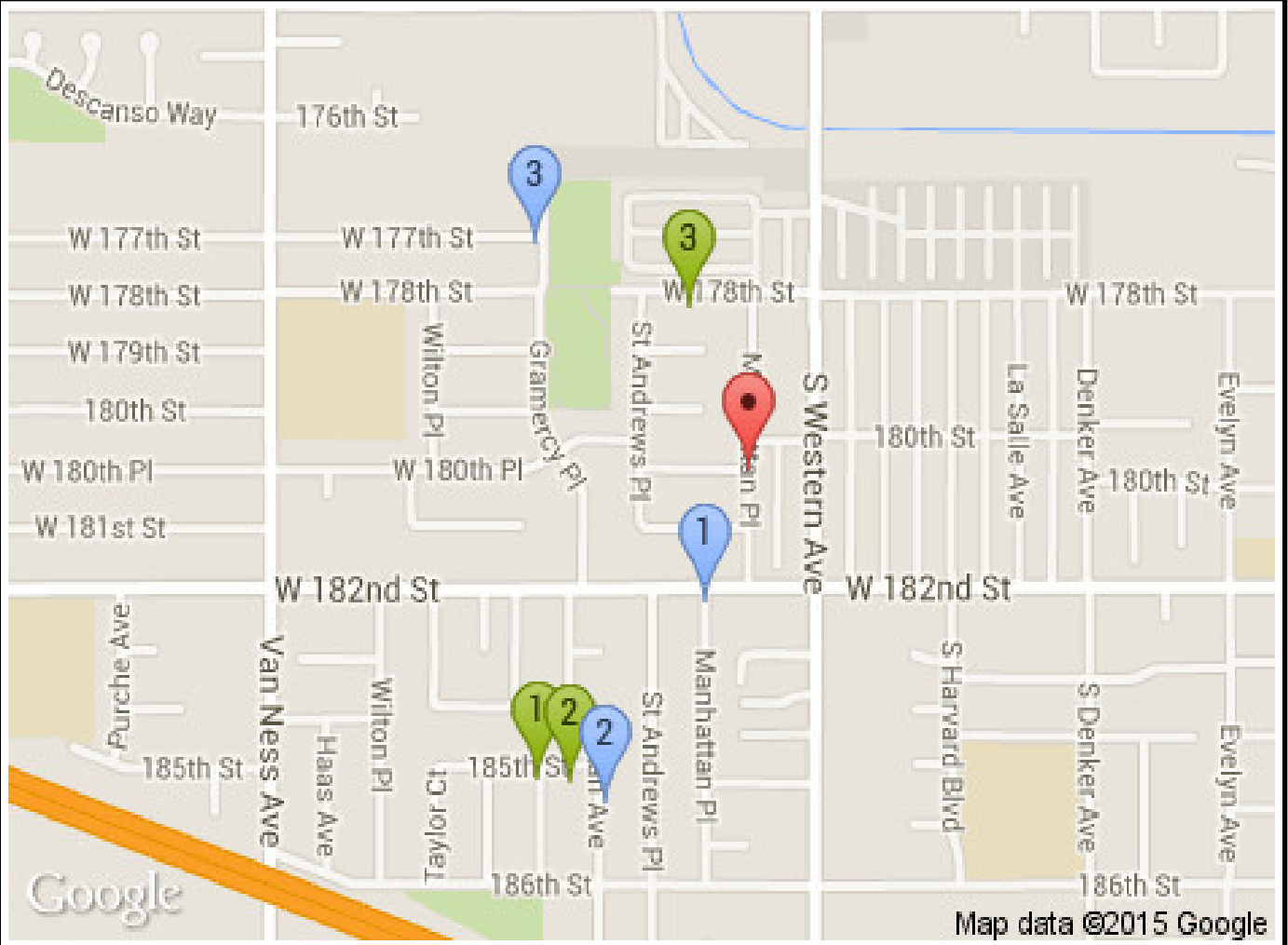
COMPARABLE PROPERTY COMMENTS	Sold Comp 1	Best Comp	Adjust -26000 repairs; Hardwood flooring; Formal dining; Breakfast nook											
	Sold Comp 2		Adjust -26000 repairs; -10000 baths; -6000 GLA; -5000 lot; Wall to wall carpeting; Den											
	Sold Comp 3		Adjust -26000 repairs; -2500 concessions; Dual pane windows; Full copper plumbing											
	List Comp 1		Inferior GLA and equal bath; Equal lot; Formal dining room; Central AC; Family room											
	List Comp 2	Best Comp	Superior GLA and equal bath; Equal lot; Breakfast nook; Hardwood flooring; Copper plumbing											
List Comp 3		Superior GLA and equal bath; Equal lot; Hardwood flooring; Formal dining room; Separate De												

