

Broker Price Opinion

 Exterior Inspection
 Interior Inspection

Property Address: 23354 Shooting Star Dr	Vendor ID: 4256839
City, State, Zip: Murrieta, CA 92562	Deal Name:
Loan Number: 23354SHOOTINGSTARDR	Inspection Date: 6/08/2017
2nd Loan / Client #:	Subject APN: 904-484-004

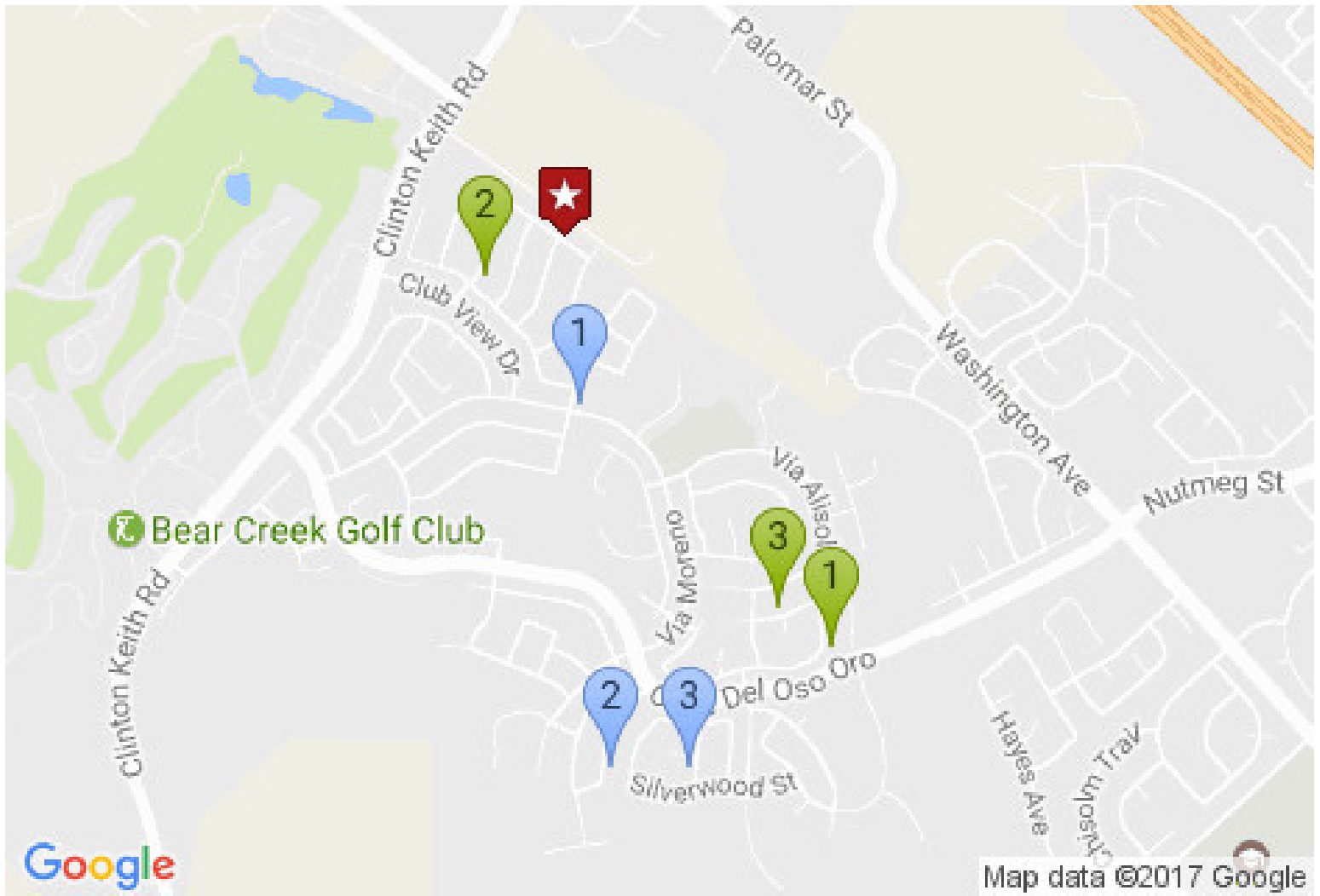
Property Occupancy Status: Unknown	Does the Property Appear Secure?: Yes	Est. Monthly Rent: \$2,200	Sold in the last 12 Months?: No
Currently Listed: No	List Broker Contact #:	Current List Price:	Sale Price:
Is the Subject Listing Currently Pending?:	Date of Contract:	CDOM to Contract:	Sale Date:

Subject Property Comments / External Influences

Subject is conforming to the neighborhood.

