

Broker Price Opinion

 Exterior Inspection
 Interior Inspection

Property Address: 1816 Tyrol Place	Vendor ID: 4334783
City, State, Zip: Anaheim, CA 92805	Deal Name:
Loan Number: 1816 TYROL PLACE	Inspection Date: 9/13/2017
2nd Loan / Client #:	Subject APN: 251-012-22

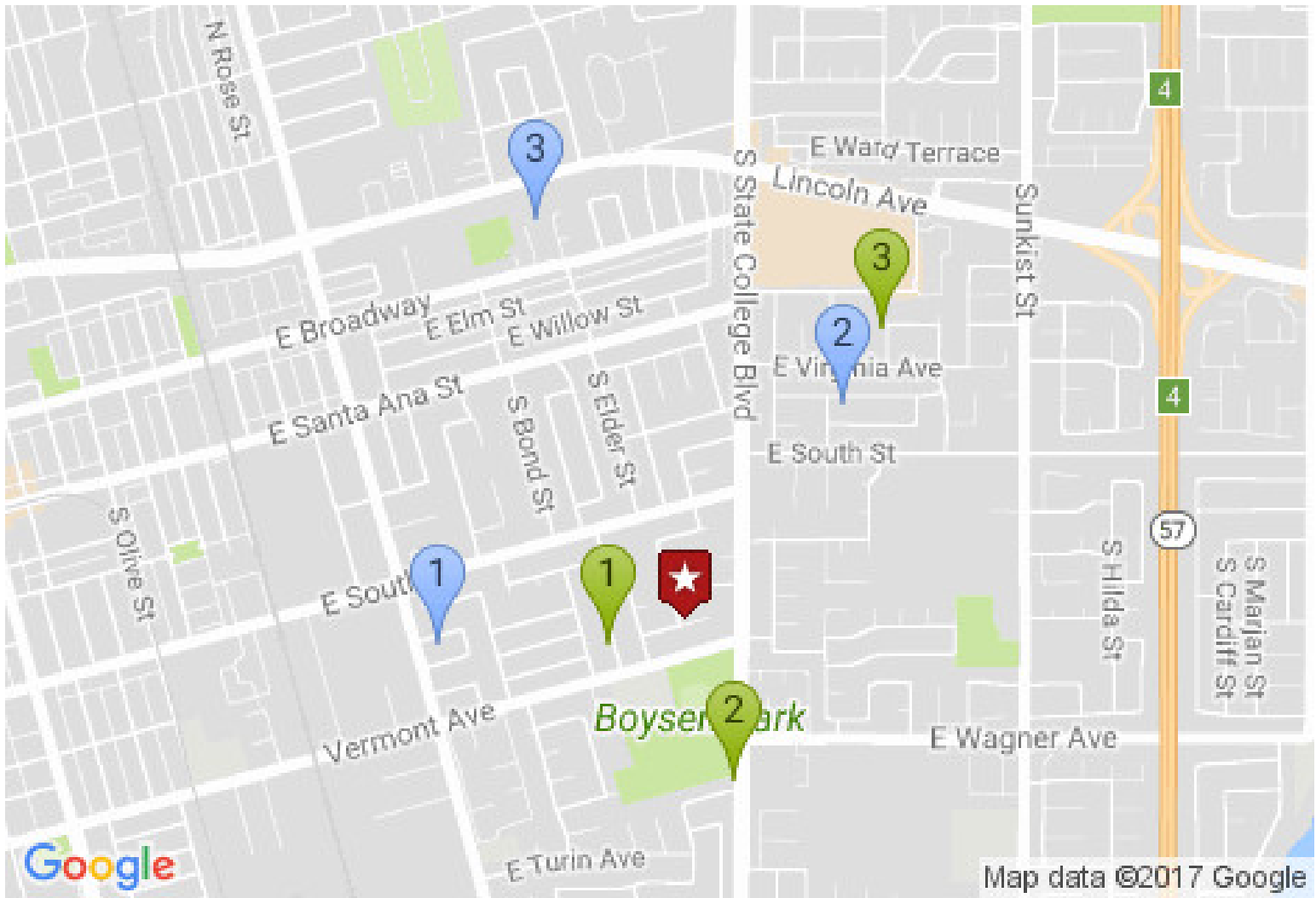
Property Occupancy Status: Owner	Does the Property Appear Secure?: Yes	Est. Monthly Rent: \$2,800	Sold in the last 12 Months?: No
Currently Listed: Yes	Currently List Broker: Excellence RE Real	List Broker Contact #: 5629242610	Initial List Price: \$450,000
		Initial List Date: 9/07/2017	Current List Price: \$450,000
		DOM / CDOM: 6 / 6	Sale Price:
Is the Subject Listing Currently Pending?: Yes	Date of Contract: 9/09/2017	CDOM to Contract: 2	Sale Date:

Subject Property Comments / External Influences

Pere MLS subject is in need of repairs.

	Subject	Sold Comp 1	Sold Comp 2	Sold Comp 3	List Comp 1	List Comp 2	List Comp 3
Address	1816 Tyrol Place Anaheim, CA 92805	883 S Barnett St Anaheim, CA 92805	1937 E Cortney Way Anaheim, CA 92805	513 S Citadell Ln Anaheim, CA 92806	1212 E Opal Ave Anaheim, CA 92805	2208 E Alden Ave Anaheim, CA 92806	208 S Wayside Pl Anaheim, CA 92805
Proximity		0.17 Miles	0.27 Miles	0.62 Miles	0.47 Miles	0.47 Miles	0.78 Miles
Sale/List Price		\$475,000	\$549,000	\$570,000	\$565,000	\$470,000	\$495,000
Sale Date		8/7/2017	7/18/2017	5/17/2017	pending	active	active
Price Per Sq.ft.	\$355.19	\$356.34	\$416.86	\$333.33	\$341.80	\$380.88	\$384.91
Initial List Price	\$450,000	\$519,900	\$549,000	\$560,000	\$569,000	\$470,000	\$295,000
Initial List Date	9/07/2017	7/25/2017	6/3/2017	3/8/2017	6/14/2017	8/28/2017	8/20/2017
Current/Final List	\$450,000	\$519,900	\$549,000	\$560,000	\$565,000	\$470,000	\$495,000
DOM/CDOM	6 / 6	13 / 12	46 / 30	70 / 48	91 / 91	16 / 16	24 / 24
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	1464	1333	1317	1710	1653	1234	1286
#Rooms/Bed/Bath 1	7 / 3 / 2	8 / 4 / 2	8 / 4 / 2	7 / 3 / 2	7 / 3 / 1.5	7 / 3 / 2	7 / 3 / 2
Year Built	1974	1959	1968	1958	1955	1957	1955
Bsmnt SF/% Finished							
Lot Size	0.14ac	0.17ac	0.16ac	0.19ac	0.14ac	0.17ac	0.14ac
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	No / Yes / No	No / Yes / No	No / Yes / No	No / Yes / No	No / Yes / No	No / Yes / No	No / Yes / No
Fireplace	Yes	No	Yes	Yes	Yes	Yes	No
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	Anaridge	Unavailable	Anaheim Crest	Unavailable	Unavailable	Unavailable	Unavailable
School District	Anaheim Union High	Anaheim Union High	Anaheim Union High	Anaheim Union High	Anaheim Union High	Anaheim Union High	Anaheim Union High
Data Source - ID	County Tax - RS17207790	MLS - PW17170574	MLS - PW17124485	MLS - OC17051058	MLS - PW17134183	MLS - OC17199553	MLS - PW17187512

Market Time 90-120 days	As-Is Price Estimate	As-Repaired Price Estimate	Land Only Price
Anticipated Sale Price	\$520,000	\$520,000	\$338,000
Recommended List Price	\$535,000	\$535,000	
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
•	1816 Tyrol Place	Anaheim	3	2	0.14ac		1974		
1	883 S Barnett St	Anaheim	4	2	0.17ac	8/7/2017	1959	\$475,000	0.17 Miles
2	1937 E Cortney Way	Anaheim	4	2	0.16ac	7/18/2017	1968	\$549,000	0.27 Miles
3	513 S Citadell Ln	Anaheim	3	2	0.19ac	5/17/2017	1958	\$570,000	0.62 Miles
1	1212 E Opal Ave	Anaheim	3	1.5	0.14ac	6/14/2017	1955	\$565,000	0.47 Miles
2	2208 E Alden Ave	Anaheim	3	2	0.17ac	8/28/2017	1957	\$470,000	0.47 Miles
3	208 S Wayside Pl	Anaheim	3	2	0.14ac	8/20/2017	1955	\$495,000	0.78 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	Property is superior in bedroom count to the subject.
Sale 2 Comments	Property is superior in lot size to the subject.
Sale 3 Comments	Property is superior in gross living area to the subject.
List 1 Comments	Property is inferior in year built to the subject.
List 2 Comments	Property is inferior in gross living area to the subject.
List 3 Comments	Property is inferior in gross living area to the subject.

Comments:

Service Provider Comments:

According to MLS subject is in need of repairs unable to determinate the level of repairs needed. Comparables provided are in need of repair too. Best effort was made to bracket subject's key features and characteristics. Comparable chosen represent the best available at the time that this report was completed. Subject's market is driven by fair market comparables, the type of buyer which is most likely to purchase the subject property due current local market conditions is traditional buyer.

Vendor Comments:

Service Provider
Signature

/s/ Victor Pereda

Service Provider
Company

Vianso Corporation

BPO Effective Date

9/13/2017

Service Provider Lic.
Num.

01453059

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

**1816 Tyrol Place
Anaheim, CA 92805**



Address



Side



Side



Street



Street



View across street



Comparable Sale #1

883 S Barnett St
Anaheim, CA 92805
Sale Date: 8/7/2017
Sale Price: \$475,000



Comparable Sale #2

1937 E Cortney Way
Anaheim, CA 92805
Sale Date: 7/18/2017
Sale Price: \$549,000



Comparable Sale #3

513 S Citadell Ln
Anaheim, CA 92806
Sale Date: 5/17/2017
Sale Price: \$570,000



Comparable Listing #1

1212 E Opal Ave
Anaheim, CA 92805
Current List: \$565,000



Comparable Listing #2

2208 E Alden Ave
Anaheim, CA 92806
Current List: \$470,000



Comparable Listing #3

208 S Wayside Pl
Anaheim, CA 92805
Current List: \$495,000

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