

# Broker Price Opinion

 Exterior Inspection  
 Interior Inspection

Property Address: 456 Reindollar	Vendor ID: 4409042
City, State, Zip: Marina, CA 93933	Deal Name:
Loan Number: 000696	Inspection Date: 12/27/2017
2nd Loan / Client #:	Subject APN: 032-381-004-000

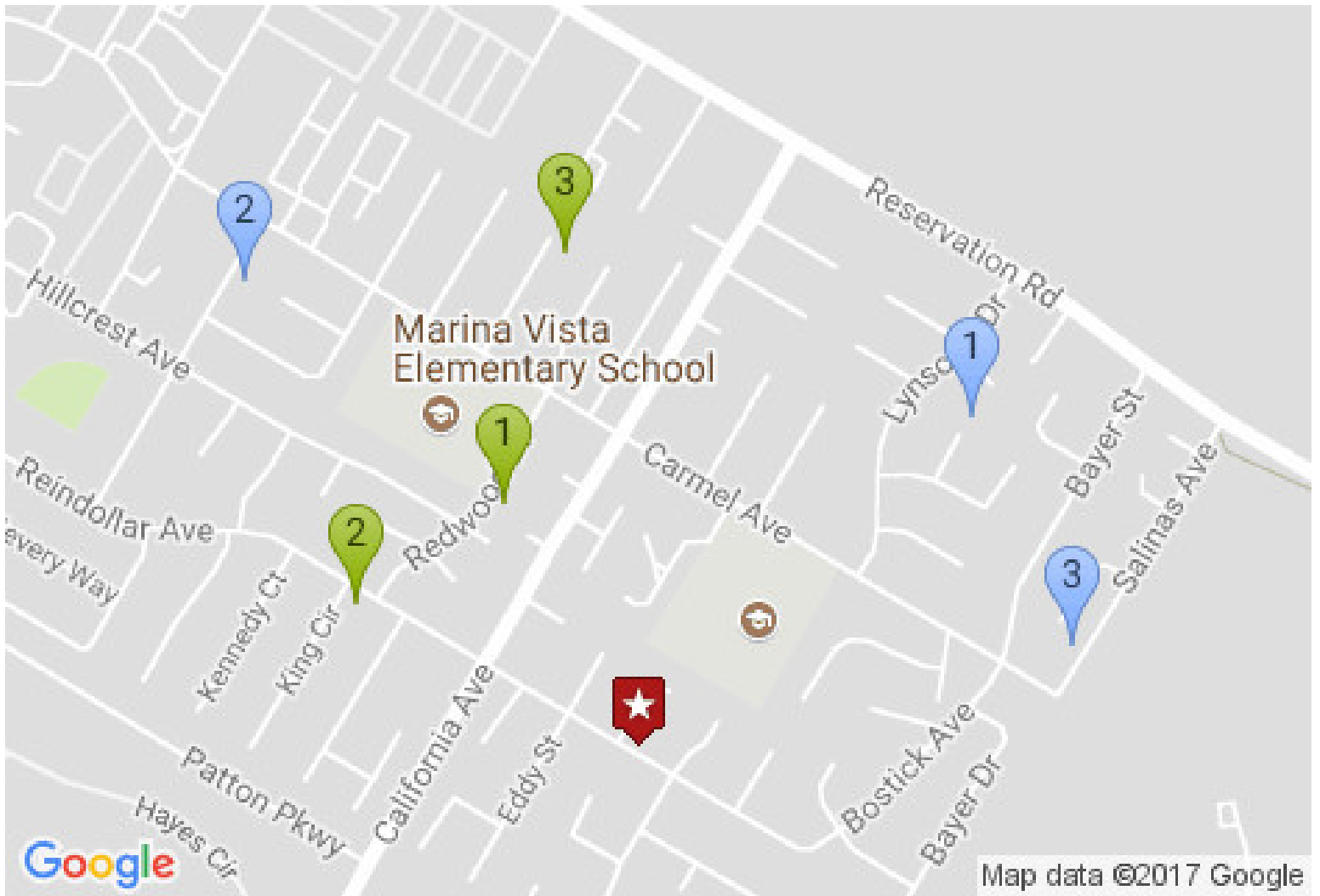
Property Occupancy Status: Vacant	Does the Property Appear Secure?: Yes	Est. Monthly Rent: \$2,300	Sold in the last 12 Months?: No
Currently Listed: Yes	Currently List Broker: KW Coastal Estates	List Broker Contact #: 8316826997	Initial List Price: \$490,000
	Initial List Date: 11/01/2017	Current List Price: \$435,000	DOM / CDOM: 13 / 43
Is the Subject Listing Currently Pending?: Yes	Date of Contract: 12/17/2017	CDOM to Contract: 10	Sale Price:
			Sale Date:

