

Broker Price Opinion

 Exterior Inspection
 Interior Inspection

Property Address: 5142 Shirley Dr	Vendor ID: 4275829
City, State, Zip: La Palma, CA 90623	Deal Name:
Loan Number: 000624	Inspection Date: 6/30/2017
2nd Loan / Client #:	Subject APN: 263-163-14

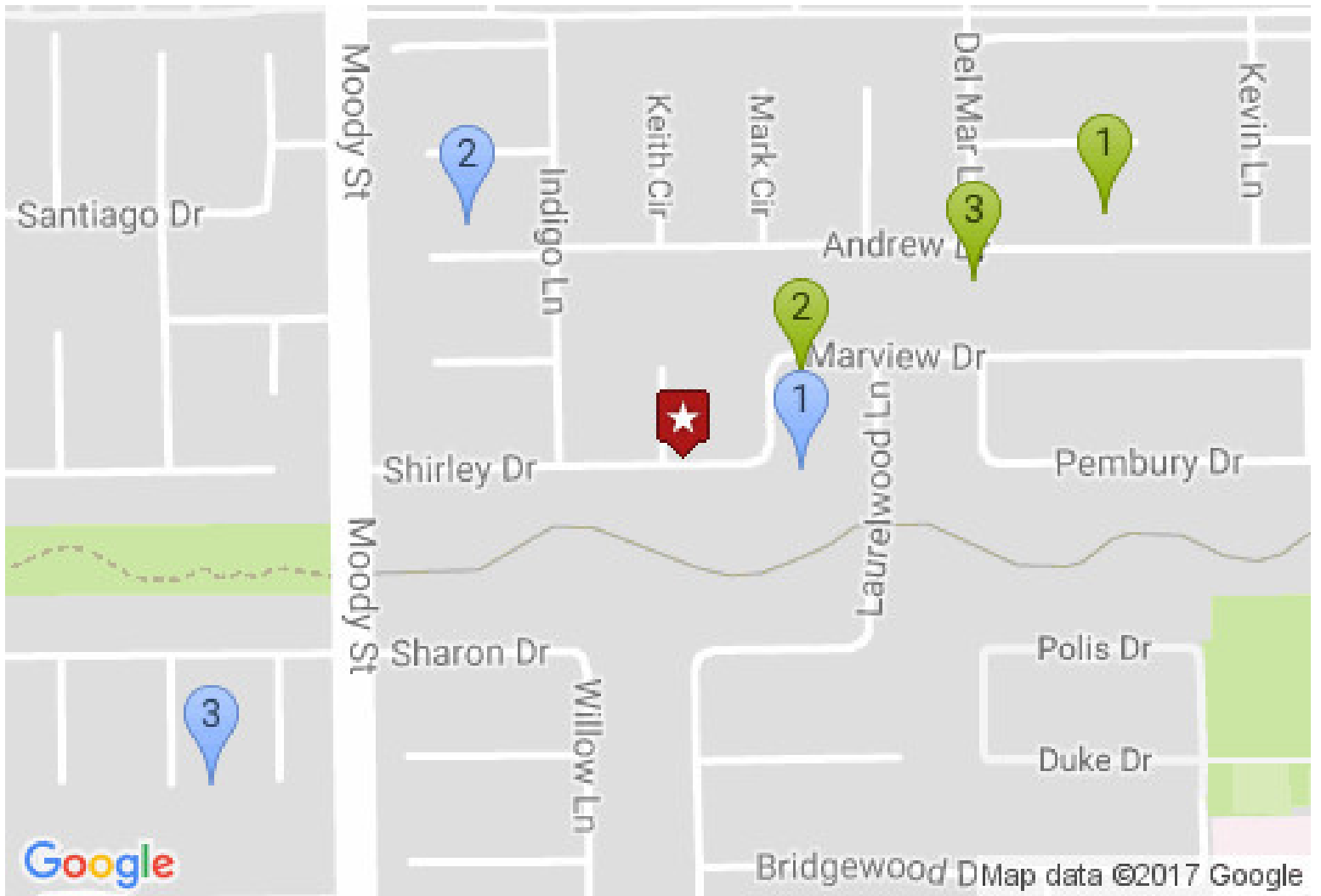
Property Occupancy Status: <input type="text" value="Owner"/>	Does the Property Appear Secure?: <input type="text" value="Yes"/>	Est. Monthly Rent: \$3,500	Sold in the last 12 Months?: <input type="text" value="No"/>
Currently Listed: <input type="text" value="No"/>	List Broker Contact #:	Initial List Price:	Sale Price:
Is the Subject Listing Currently Pending?: <input type="text"/>	Date of Contract:	CDOM to Contract:	Sale Date:

Subject Property Comments / External Influences

Average Condition

	Subject	Sold Comp 1	Sold Comp 2	Sold Comp 3	List Comp 1	List Comp 2	List Comp 3
Address	5142 Shirley Dr La Palma, CA 90623	5337 Andrew Dr La Palma, CA 90623	7662 Tracy Ln La Palma, CA 90623	5276 Andrew Dr La Palma, CA 90623	7702 Tracy Ln La Palma, CA 90623	5051 Andrew Dr La Palma, CA 90623	7842 Jennifer Cir La Palma, CA 90623
Proximity		0.23 Miles	0.08 Miles	0.16 Miles	0.06 Miles	0.15 Miles	0.24 Miles
Sale/List Price		\$719,900	\$740,000	\$745,000	\$729,000	\$730,000	\$760,000
Sale Date		3/21/2017	3/17/2017	2/14/2017			
Price Per Sq.ft.	\$344.83	\$359.95	\$352.89	\$344.43	\$349.14	\$345.48	\$337.78
Initial List Price		\$739,900	\$779,000	\$785,000	\$729,000	\$730,000	\$775,000
Initial List Date		1/13/2017	1/29/2017	10/17/2016	5/9/2017	6/19/2017	4/26/2017
Current/Final List		\$719,900	\$779,000	\$749,900	\$729,000	\$730,000	\$760,000
DOM/CDOM		35 / 35	12 / 12	65 / 65	8 / 8	11 / 11	65 / 65
Sales Type		Fair Market	Fair Market	Fair Market	Fair Market	Fair Market	Fair Market
Finance Incentives		none	none	none	none	none	none
Living Area	2088	2000	2097	2163	2088	2113	2250
#Rooms/Bed/Bath 1	9 / 4 / 3	7 / 3 / 2	9 / 4 / 3	8 / 3 / 3	9 / 4 / 3	10 / 5 / 3	9 / 4 / 3
Year Built	1967	1973	1967	1972	1968	1966	1966
Bsmnt SF/% Finished							
Lot Size	0.12ac	0.11ac	0.13ac	0.12ac	0.13ac	0.11ac	0.1ac
Property Type	SF Detach	SF Detach	SF Detach	SF Detach	SF Detach	SF Detach	SF Detach
Style / Quality	2-Story Conv / Q4	2-Story Conv / Q4	2-Story Conv / Q4	2-Story Conv / Q4	2-Story Conv / Q4	2-Story Conv / Q4	2-Story Conv / Q4
# of Units	1	1	1	1	1	1	1
Condition	C3	C3	C3	C3	C3	C3	C3
Pool/Spa	None	No / No	Yes / No	Yes / No	Yes / No	No / No	No / No
View	Residential	Residential	Residential	Residential	Residential	Residential	Residential
Porch/Patio/Deck	No / No / No	No / No / No	No / No / No	No / No / No	No / No / No	No / No / No	No / No / No
Fireplace	No	Yes	Yes	Yes	Yes	Yes	No
Garage	2 Attached	2 Attached	2 Attached	2 Attached	2 Attached	2 Attached	2 Attached
Other Features	n/a	n/a	n/a	n/a	n/a	n/a	n/a
HOA Fees	0/mo	0/yr	0/yr	0/yr	0/yr	0/yr	0/yr
Subdivision	n/a	n/a	n/a	Casa La Palma	n/a	n/a	Ponderosa Homes
School District	Anaheim Union High	Anaheim Union High	Anaheim Union High	Anaheim Union High	Anaheim Union High	Anaheim Union School	Anaheim Union High
Data Source - ID	County Tax - n/a	MLS - PW17006240	MLS - OC17018687	MLS - PW16727749	MLS - PW17102332	MLS - 317005237_ITECH	MLS - OC17089613