MARKETING STRATEGY		"As-is"	"Repaired"	30 Day Quick Sale	Estimated Marketing Time for Subject:	30-90 days
	Probable Sale Price	\$525,000	\$575,000	\$509,000	Conclusion Summary: Price conclusion is derived from current market conditions and adjusted sold comps and factors in repairs; Would advise monitoring showing activity and agent feedback along with market trends to ensure pricing is at market	
	Suggested List Price	\$525,999	\$575,999			



REPAIR DETAILS	EXTERIOR		COMMENTS			
	Roof		Repair and replace roof		\$10,000	
	Siding/Trim		Repair/install stucco and paint		\$4,000	
	Structural		Complete ext. walls and siding		\$10,000	
	Windows/Doors				\$0	
	Paint		Paint repaired areas		\$2,000	
	Foundation				\$0	
	Garage				\$0	
	Landscaping				\$0	
	Fence				\$0	
	Other				\$0	
					Estimated Exterior Repairs	\$26,000
	INTERIOR		COMMENTS			
	Painting				\$0	
	Walls/Ceiling				\$0	
	Carpets/Floors				\$0	
	Cabinets/Countertops				\$0	
	Plumbing				\$0	
	Electrical				\$0	
	Heating/AC				\$0	
	Appliances				\$0	
	Door/Trim				\$0	
Cleaning				\$0		
Other				\$0		
				Estimated Interior Repairs	\$0	
				Estimated Total Repairs	\$26,000	
PRIOR SALES & LISTING HISTORY	Date Listed	Date Sold	List Price	Sale Price	Data Source	Comments
COMMENTS	<p>Service Provider Comments:            Subject is a single story single family home located in the eastern section of Torrance west of Western Ave. Address on house shows two addresses indicating two separate mailboxes and homes however tax records show subject is a single family home. Would recommend inspecting all city and county permit and building records for more clarification. There is obvious damage to roof, siding and stucco and all should be addressed: Recommend inspecting and repairing roof; There are exposed wall studs and these areas need to be inspected, repaired/replaced and construction completed. There is an area of stucco at front right side of home that is damaged and should be repaired; Paint all areas upon completion to improve appeal. I attest that I have researched the subject's sales history and found no sales within the past 3 years.</p>					
	Vendor Comments:					
	<p>Quality Control Comments:            The List price for Comparable Listing #2: Expanded search due to lack of any size SFR comp or sale in area. The List price for Comparable Listing #3: Expanded search due to lack of any size SFR comp or sale in area. Sold Comp# 1 is most similar to the subject: Closest in GLA, bath count and lot size and proximity. Active Comp# 2 is most similar to the subject: Closest in terms of GLA, room count then proximity.</p>					

MAP



	Address	City	BR	BA	LotSize	SaleDate	Yr Blt	Sale/List Price	Dist
★	18014 MANHATTAN PLACE	TORRANCE	3	2.0	0.12ac		1926		
L1	1871 W 182nd St	Torrance	3	2.0	0.11ac		1958	\$580,000	2 Blocks
L2	18518 Dorman Ave	Torrance	3	2.0	0.13ac		1958	\$629,000	0.31 Miles
L3	2006 W 177th	Torrance	3	2.0	0.11ac		1953	\$649,000	0.27 Miles
S1	2007 W 185th St	Torrance	3	2.0	0.12ac	Dec 30 2014	1955	\$545,000	0.33 Miles
S2	1961 W 185th St	Torrance	3	3.0	0.14ac	Feb 12 2015	1957	\$567,000	0.31 Miles
S3	1870 W 178th St	Torrance	3	2.0	0.12ac	Nov 10 2014	1960	\$575,000	3 Blocks