Subject Property Comments / External Influences  
**Single story style, detached type property**

	Subject	Sold Comp 1	Sold Comp 2	Sold Comp 3	List Comp 1	List Comp 2	List Comp 3
Address	456 Reindollar Marina, CA 93933	3068 Redwood Dr Marina, CA 93933	3038 King Cir Marina, CA 93933	3108 Pleasant Cir Marina, CA 93933	3140 Lelia Place Marina, CA 93933	3074 Vaughn Marina, CA 93933	3101 Salinas Marina, CA 93933
Proximity		0.25 Miles	0.27 Miles	0.44 Miles	0.41 Miles	0.53 Miles	0.39 Miles
Sale/List Price		\$448,000	\$475,000	\$445,000	\$434,500	\$465,000	\$498,000
Sale Date		11/14/2017	4/21/2017	11/27/2017	pending	pending	pending
Price Per Sq.ft.	\$398.21	\$393.33	\$415.57	\$416.67	\$421.03	\$421.58	\$395.24
Initial List Price	\$490,000	\$548,800	\$469,000	\$445,000	\$434,500	\$484,000	\$498,000
Initial List Date	11/01/2017	7/18/2017	3/10/2017	11/15/2017	8/7/2017	9/22/2017	12/13/2017
Current/Final List	\$435,000	\$468,800	\$469,000	\$445,000	\$434,500	\$465,000	\$498,000
DOM/CDOM	13 / 43	118 / 17	41 / 41	11 / 11	62 / 62	55 / 10	5 / 5
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	1120	1139	1143	1068	1032	1103	1260
#Rooms/Bed/Bath 1	7 / 3 / 2	7 / 3 / 1.5	6 / 3 / 1	6 / 3 / 1.5	6 / 3 / 1	7 / 3 / 1.5	7 / 3 / 2
Year Built	1963	1961	1963	1961	1962	1962	1963
Bsmnt SF/% Finished							
Lot Size	0.17ac	0.13ac	0.18ac	0.17ac	0.17ac	0.17ac	0.21ac
Property Type	SF Detach	SF Detach	SF Detach	SF Detach	SF Detach	SF Detach	SF Detach
Style / Quality	Ranch / Q4	Ranch / Q4	Ranch / Q4	Ranch / Q4	Ranch / Q4	Ranch / Q4	Ranch / Q4
# of Units	1	1	1	1	1	1	1
Condition	C4	C4	C4	C4	C4	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	Yes / Yes / No	Yes / No / No	Yes / No / No	Yes / No / No	Yes / Yes / No	Yes / Yes / No	Yes / No / No
Fireplace	Yes	Yes	No	Yes	No	Yes	Yes
Garage	2 Attached	2 Attached	2 Attached	2 Attached	2 Attached	2 Attached	2 Attached
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	Upper Reindollar	Upper Carmel	Lower Reindollar	Middle Marina	Armstrong Ranch	Marina Vista Park	Upper Carmel
School District	Monterey Peninsula	Monterey Peninsula	Monterey Peninsula	Monterey Peninsula	Monterey Peninsula	Monterey Peninsula	Monterey Peninsula

Common Amenities	Data Source - ID	County Tax - 01200454	MLS - 81670472	MLS - 81641956	MLS - 81684933	MLS - 81673023	MLS - 81679076	MLS - 81686915
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<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	<b>\$446,000</b>	<b>\$446,000</b>	<b>\$85,000</b>
Recommended List Price	<b>\$449,000</b>	<b>\$449,000</b>	
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
•	456 Reindollar	Marina	3	2	0.17ac		1963		
1	3068 Redwood Dr	Marina	3	1.5	0.13ac	11/14/2017	1961	\$448,000	0.25 Miles
2	3038 King Cir	Marina	3	1	0.18ac	4/21/2017	1963	\$475,000	0.27 Miles
3	3108 Pleasant Cir	Marina	3	1.5	0.17ac	11/27/2017	1961	\$445,000	0.44 Miles
1	3140 Lelia Place	Marina	3	1	0.17ac	8/7/2017	1962	\$434,500	0.41 Miles
2	3074 Vaughn	Marina	3	1.5	0.17ac	9/22/2017	1962	\$465,000	0.53 Miles
3	3101 Salinas	Marina	3	2	0.21ac	12/13/2017	1963	\$498,000	0.39 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	Comparable style, age, location. Equal bedroom count. Half bath inferior. Owner occupied.
Sale 2 Comments	Comp GLA, style, age. One bathroom inferior. Updated windows, kitchen counters. Corner lot on a cul de sac street. Not currently occupied. Pending in four days on the market.
Sale 3 Comments	Comp style, age. Equal bedroom count. Half bath inferior. Not occupied. Pending in 4 days on the market.
List 1 Comments	Comparable style, age, and neighborhood location. Inferior bath count. Tenant occupied for past 18 years, currently vacant. Original interior. Pending sale.
List 2 Comments	Comparable style, age, GLA. Half bath inferior. Hardwood flooring, double pane windows. Pending sale.
List 3 Comments	Comp style, age. Equal room count. Comp GLA. Superior lot size. Hardwood in living room. Kitchen and master bathroom tile updated. Pending sale.

**Comments:**

## Service Provider Comments:

The subject property exterior is maintained in average overall condition, with no visible damage. Two bathroom count is superior to most competing listings of comparable GLA. GLA is inferior to most area detached type properties. Location on a well-traveled street suggests pricing toward lower range of comps. The property is currently listed, and is pending the mls. Market conditions are positive, with strong buyer demand in the market exceeding available listed supply.

## Vendor Comments:

Service Provider  
Signature

/s/ Susan Sterrett

Service Provider  
Company

Susan Sterrett broker

BPO Effective Date

12/27/2017

Service Provider Lic.  
Num.

01359562

**Repairs**

Recommended Repairs would bring the subject to:

<b>Internal Repairs</b>		<b>Comment</b>	<b>Total</b>
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:			
<b>External Repairs</b>		<b>Comment</b>	<b>Total</b>
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

**456 Reindollar  
Marina, CA 93933**



Address



Side



Side



Street



Street



View across street



**Comparable Sale #1**

3068 Redwood Dr  
Marina, CA 93933  
Sale Date: 11/14/2017  
Sale Price: \$448,000



**Comparable Sale #2**

3038 King Cir  
Marina, CA 93933  
Sale Date: 4/21/2017  
Sale Price: \$475,000



**Comparable Sale #3**

3108 Pleasant Cir  
Marina, CA 93933  
Sale Date: 11/27/2017  
Sale Price: \$445,000



**Comparable Listing #1**

3140 Lelia Place  
Marina, CA 93933  
Current List: \$434,500



**Comparable Listing #2**

3074 Vaughn  
Marina, CA 93933  
Current List: \$465,000



**Comparable Listing #3**

3101 Salinas  
Marina, CA 93933  
Current List: \$498,000

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