

Broker Price Opinion

 Exterior Inspection
 Interior Inspection

| | |
|--|----------------------------|
| Property Address: 2308 Cloverfield Blvd | Vendor ID: 4431670 |
| City, State, Zip: Santa Monica, CA 90405 | Deal Name: |
| Loan Number: 2308CloverfieldBlvd | Inspection Date: 1/24/2018 |
| 2nd Loan / Client #: | Subject APN: 4273006043 |

| | | | |
|--|--|-----------------------------------|---------------------------------|
| Property Occupancy Status: Owner | Does the Property Appear Secure?: Yes | Est. Monthly Rent: \$2,875 | Sold in the last 12 Months?: No |
| Currently Listed: Yes | Currently List Broker: Keller Williams OCC | List Broker Contact #: 9493404196 | Initial List Price: \$1,695,000 |
| | | Initial List Date: 12/20/2017 | Current List Price: \$1,695,000 |
| | | DOM / CDOM: 11 / 11 | Sale Price: |
| Is the Subject Listing Currently Pending?: Yes | Date of Contract: 12/09/2017 | CDOM to Contract: 11 | Sale Date: |

Subject Property Comments / External Influences
 County auditor does not show any listing or sale information for the subject property over the past 12 months.

| | Subject | Sold Comp 1 | Sold Comp 2 | Sold Comp 3 | List Comp 1 | List Comp 2 | List Comp 3 |
|---------------------|---|---|--|--|---|--|--|
| | | | | | | | |
| Address | 2308 Cloverfield Blvd Santa Monica, CA 90405 | 2903 Delaware Ave Santa Monica, CA 90404 | 1823 Hill St Santa Monica, CA 90405 | 2126 22nd St Santa Monica, CA 90405 | 2530 Pearl St Santa Monica, CA 90405 | 1352 Pine St Santa Monica, CA 90405 | 2515 Euclid St Santa Monica, CA 90405 |
| Proximity | | 0.61 Miles | 0.48 Miles | 0.19 Miles | 0.22 Miles | 0.69 Miles | 0.79 Miles |
| Sale/List Price | | \$1,458,000 | \$1,710,000 | \$1,745,000 | \$1,800,000 | \$1,749,000 | \$1,468,000 |
| Sale Date | | 8/14/2017 | 11/30/2017 | 8/15/2017 | pending | active | active |
| Price Per Sq.ft. | \$1,142.08 | \$875.15 | \$1,185.85 | \$1,172.72 | \$1,267.61 | \$1,093.81 | \$1,102.93 |
| Initial List Price | \$1,695,000 | \$1,499,000 | \$1,650,000 | \$1,900,000 | \$1,800,000 | \$1,749,000 | \$1,468,000 |
| Initial List Date | 12/20/2017 | 6/8/2017 | 10/27/2017 | 7/10/2017 | 12/15/2017 | 1/10/2018 | 1/5/2018 |
| Current/Final List | \$1,695,000 | \$1,499,000 | \$1,650,000 | \$1,900,000 | \$1,800,000 | \$1,749,000 | \$1,468,000 |
| DOM/CDOM | 11 / 11 | 120 / 67 | 34 / 34 | 32 / 32 | 11 / 11 | 14 / 14 | 19 / 19 |
| 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 | 1471 | 1666 | 1442 | 1488 | 1420 | 1599 | 1331 |
| #Rooms/Bed/Bath 1 | 7 / 3 / 2 | 7 / 3 / 3 | 6 / 2 / 1 | 7 / 3 / 2 | 6 / 2 / 1 | 7 / 3 / 1 | 6 / 2 / 2 |
| Year Built | 1936 | 1939 | 1927 | 1929 | 1941 | 1926 | 1925 |
| Bsmnt SF/% Finished | | | | | | | |
| Lot Size | 0.15ac | 0.15ac | 0.16ac | 0.16ac | 0.18ac | 0.14ac | 0.12ac |
| 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 | C3 | C3 | C3 | C3 | C3 | C3 | C3 |
| 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 / No / No | No / No / No | No / No / No | No / No / No | No / No / No | No / Yes / No | No / No / Yes |
| Fireplace | Yes | Yes | Yes | Yes | Yes | Yes | Yes |
| Garage | None | None | None | None | None | None | 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 | Santa Monica | Santa Monica | Santa Monica | Santa Monica | Santa Monica | Santa Monica | Santa Monica |
| School District | Los Angeles Unified | Los Angeles Unified | Los Angeles Unified | Los Angeles Unified | Los Angeles Unified | Los Angeles Unified | Los Angeles Unified |
| Common Amenities | | | | | | | |
| Data Source - ID | County Tax - | MLS - 17239664_CLAW | MLS - 17293202_CLAW | MLS - OC17156987 | MLS - 17296344 | MLS - 18302228_CLAW | MLS - 18300004_CLAW |

Market Time 90-120 days

As-Is Price Estimate

As-Repaired Price Estimate

Land Only Price

Anticipated Sale Price

\$1,680,000

\$1,680,000

\$420,000

Recommended List Price

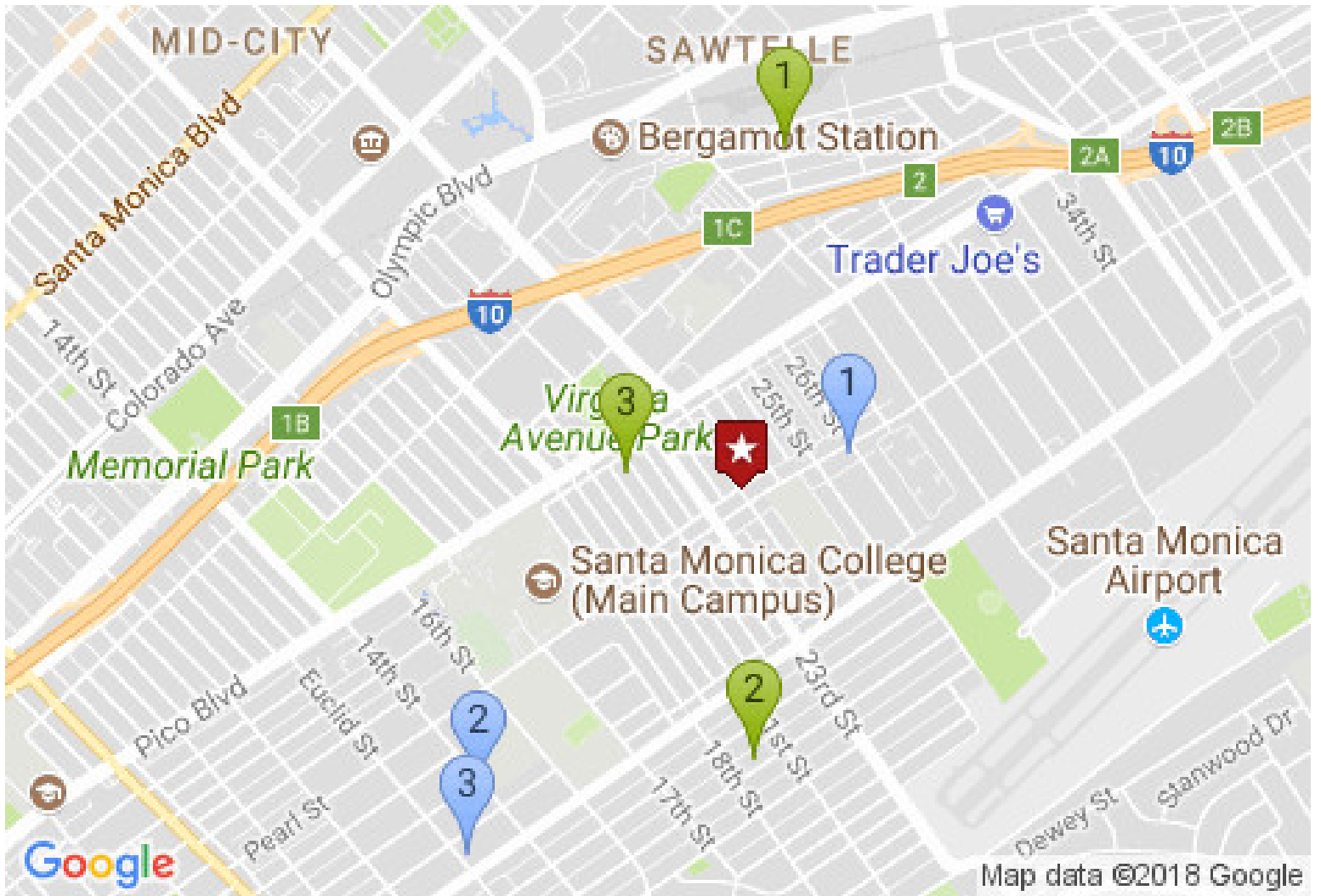
\$1,700,000

\$1,700,000

Recommended Sales Strategy:

As - Is

Repaired



| | Address | City | BR | BA | Lot Size | Sale/List Date | Year Built | Sale/List Price | Distance |
|---|-----------------------|--------------|----|----|----------|----------------|------------|-----------------|------------|
| • | 2308 Cloverfield Blvd | Santa Monica | 3 | 2 | 0.15ac | | 1936 | | |
| 1 | 2903 Delaware Ave | Santa Monica | 3 | 3 | 0.15ac | 8/14/2017 | 1939 | \$1,458,000 | 0.61 Miles |
| 2 | 1823 Hill St | Santa Monica | 2 | 1 | 0.16ac | 11/30/2017 | 1927 | \$1,710,000 | 0.48 Miles |
| 3 | 2126 22nd St | Santa Monica | 3 | 2 | 0.16ac | 8/15/2017 | 1929 | \$1,745,000 | 0.19 Miles |
| 1 | 2530 Pearl St | Santa Monica | 2 | 1 | 0.18ac | 12/15/2017 | 1941 | \$1,800,000 | 0.22 Miles |
| 2 | 1352 Pine St | Santa Monica | 3 | 1 | 0.14ac | 1/10/2018 | 1926 | \$1,749,000 | 0.69 Miles |
| 3 | 2515 Euclid St | Santa Monica | 2 | 2 | 0.12ac | 1/5/2018 | 1925 | \$1,468,000 | 0.79 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 | Fair market transaction, Similar style/design and Similar condition, 3/3 floor plan, Similar year built, Similar lot size, Similar garage count, Superior GLA, Sold only once within the last 12 months. Located in the subject's immediate market area. |
| Sale 2 Comments | Sold only once within the last 12 months, 2/1 floor plan, Similar year built, Similar lot size, Similar garage count, Inferior GLA, Fair market transaction, Similar style/design and Similar condition. Located in the subject's immediate market area. |
| Sale 3 Comments | Similar style/design and Similar condition, Located in the subject's immediate market area., Fair market, Sold only once within the last 12 months, 3/2 floor plan, Similar year built, Similar lot size, Superior garage count, Similar GLA. |
| List 1 Comments | 2/1 floor plan, Similar year built, No sale history in the last 12 months, Similar lot size, Similar garage count, Inferior GLA, Located in the subject's immediate market area, Fair market transaction, Similar style/design and Similar condition. |
| List 2 Comments | Similar lot size, Similar garage count, Superior GLA, Fair market transaction, Similar style/design and Similar condition. Located in the subject's immediate market area, No sale history in the last 12 months, 3/1 floor plan, Similar year built. |
| List 3 Comments | Located in the subject's immediate market area., Fair market, No sale history in the last 12 months, 2/2 floor plan, Inferior year built, Similar lot size, Similar garage count, Inferior GLA, Similar style/design and Similar condition. |

Comments:

Service Provider Comments:

I arrived at this price conclusion based on the similarity of the comparables, the influence of the neighborhood, the condition of the subject property, and various other marketing factors. Any/all variations in the comps were taken into consideration when determining this price and it reflects my complete analysis. Repaired price was placed the same considering I did not observe any repairs/damages.

Vendor Comments:

Service Provider
Signature

/s/ Alvin Papa

Service Provider
Company

The RWM Group, Inc.

BPO Effective Date

1/25/2018

Service Provider Lic.
Num.

01473111

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

**2308 Cloverfield Blvd
Santa Monica, CA 90405**



Address



Side



Side



Street



Street



View across street



Comparable Sale #1

2903 Delaware Ave
Santa Monica, CA 90404
Sale Date: 8/14/2017
Sale Price: \$1,458,000



Comparable Sale #2

1823 Hill St
Santa Monica, CA 90405
Sale Date: 11/30/2017
Sale Price: \$1,710,000



Comparable Sale #3

2126 22nd St
Santa Monica, CA 90405
Sale Date: 8/15/2017
Sale Price: \$1,745,000



Comparable Listing #1

2530 Pearl St
Santa Monica, CA 90405
Current List: \$1,800,000



Comparable Listing #2

1352 Pine St
Santa Monica, CA 90405
Current List: \$1,749,000



Comparable Listing #3

2515 Euclid St
Santa Monica, CA 90405
Current List: \$1,468,000

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