MapTuit Map

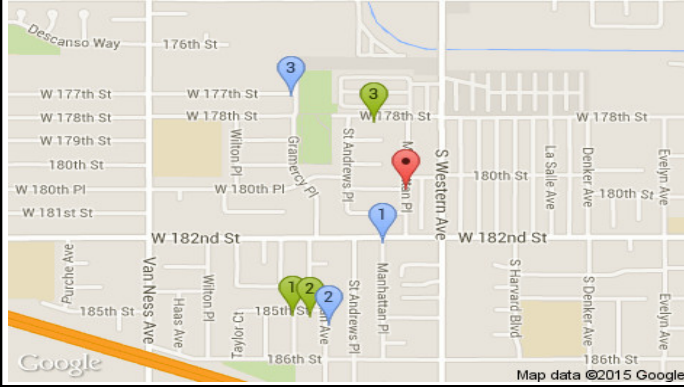


Photo (Front)



Photo (Addr Verification)



Photo (Side)



Photo (Side)



Photo (Street)



SUBJECT PROPERTY

Photo (Street)



Damage Photo



Damage Photo



Damage Photo



Damage Photo



Damage Photo



SUBJECT PROPERTY

Photo (View across street)



SUBJECT PROPERTY

## Sold Comparables

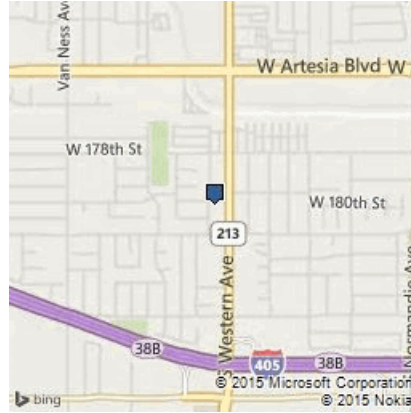
SOLD 1		Address	2007 W 185th St		Zip	90504	Sales Price	\$545,000		
		Bed	3	Bath	2	Rooms	5	Sale Date	Dec 30 2014	
		Sq Ft	1547	Lot Size	0.12ac	Yr Built	1955	Final List Price	\$545,000	
		Proximity	0.33 Miles	DOM	9	View	Neighborhood	Last Reduction Date	Nov 6 2014	
		Basement	N	Bsmt SQFT	NA	% Finish	NA%	Original List Price	\$559,000	
		Condition	Average	Style	Contemp	Units	1	Initial List Date	Nov 6 2014	
		Pool/Spa	N / N	Patio/Deck	Y / N	Fireplace	Y	Garage Type	Attached	
		Property/MLS Comments:								
		Adjust -26000 repairs; Hardwood flooring; Formal dining; Breakfast nook								
		SOLD 2		Address	1961 W 185th St		Zip	90504	Sales Price	\$567,000
Bed	3			Bath	3	Rooms	5	Sale Date	Feb 12 2015	
Sq Ft	1661			Lot Size	0.14ac	Yr Built	1957	Final List Price	\$567,000	
Proximity	0.31 Miles			DOM	12	View	Neighborhood	Last Reduction Date	Dec 15 2014	
Basement	N			Bsmt SQFT	NA	% Finish	NA%	Original List Price	\$555,000	
Condition	Average			Style	Contemp	Units	1	Initial List Date	Dec 15 2014	
Pool/Spa	N / N			Patio/Deck	Y / N	Fireplace	Y	Garage Type	Attached	
Property/MLS Comments:										
Adjust -26000 repairs; -10000 baths; -6000 GLA: -5000 lot; Wall to wall carpeting; Den										
SOLD 3				Address	1870 W 178th St		Zip	90504	Sales Price	\$575,000
		Bed	3	Bath	2	Rooms	5	Sale Date	Nov 10 2014	
		Sq Ft	1600	Lot Size	0.12ac	Yr Built	1960	Final List Price	\$545,000	
		Proximity	3 Blocks	DOM	28	View	Neighborhood	Last Reduction Date	Sep 15 2014	
		Basement	N	Bsmt SQFT	NA	% Finish	NA%	Original List Price	\$599,000	
		Condition	Average	Style	Contemp	Units	1	Initial List Date	Sep 15 2014	
		Pool/Spa	N / N	Patio/Deck	Y / N	Fireplace	Y	Garage Type	Attached	
		Property/MLS Comments:								
		Adjust -26000 repairs; -2500 concessions; Dual pane windows; Full copper plumbing								

