

Broker Price Opinion

 Exterior Inspection
 Interior Inspection

Property Address: 1249 N Willet Cir	Vendor ID: 4343615
City, State, Zip: Anaheim, CA 92807	Deal Name:
Loan Number: 1249 N WILLET CIR	Inspection Date: 9/27/2017
2nd Loan / Client #:	Subject APN: 351-061-45

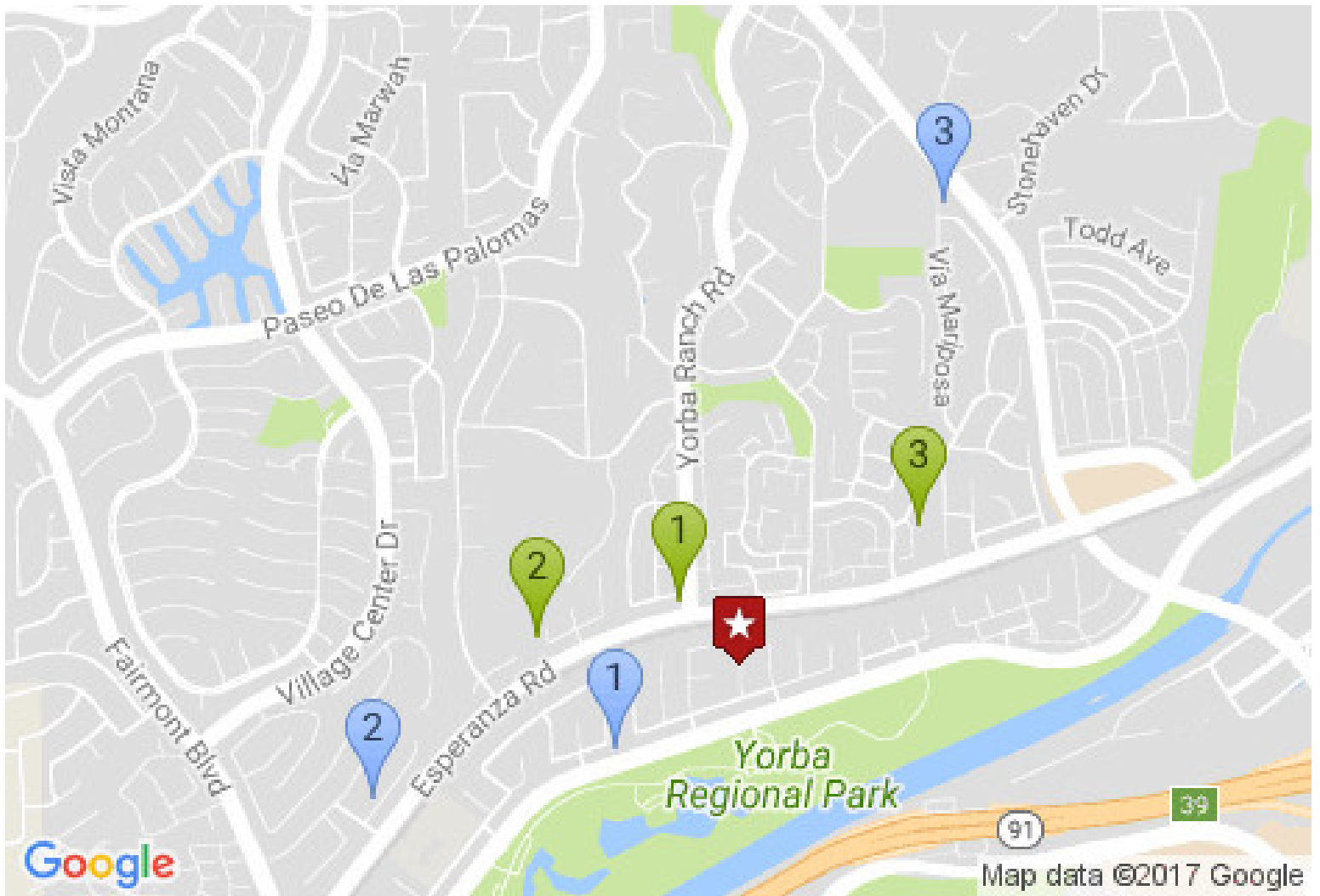
Property Occupancy Status: Owner	Does the Property Appear Secure?: Yes	Est. Monthly Rent: \$2,500	Sold in the last 12 Months?: No
Currently Listed: Yes	Currently List Broker: REAL HOME SERVICES & SOLUTIONS	List Broker Contact #: 7702250466	Initial List Price: \$646,600
		Initial List Date: 8/30/2017	Current List Price: \$646,600
		DOM / CDOM: 7 / 7	Sale Price:
Is the Subject Listing Currently Pending?: Yes	Date of Contract: 9/06/2017	CDOM to Contract: 7	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	1249 N Willet Cir Anaheim, CA 92807	20756 Begonia Dr Yorba Linda, CA 92887	20695 Cottonwood Rd Yorba Linda, CA 92887	5920 Via Del Tecolote Yorba Linda, CA 92887	7730 E Woodsboro Ave Anaheim, CA 92807	20345 Herbshey Cr Yorba Linda, CA 92887	5180 Via Mariposa Yorba Linda, CA 92887
Proximity		0.14 Miles	0.35 Miles	0.41 Miles	0.25 Miles	0.68 Miles	0.9 Miles
Sale/List Price		\$770,000	\$825,000	\$891,000	\$725,000	\$825,000	\$899,770
Sale Date		4/24/2017	6/16/2017	9/7/2017	active	pending	active
Price Per Sq.ft.	\$315.22	\$309.11	\$323.78	\$344.55	\$318.54	\$343.61	\$445.87
Initial List Price	\$646,600	\$767,888	\$874,880	\$889,000	\$725,000	\$825,000	\$950,000
Initial List Date	8/30/2017	2/8/2017	4/14/2017	6/19/2017	8/14/2017	3/15/2017	7/7/2017
Current/Final List	\$646,600	\$767,888	\$849,900	\$889,000	\$725,000	\$825,000	\$899,770
DOM/CDOM	7 / 7	43 / 43	35 / 35	29 / 29	44 / 44	48 / 48	82 / 82
Sales Type		Fair Market	Fair Market	Fair Market	Fair Market	Fair Market	Fair Market
Finance Incentives	none	none	none	none	none	none	none
Living Area	2300	2491	2548	2586	2276	2401	2018
#Rooms/Bed/Bath 1	9 / 4 / 3	7 / 3 / 2	9 / 4 / 3	9 / 4 / 3	9 / 4 / 3	10 / 5 / 3	9 / 4 / 3
Year Built	1975	1978	1978	1985	1976	1996	1985
Bsmnt SF/% Finished							
Lot Size	0.13ac	0.2ac	0.2ac	0.16ac	0.22ac	0.17ac	0.22ac
Property Type	SF Detach	SF Detach	SF Detach	SF Detach	SF Detach	SF Detach	SF Detach
Style / Quality	Single Story / Q4	Single Story / Q4	2-Story Conv / Q3	2-Story Conv / Q3	2-Story Conv / Q4	2-Story Conv / Q3	2-Story Conv / Q3
# of Units	1	1	1	1	1	1	1
Condition	C4	C3	C3	C3	C4	C3	C3
Pool/Spa	None	No / No	No / No	Yes / No	No / No	No / No	Yes / 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 Attached	2 Attached	2 Attached	3 Attached	3 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	Anaheim Hills Estates	Yorba La Cuesta	Yorba La Cuesta	Brock Manor	La Cuesta Canyon	n/a	Country Walk
School District	Placentia-Yorba Linda Unified	Placentia-Yorba Linda Unified	Placentia-Yorba Linda Unified	Placentia-Yorba Linda Unified	Placentia-Yorba Linda Unified	Placentia-Yorba Linda	Placentia-Yorba Linda Unified
Data Source - ID	County Tax - n/a	MLS - IG17027090	MLS - PW17079790	MLS - PW17138388	MLS - OC17187426	MLS - PW17062878	MLS - IG17154692

Market Time 90-120 days	As-Is Price Estimate	As-Repaired Price Estimate	Land Only Price
Anticipated Sale Price	\$725,000	\$725,000	\$459,572
Recommended List Price	\$735,000	\$735,000	
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
•	1249 N Willet Cir	Anaheim	4	3	0.13ac		1975		
1	20756 Begonia Dr	Yorba Linda	3	2	0.2ac	4/24/2017	1978	\$770,000	0.14 Miles
2	20695 Cottonwood Rd	Yorba Linda	4	3	0.2ac	6/16/2017	1978	\$825,000	0.35 Miles
3	5920 Via Del Tecolote	Yorba Linda	4	3	0.16ac	9/7/2017	1985	\$891,000	0.41 Miles
1	7730 E Woodsboro Ave	Anaheim	4	3	0.22ac	8/14/2017	1976	\$725,000	0.25 Miles
2	20345 Herbshey Cr	Yorba Linda	5	3	0.17ac	3/15/2017	1996	\$825,000	0.68 Miles
3	5180 Via Mariposa	Yorba Linda	4	3	0.22ac	7/7/2017	1985	\$899,770	0.9 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 has similar building size, room counts, condition, and appeal. But it has some upgrades.
Sale 2 Comments	Sale comp 2 is similar to the subject in building size, room counts, and appeal. However it has upgrades.
Sale 3 Comments	Sale comp 3 has similar building size, room counts, and appeal but has upgrades.
List 1 Comments	List comp 1 has similar building size, room counts, condition, and appeal.
List 2 Comments	List comp 2 has similar building size, room counts, and appeal but has upgrades.
List 3 Comments	List comp 3 is similar to the subject in building size, room counts, and appeal but has upgrades.

Comments:

Service Provider Comments:

The subject shows very neat and tidy condition with some upgrades. Overall organized very well and there's no deferred maintenance on the property. The home is located almost near Cul-de-sac so quiet and cozy. The beautiful park with the lake is across the street of the subject area. The home might be sold quickly due to the condition, good location and healthy environment. Currently the FSBO (Sale by owner) sign on the property shows.

Vendor Comments:

Service Provider
Signature

/s/ In Sook Uhm

Service Provider
Company

Century 21 Astro

BPO Effective Date

9/27/2017

Service Provider Lic.
Num.

01845839

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:			
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

**1249 N Willet Cir
Anaheim, CA 92807**



Address



Side



Side



Street



Street



Street



Street



View across street



Comparable Sale #1

20756 Begonia Dr
Yorba Linda, CA 92887
Sale Date: 4/24/2017
Sale Price: \$770,000



Comparable Sale #2

20695 Cottonwood Rd
Yorba Linda, CA 92887
Sale Date: 6/16/2017
Sale Price: \$825,000



Comparable Sale #3

5920 Via Del Tecolote
Yorba Linda, CA 92887
Sale Date: 9/7/2017
Sale Price: \$891,000



Comparable Listing #1

7730 E Woodsboro Ave
Anaheim, CA 92807
Current List: \$725,000



Comparable Listing #2

20345 Herbshey Cr
Yorba Linda, CA 92887
Current List: \$825,000



Comparable Listing #3

5180 Via Mariposa
Yorba Linda, CA 92887
Current List: \$899,770

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