

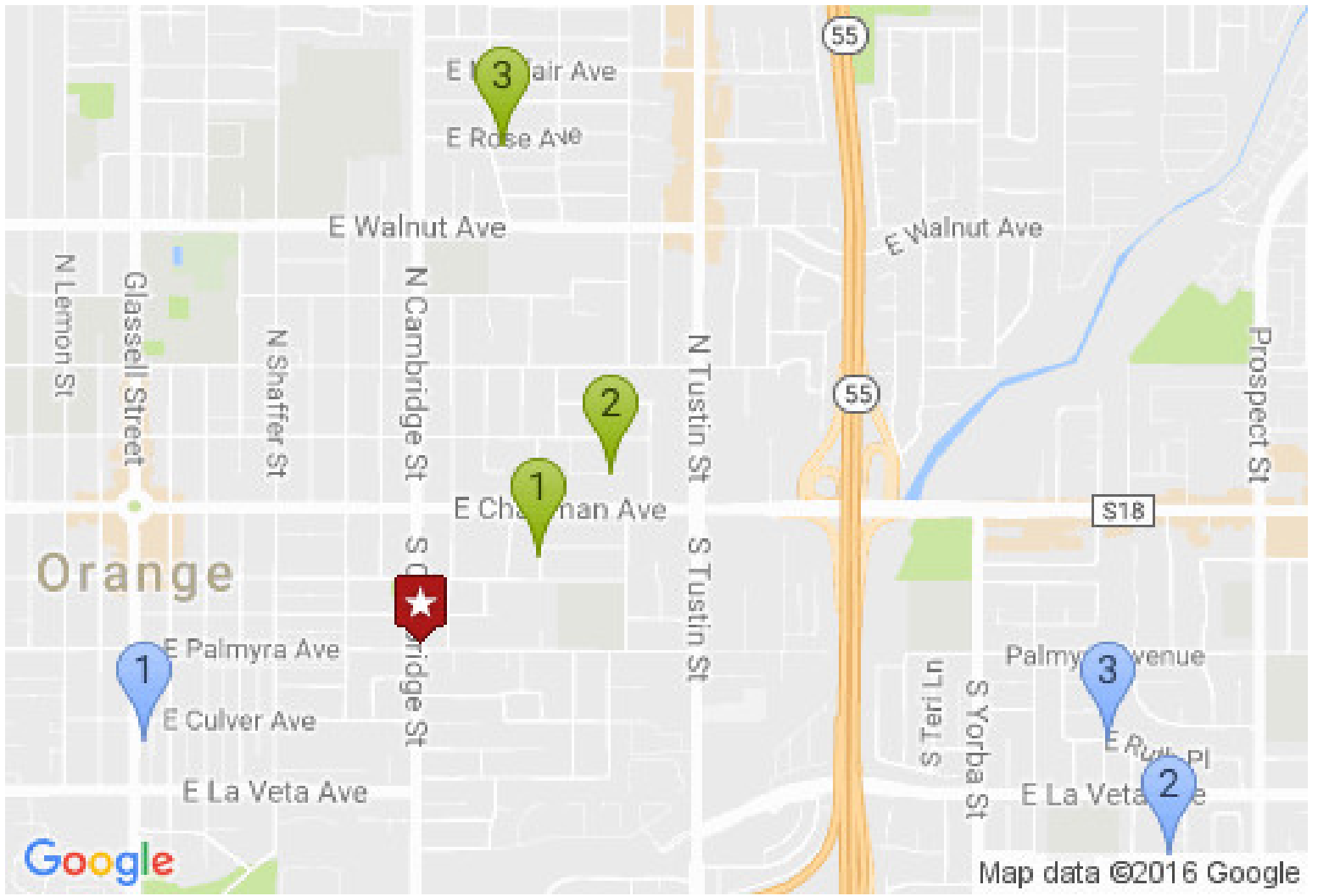
Property Address:	905 E. Palmyra Ave	Vendor ID:	4111645
City, State, Zip:	Orange, CA 92866	Deal Name:	
Loan Number:	000502	Inspection Date:	12/07/2016
2nd Loan / Client #:		Subject APN:	390-461-14

Property Occupancy Status	Vacant	Does the Property Appear Secure?	Yes	Est. Monthly Rent	\$3,100	Sold in the last 12 Months?	No
Currently Listed	Yes	Currently List Broker	BArela Investments Inc	List Broker Contact #	(949) 315-3571	Initial List Price	\$799,900
		Initial List Date	5/17/2016	Current List Price	\$719,900	DOM / CDOM	204 / 205
Is the Subject Listing Currently Pending?	Yes	Date of Contract	11/22/2016	CDOM to Contract	189	Sale Price:	
						Sale Date:	

Subject Property Comments / External Influences
The subject property appeared to be in average condition based on the exterior inspection. No damages or repairs were noted.

	Subject	Sold Comp 1	Sold Comp 2	Sold Comp 3	List Comp 1	List Comp 2	List Comp 3
Address	905 E. Palmyra Ave Orange, CA 92866	435 N Harwood St Orange, CA 92866	1442 E Leal Dr Orange, CA 92866	1143 E ORange Grove Ave Orange, CA 92867	454 S Glassell St Orange, CA 92866	614 S Coate Rd Orange, CA 92866	2815 E Ruth Pl Orange, CA 92866
Proximity		0.72 Miles	0.46 Miles	0.91 Miles	0.51 Miles	1.38 Miles	1.23 Miles
Sale/List Price		\$775,000	\$749,000	\$699,000	\$838,777	\$724,900	\$729,000
Sale Date		11/10/2016	6/17/2016	3/3/2016			
Price Per Sq.ft.	\$279.02	\$349.10	\$336.03	\$314.16	\$314.38	\$310.58	\$303.24
Initial List Price	\$799,900	\$799,900	\$799,000	\$719,900	\$949,900	\$749,000	\$729,000
Initial List Date	5/17/2016	9/22/2016	4/25/2016	1/2/2016	9/23/2016	10/20/2016	10/25/2016
Current/Final List	\$719,900	\$799,900	\$749,000	\$719,900	\$838,777	\$724,900	\$729,000
DOM/CDOM	204 / 205	5 / 5	56 / 56	48 / 48	75 / 75	48 / 48	18 / 18
Sales Type		Fair Market	Fair Market	Fair Market	Fair Market	Fair Market	Fair Market
Finance Incentives	0	0	0	0	0	0	0
Living Area	2688	2220	2229	2225	2668	2334	2404
#Rooms/Bed/Bath 1	8 / 4 / 3.0	7 / 4 / 2.0	8 / 4 / 3.0	6 / 3 / 2.5	9 / 6 / 3.0	7 / 4 / 2.5	8 / 5 / 2.5
Year Built	1921	1952	1953	1958	1922	1962	1964
Bsmnt SF/% Finished							
Lot Size	0.18ac	0.19ac	0.19ac	0.23ac	0.17ac	0.19ac	0.17ac
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	Yes / No	No / No	No / No	No / No	No / No
View	residential	residential	residential	residential	residential	residential	residential
Porch/Patio/Deck	Yes / Yes / No	Yes / Yes / No	Yes / Yes / No	Yes / Yes / No	Yes / Yes / No	Yes / Yes / No	Yes / Yes / No
Fireplace	No	Yes	Yes	Yes	Yes	Yes	Yes
Garage	2 Detached	2 Attached	2 Attached	2 Detached	2 Detached	2 Attached	2 Attached
Other Features	none	none	none	none	none	none	none
HOA Fees	0/mo	0/mo	0/mo	0/mo	0/mo	0/mo	0/mo
Subdivision	Old Towne Orange	1510	1846	3087	558	3982	4821
School District	Orange	Orange	Orange	Orange	Orange	Orange	Orange
Data Source - ID	County Tax - OC16107090	MLS - PW16709632	MLS - PW16086950	MLS - PW16000556	MLS - PW16709809	MLS - PW16729329	MLS - PW16734326

Market Time 90-120 days	As-Is Price Estimate	As-Repaired Price Estimate	Land Only Price
Anticipated Sale Price	\$750,000	\$750,000	\$577,500
Recommended List Price	\$750,000	\$750,000	
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
•	905 E. Palmyra Ave	Orange	4	3	0.18ac		1921		
1	435 N Harwood St	Orange	4	2	0.19ac	11/10/2016	1952	\$775,000	0.72 Miles
2	1442 E Leal Dr	Orange	4	3	0.19ac	6/17/2016	1953	\$749,000	0.46 Miles
3	1143 E ORange Grove Ave	Orange	3	2.5	0.23ac	3/3/2016	1958	\$699,000	0.91 Miles
1	454 S Glassell St	Orange	6	3	0.17ac	9/23/2016	1922	\$838,777	0.51 Miles
2	614 S Coate Rd	Orange	4	2.5	0.19ac	10/20/2016	1962	\$724,900	1.38 Miles
3	2815 E Ruth Pl	Orange	5	2.5	0.17ac	10/25/2016	1964	\$729,000	1.23 Miles

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: Types of Financing the Subject will NOT qualify for:
 Will this be a problem for resale? If yes, please explain:

Comparables:

Sale 1 Comments	3 BEDROOMS WITH CUSTOM BUILT CLOSETS AND HARDWOOD FLOORS UNDER THE CARPET. THERE IS A VERY FUNCTIONAL ADDITION TO THIS CLASSIC HOME THAT ADDS A LARGE FAMILY ROOM/SITTING AREA, SLEEPING AREA WITH ITS OWN PRIVATE BATH.INFERIOR SQFT, SUPERIOR AGE.
Sale 2 Comments	OVER 2200 SQ.FT 4 BEDROOM, 3 BATH, CLOSE TO OLD TOWNE AND SHOPPING. SUPERIOR WITH POOL. INFERIOR SQFT. SUPERIOR AGE.
Sale 3 Comments	1958 SINGLE STORY RANCH home! Its on a wonderful street in a prime Orange location just outside the Old Town National Register Historic District! Infeior sqft. Superior age.
List 1 Comments	This STATELY 1922 MEDITERRANEAN REVIVAL HOME in the OLD TOWNE NATIONAL REGISTER HISTORIC DISTRICT
List 2 Comments	single story home with 4 bed, 3 bath, and a bonus room that can be used as a family room/ den.
List 3 Comments	Beautifully appointed 5 bedroom home centrally located in Orange near schools, shopping and the center of Orange.

Comments:

Service Provider Comments:

The subject property appeared to be in average condition based on the exterior inspection. No damages or repairs were noted. Subject conforms to the neighborhood in size, shape, appeal, and style. Inventory is limited for sold and listed comps. Homes east of Cambridge built before 1940 are limited. Agent had to expand on age and proximity requirement in order to find sufficient comp data.

Vendor Comments:

Service Provider
Signature

/s/ Garrett Hilseth

Service Provider
Company

Elite REO Services

BPO Effective Date

12/7/2016

Service Provider Lic.
Num.

01912848

RepairsRecommended Repairs would bring the subject to:

Internal Repairs		Comment	Total
Paint			\$0
Walls/Ceiling			\$0
Carpet/Floors			\$0
Cabinets/Countertops			\$0
Plumbing			\$0
Electrical			\$0
Heating/AC			\$0
Appliances			\$0
Doors/Trim			\$0
Cleaning			\$0
Other			\$0
Internal Repair Total:			\$0
External Repairs		Comment	Total
Roof			\$0
Siding/Trim			\$0
Structural			\$0
Windows/Doors			\$0
Paint			\$0
Foundation			\$0
Garage			\$0
Landscaping			\$0
Fence			\$0
Other			\$0
External Repair Total:			\$0
Repair Total:			\$0



Subject Front

**905 E. Palmyra Ave
Orange, CA 92866**



Address



Side



Side



Street



Street



View across street



Comparable Sale #1

435 N Harwood St
Orange, CA 92866
Sale Date: 11/10/2016
Sale Price: \$775,000



Comparable Sale #2

1442 E Leal Dr
Orange, CA 92866
Sale Date: 6/17/2016
Sale Price: \$749,000



Comparable Sale #3

1143 E ORange Grove Ave
Orange, CA 92867
Sale Date: 3/3/2016
Sale Price: \$699,000



Comparable Listing #1

454 S Glassell St
Orange, CA 92866
Current List: \$838,777



Comparable Listing #2

614 S Coate Rd
Orange, CA 92866
Current List: \$724,900



Comparable Listing #3

2815 E Ruth Pl
Orange, CA 92866
Current List: \$729,000

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