## Listing Comparables

LIST 1		Address	1871 W 182nd St		Zip	90504	Current List Price	\$580,000		
		Bed	3	Bath	2	Rooms	5	Last Reduction Date	Jan 13 2015	
		Sq Ft	1215	Lot Size	0.11ac	Yr Built	1958	Original List Price	\$580,000	
		Proximity	2 Blocks	DOM	78	View	Neighborhood	Initial List Date	Jan 13 2015	
		Basement	N	Bsmt SQFT	NA	% Finish	NA%	Garage Type	Attached	
		Condition	Average	Style	Contemp	Units	1			
		Pool/Spa	N / N	Patio/Deck	Y / N	Fireplace	Y			
		Property/MLS Comments:								
		Inferior GLA and equal bath; Equal lot; Formal dining room; Central AC; Family room								
LIST 2		Address	18518 Dorman Ave		Zip	90504	Current List Price	\$629,000		
		Bed	3	Bath	2	Rooms	5	Last Reduction Date	Mar 8 2015	
		Sq Ft	1683	Lot Size	0.13ac	Yr Built	1957	Original List Price	\$629,000	
		Proximity	0.31 Miles	DOM	4	View	Neighborhood	Initial List Date	Mar 8 2015	
		Basement	N	Bsmt SQFT	NA	% Finish	NA%	Garage Type	Attached	
		Condition	Average	Style	Contemp	Units	1			
		Pool/Spa	N / N	Patio/Deck	Y / N	Fireplace	Y			
		Property/MLS Comments:								
		Superior GLA and equal bath; Equal lot; Breakfast nook; Hardwood flooring; Copper plumbing								
LIST 3		Address	2006 W 177th		Zip	90504	Current List Price	\$649,000		
		Bed	3	Bath	2	Rooms	5	Last Reduction Date	Mar 11 2015	
		Sq Ft	1800	Lot Size	0.11ac	Yr Built	1960	Original List Price	\$649,000	
		Proximity	0.27 Miles	DOM	5	View	Neighborhood	Initial List Date	Mar 11 2015	
		Basement	N	Bsmt SQFT	NA	% Finish	NA%	Garage Type	Attached	
		Condition	Average	Style	Contemp	Units	1			
		Pool/Spa	N / N	Patio/Deck	Y / N	Fireplace	Y			
		Property/MLS Comments:								
		Superior GLA and equal bath; Equal lot; Hardwood flooring; Formal dining room; Separate De								

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Status: **Pending Sale**  
 ML#: **SB15045977**  
 APN: **4096018014**  
 Orig. List Price: **\$499,000**  
 Price Per Sqft: **\$296.77**  
 County: **Los Angeles**  
 Property Type: **Single Family Residence(D)**  
 Bedrooms: **3**  
 Bath(F,T,H,Q): **2,0,0,0**  
 Sqft(Src): **1,577 (Assessor's Data)**  
 Ac/LotSqft(Src): **0.12/5,021 (A)**  
 A/C: **No**  
 View: **No**  
 Pool: **No**  
 Horse: **No**

Area: **133 - N Torrance - East**  
 Cross Street: **182nd St/Western/Van Ness**  
 Map Book:  
 Year Built: **1926/ASR**  
 Sale Type: **Standard**

Stories: **One Level**  
 Stories Total:  
 Entry Location:  
 Entry Level:

DOM/CDOM: **22/22**  
 Units Total #: **1**  
 Senior Community: **N**  
 Lease Considered: **No**

**Description**

**CASH BUYER only. Big price reduction. Beautiful street, North Torrance, Arlington Elementary School area. Alley Access. Walk to near by markets and restaurants, easy access to freeways. Sold at "AS IS" condition, seller offers absolutely No Warranty.**

**Interior**

Fireplace: **None**  
 Cooling: **None**  
 Heating:  
 Laundry:  
 Interior Feat:  
 Rooms: **Entrv. Living Room**  
 Eating Area:  
 Floor:  
 Accessibility Feat:  
 Appliances:  
 Utilities:

**Exterior**

Pool: **None**  
 Spa:  
 Patio:  
 Common Walls: **No Common Walls**  
 View: **None**  
 Construction Mats:  
 Lot Feat: **Alley Access**  
 Community Feat: **Sidewalks**  
 Style:  
 Door Feat:  
 Fencing:  
 Roofing:  
 Exterior Feat:  
 Foundation:  
 Structural Condition:  
 Other Structures:  
 Window Feat:  
 Security Feat:  
 Sewer/Septic: **Sewer Connected**  
 Water Source: **District/Public**  
 Disclosures:  
 Direction Faces:

**Garage and Parking**

Gar Att/Det: **Uncovered Spaces: # of Remotes: 0** Garage Spaces: **1** Carport Spaces:  
 Parking: **Parking Spaces: 1** RV Dimensions:

**Land**

Lot Number: **16** Zone: Assessment: **None**  
 Block Number: Units Total Number: **1** Make of Home:  
 Tract Number: **8198** Builder's Tract: Model Name:  
 Lot Dimensions: Builder's Name: Model Code:  
 Association Name: Complex/Community:  
 Association Phone: Association Dues:  
 Association Amenities:

**Lease/Fees**

Land Fee/Lease: **Fee** Date of Land Lease Renew:  
 Land Lease Amount:  
 Land Transfer Fee:  
 Land Lease Purchase:

**School Information**

School District: **Torrance Unified**  
 Elementary School: **Arlington Elementary**  
 Junior High School:  
 High School:

**Terms**

Possession: Listing Terms: **Cash**

Office/MLS

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SO Comp: **2.500%**  
Dual Var Rate: **No**  
Listing Office: **(S6486) Home Team Realty**  
Listing Agent: **(SCHUAELL) Ellen Chuan**  
LA CalBRE: **01034208**  
Co-Listing Agent: **(SBWUCHE) Chen Wen Wu**  
CoLA CalBRE: **00887854**  
List Date: **03/04/2015**  
Modification Date: **03/26/2015**

Show Instr.: **Call Listing Agent**  
Key Safe Desc.: **Supra**  
Key Safe Loc.: **Front Door, Call Listing Agent**  
LO Phone: **310-539-4300**  
LO Fax: **310-539-4303**  
List Type: **Exclusive Right To Sell**  
Contingency:  
Service Type: **Full Service**  
Listing Paid:  
Int List/Addrss: **Yes/Yes**  
VOW AVM?/Comm?: **Yes/Yes**

Showing Type: **Agent**  
Showing Name:  
Showing Phone:  
Occupant Type: **Vacant**  
Owners Name:

Phone Contact Priority

1. CoLA Cell: **310-938-9792**
2. LA Cell: **310-800-8899**
3. LA Email: **ellenchuan@hotmail.com**
4. CoLA Email: **chinwen555@hotmail.com**

Contingency:

Showing Remarks:

Agent Remarks: **Due to the condition of the property, please watch out the nails and holes on the floor.**

Comparable Information

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Purchase Contract: **03/24/2015**  
DOM/CDOM: **22/22**  
Selling Agent:  
SA CalBRE:  
Co-Selling Agent:  
CoSA CalBRE:

End Date:  
Selling Office:  
Co-Selling Office:  
Financing Type Used:

Selling Price:  
List Price: **\$468,000**  
Original Price:  
Sold Terms:

Estimated Selling Information

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Selling Agent:

Selling Office:

Date COE/End: