

# Broker Price Opinion

 Exterior Inspection  
 Interior Inspection

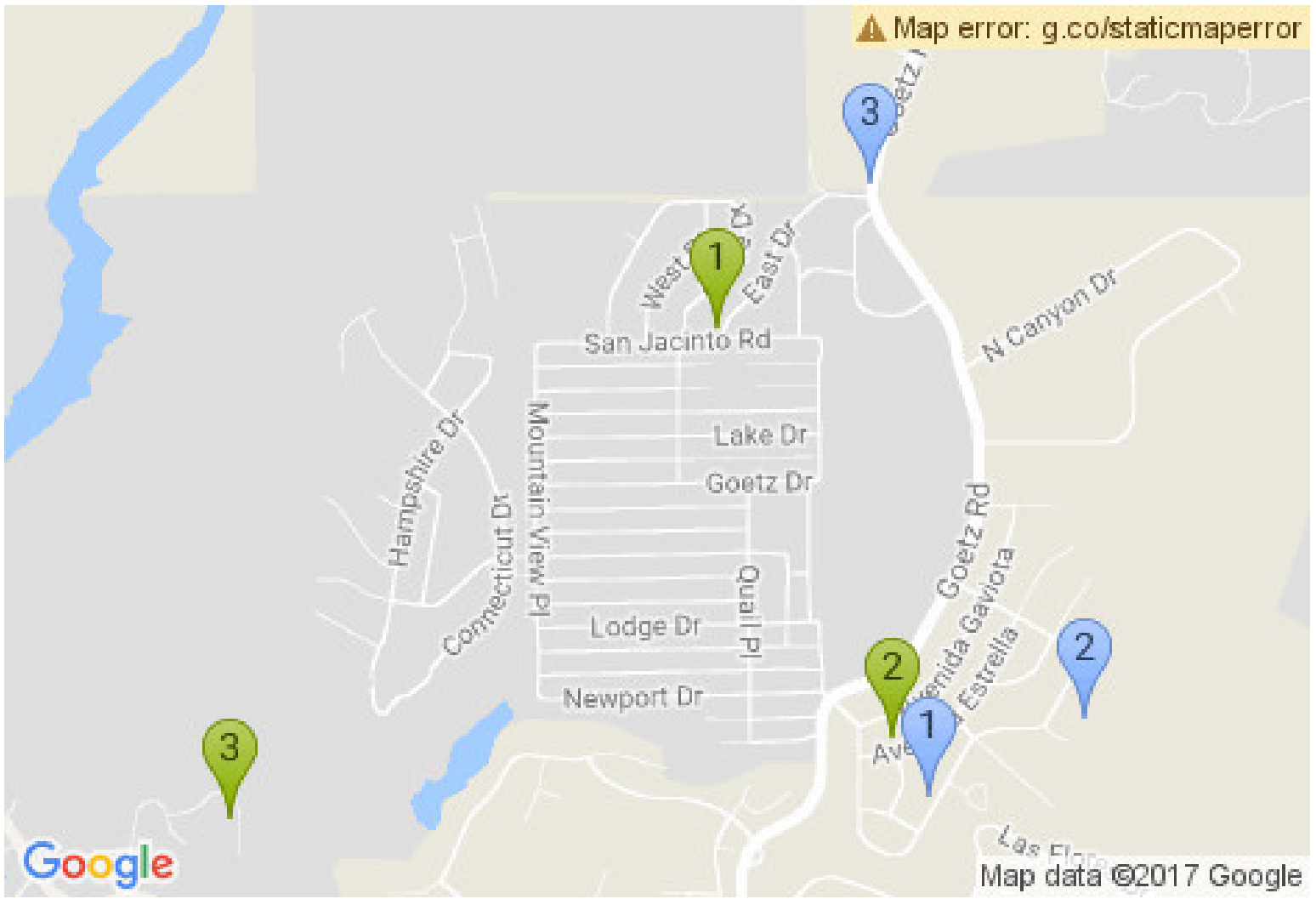
Property Address: 28638 Hampshire Dr	Vendor ID: 4336796
City, State, Zip: Sun City, CA 92587	Deal Name:
Loan Number: 000662	Inspection Date: 9/14/2017
2nd Loan / Client #:	Subject APN: 350-172-009

Property Occupancy Status: Vacant	Does the Property Appear Secure?: Yes	Est. Monthly Rent: \$1,500	Sold in the last 12 Months?: No
Currently Listed: No	List Broker Contact #:	Current List Price:	Sale Price:
Is the Subject Listing Currently Pending?:	Date of Contract:	CDOM to Contract:	Sale Date:

Subject Property Comments / External Influences  
**Subject is conforming to the neighborhood with average curb appeal.**

	Subject	Sold Comp 1	Sold Comp 2	Sold Comp 3	List Comp 1	List Comp 2	List Comp 3
Address	28638 Hampshire Dr Sun City, CA 92587	23838 San Jacinto Rd Menifee, CA 92587	28949 Avenida Estrella Quail Valley, CA 92587	23041 Giant Fir Pl Canyon Lake, CA 92587	29063 Avenida De Las Flores Quail Valley, CA 92587	24440 Paseo Nuna Canyon Lake, CA 92587	27980 Goetz Rd Quail Valley, CA 587
Proximity		0.66 Miles	0.92 Miles	0.58 Miles	1.03 Miles	1.24 Miles	1.04 Miles
Sale/List Price		\$270,000	\$300,000	\$325,000	\$299,000	\$279,000	\$269,000
Sale Date		7/3/2017	9/7/2017	4/28/2017	active	active	active
Price Per Sq.ft.	\$217.39	\$207.69	\$218.18	\$228.23	\$242.30	\$265.71	\$256.19
Initial List Price		\$279,900	\$309,900	\$350,000	\$299,000	\$279,000	\$269,000
Initial List Date		5/26/2017	5/16/2017	1/3/2017	5/18/2017	9/2/2017	8/4/2017
Current/Final List		\$289,900	\$309,900	\$329,900	\$299,000	\$279,000	\$269,000
DOM/CDOM		5 / 5	7 / 7	87 / 87	120 / 120	13 / 13	28 / 28
Sales Type		Fair Market	Fair Market	Fair Market	Fair Market	Fair Market	Fair Market
Finance Incentives		0	0	0	0	0	0
Living Area	1242	1300	1375	1424	1234	1050	1050
#Rooms/Bed/Bath 1	5 / 3 / 2	5 / 3 / 2	5 / 3 / 2	5 / 3 / 2	5 / 3 / 2	3 / 2 / 1	3 / 2 / 1
Year Built	1978	1989	1955	1987	1979	1955	1953
Bsmnt SF/% Finished							
Lot Size	0.17ac	0.29ac	0.84ac	0.18ac	0.19ac	0.63ac	3.26ac
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	C3	C4	C4
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	No / Yes / No	No / Yes / No	No / Yes / No	No / Yes / No	No / Yes / No	No / Yes / No	No / Yes / No
Fireplace	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Garage	2 Attached	2 Attached	2 Detached	2 Attached	2 Attached	2 Attached	None
Other Features	None	None	None	None	None	None	None
HOA Fees	0/mo	0/yr	0/yr	0/yr	0/yr	0/yr	0/yr
Subdivision	Quail Valley	Quail Valley	Quail Valley	Canyon Lakes	Quail Valley	Quail Valley	Quail Valley
School District	Perris Unified	See Remarks	Perris Union High	Lake Elsinore Unified	Perris Union School	Perris Union High	Perris Unified
Data Source - ID	County Tax - 350-172-009	MLS - SW17117591	MLS - SW17108675	MLS - CV17001124	MLS - SR17111197_CRISNET	MLS - PW17203819	MLS - IV17181317

<b>Market Time 30-90 days</b>	<b>As-Is Price Estimate</b>	<b>As-Repaired Price Estimate</b>	<b>Land Only Price</b>
Anticipated Sale Price	\$270,000	\$270,500	\$59,971
Recommended List Price	\$270,000	\$270,500	
Recommended Sales Strategy:	<input type="checkbox"/> As - Is	<input checked="" type="checkbox"/> Repaired	



	Address	City	BR	BA	Lot Size	Sale/List Date	Year Built	Sale/List Price	Distance
•	28638 Hampshire Dr	Sun City	3	2	0.17ac		1978		
1	23838 San Jacinto Rd	Menifee	3	2	0.29ac	7/3/2017	1989	\$270,000	0.66 Miles
2	28949 Avenida Estrella	Quail Valley	3	2	0.84ac	9/7/2017	1955	\$300,000	0.92 Miles
3	23041 Giant Fir Pl	Canyon Lake	3	2	0.18ac	4/28/2017	1987	\$325,000	0.58 Miles
1	29063 Avenida De Las Flores	Quail Valley	3	2	0.19ac	5/18/2017	1979	\$299,000	1.03 Miles
2	24440 Paseo Nuna	Canyon Lake	2	1	0.63ac	9/2/2017	1955	\$279,000	1.24 Miles
3	27980 Goetz Rd	Quail Valley	2	1	3.26ac	8/4/2017	1953	\$269,000	1.04 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	Comp is similar to subject, same GLA and lot, similar location, age and condition.
Sale 2 Comments	Superior to subject, GLA and lot are bigger, similar condition, age, condition and style.
Sale 3 Comments	Comp is superior to subject, GLA is bigger, similar condition, age and location.
List 1 Comments	Similar GLA, lot and style, similar location, condition and age, same number of rooms.
List 2 Comments	Comp GLA is smaller than subject, lot is bigger, similar location and condition.
List 3 Comments	GLA is smaller than subject, lot is much bigger, same age and style, similar location.

**Comments:**

## Service Provider Comments:

Subject is located in an urban area close to schools, shopping centers and freeways with easy access to all other amenities. Homes in the area appear in average condition with average curb appeal, no boarded or vandalized homes in the area. Subject is conforming to the neighborhood with average curb appeal.

## Vendor Comments:

Service Provider  
Signature

/s/ Vasile Muntean

Service Provider  
Company

Vasile Muntean Broker

BPO Effective Date

9/15/2017

Service Provider Lic.  
Num.

01325064

**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	clean up and trash removal		\$500
External Repair Total:			\$500
Repair Total:			\$500



Subject Front

**28638 Hampshire Dr  
Sun City, CA 92587**



Address



Side



Side



Street



Street



Damage Photo



View across street



**Comparable Sale #1**

23838 San Jacinto Rd  
Menifee, CA 92587  
Sale Date: 7/3/2017  
Sale Price: \$270,000



**Comparable Sale #2**

28949 Avenida Estrella  
Quail Valley, CA 92587  
Sale Date: 9/7/2017  
Sale Price: \$300,000



**Comparable Sale #3**

23041 Giant Fir Pl  
Canyon Lake, CA 92587  
Sale Date: 4/28/2017  
Sale Price: \$325,000



**Comparable Listing #1**

29063 Avenida De Las Flores  
Quail Valley, CA 92587  
Current List: \$299,000



**Comparable Listing #2**

24440 Paseo Nuna  
Canyon Lake, CA 92587  
Current List: \$279,000



**Comparable Listing #3**

27980 Goetz Rd  
Quail Valley, CA 587  
Current List: \$269,000

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