Market Time 90-120 days	As-Is Price Estimate	As-Repaired Price Estimate	Land Only Price
Anticipated Sale Price	\$720,000	\$720,000	\$63,003
Recommended List Price	\$730,000	\$730,000	
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
•	5142 Shirley Dr	La Palma	4	3	0.12ac		1967		
1	5337 Andrew Dr	La Palma	3	2	0.11ac	3/21/2017	1973	\$719,900	0.23 Miles
2	7662 Tracy Ln	La Palma	4	3	0.13ac	3/17/2017	1967	\$740,000	0.08 Miles
3	5276 Andrew Dr	La Palma	3	3	0.12ac	2/14/2017	1972	\$745,000	0.16 Miles
1	7702 Tracy Ln	La Palma	4	3	0.13ac	5/9/2017	1968	\$729,000	0.06 Miles
2	5051 Andrew Dr	La Palma	5	3	0.11ac	6/19/2017	1966	\$730,000	0.15 Miles
3	7842 Jennifer Cir	La Palma	4	3	0.1ac	4/26/2017	1966	\$760,000	0.24 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	Sale comp 1 is similar to the subject in building size, room counts, condition, and appeal.
Sale 2 Comments	Sale comp 2 has similar building size, room counts, condition, and appeal.
Sale 3 Comments	Sale comp 3 is similar to the subject in building size, room counts, condition, and appeal.
List 1 Comments	List comp 1 has similar building size, room counts, condition, and appeal.
List 2 Comments	List comp 2 is similar to the subject in building size, room counts, condition, and appeal.
List 3 Comments	List comp 3 has similar building size, room counts, condition, and appeal.

Comments:

Service Provider Comments:

The condition of the subject looks good with no deferred maintenance showing at all. The neighborhood also is in good condition overall with clean, cozy, and quiet atmosphere. One of the positive factor is that there are lots of parks nearby which is a positive factor for both the subject and the neighborhood.

Vendor Comments:

Service Provider
Signature

/s/ In Sook Uhm

Service Provider
Company

Century 21 Astro

BPO Effective Date

6/30/2017

Service Provider Lic.
Num.

01845839

Repairs

Recommended 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:			
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:			
Repair Total:			



Subject Front

**5142 Shirley Dr
La Palma, CA 90623**



Address



Side



Side



Side



Side



Street



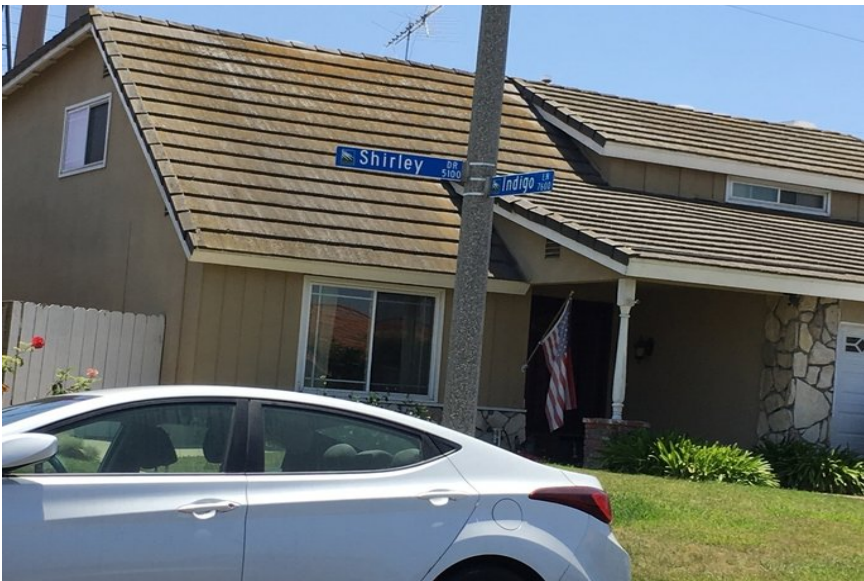
Street



Street



Street



Street



Other



Other



View across street



Comparable Sale #1

5337 Andrew Dr
La Palma, CA 90623
Sale Date: 3/21/2017
Sale Price: \$719,900



Comparable Sale #2

7662 Tracy Ln
La Palma, CA 90623
Sale Date: 3/17/2017
Sale Price: \$740,000



Comparable Sale #3

5276 Andrew Dr
La Palma, CA 90623
Sale Date: 2/14/2017
Sale Price: \$745,000



Comparable Listing #1

7702 Tracy Ln
La Palma, CA 90623
Current List: \$729,000



Comparable Listing #2

5051 Andrew Dr
La Palma, CA 90623
Current List: \$730,000



Comparable Listing #3

7842 Jennifer Cir
La Palma, CA 90623
Current List: \$760,000

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