	Subject	Sold Comp 1	Sold Comp 2	Sold Comp 3	List Comp 1	List Comp 2	List Comp 3
Address	23354 Shooting Star Dr Murrieta, CA 92562	23933 Pepperleaf St Murrieta, CA 92562	37262 Santa Rosa Glen Dr Murrieta, CA 92562	23872 Silverleaf Way Murrieta, CA 92562	37520 Deep Wood Dr Murrieta, CA 92562	38242 Clear Creek St Murrieta, CA 92562	38215 Hazelwood St Murrieta, CA 92562
Proximity		0.86 Miles	0.16 Miles	0.76 Miles	0.3 Miles	0.94 Miles	0.96 Miles
Sale/List Price		\$445,000	\$450,000	\$451,000	\$449,000	\$475,000	\$479,898
Sale Date		4/24/2017	2/23/2017	5/5/2017			
Price Per Sq.ft.	\$169.72	\$168.82	\$171.62	\$171.09	\$171.24	\$182.76	\$174.95
Initial List Price		\$439,900	\$465,500	\$459,900	\$449,000	\$485,000	\$479,898
Initial List Date		3/10/2017	6/18/2016	2/3/2017	5/31/2017	4/6/2017	6/2/2017
Current/Final List		\$439,900	\$459,900	\$459,900	\$449,000	\$475,000	\$479,898
DOM/CDOM		13 / 13	254 / 254	20 / 20	13 / 13	68 / 68	11 / 11
Sales Type		Fair Market	Fair Market	Fair Market	Fair Market	Fair Market	Fair Market
Finance Incentives		0	0	0	0	0	0
Living Area	2622	2636	2622	2636	2622	2599	2743
#Rooms/Bed/Bath 1	7 / 4 / 3	7 / 4 / 3	7 / 4 / 3	7 / 4 / 3	7 / 4 / 3	7 / 4 / 3	7 / 4 / 3
Year Built	1993	2002	1994	2002	1993	2001	2001
Bsmnt SF/% Finished							
Lot Size	0.24ac	0.16ac	0.21ac	0.14ac	0.2ac	0.16ac	0.15ac
Property Type	SF Detach	SF Detach	SF Detach	SF Detach	SF Detach	SF Detach	SF Detach
Style / Quality	2-Story Conv / Q4	2-Story Conv / Q4	2-Story Conv / Q4	2-Story Conv / Q4	2-Story Conv / Q4	2-Story Conv / Q4	2-Story Conv / Q4
# of Units	1	1	1	1	1	1	1
Condition	C3	C3	C3	C3	C3	C3	C3
Pool/Spa	None	No / No	Yes / No	Yes / 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	3 Attached	3 Attached	3 Attached	3 Attached	3 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	Spirit	Copper Canyon	Bonus Room	Copper Canyon	Copper Canyon	Copper Canyon	Copper Canyon
School District	Murrieta Unified	Murrieta	Murrieta	Murrieta	Murrieta	Murrieta	Murrieta
Data Source - ID	County Tax - Tax records	MLS - SW17049132	MLS - SW16132252	MLS - SW17023655	MLS - IG17120923	MLS - SW17073233	MLS - SW17121736

Market Time 30-90 days	As-Is Price Estimate	As-Repaired Price Estimate	Land Only Price
Anticipated Sale Price	\$445,000	\$445,000	\$57,419
Recommended List Price	\$445,000	\$445,000	
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
•	23354 Shooting Star Dr	Murrieta	4	3	0.24ac		1993		
1	23933 Pepperleaf St	Murrieta	4	3	0.16ac	4/24/2017	2002	\$445,000	0.86 Miles
2	37262 Santa Rosa Glen Dr	Murrieta	4	3	0.21ac	2/23/2017	1994	\$450,000	0.16 Miles
3	23872 Silverleaf Way	Murrieta	4	3	0.14ac	5/5/2017	2002	\$451,000	0.76 Miles
1	37520 Deep Wood Dr	Murrieta	4	3	0.2ac	5/31/2017	1993	\$449,000	0.3 Miles
2	38242 Clear Creek St	Murrieta	4	3	0.16ac	4/6/2017	2001	\$475,000	0.94 Miles
3	38215 Hazelwood St	Murrieta	4	3	0.15ac	6/2/2017	2001	\$479,898	0.96 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, lot, age, location and style, similar condition.
Sale 2 Comments	GLA and lot are similar to subject, comp has pool and spa, similar condition and location.
Sale 3 Comments	Similar GLA, lot and age, same style and number of rooms, similar location and condition.
List 1 Comments	Comp GLA and lot are similar to subject, same location, condition and age.
List 2 Comments	Similar GLA, lot and number of rooms, same age and style, similar location and condition.
List 3 Comments	Superior to subject, GLA is bigger, similar condition, location, age and style.

Comments:

Service Provider Comments:

Subject is located in an urban area, well established neighborhood with homes well maintained with good curb appeal. Located close to schools with easy access to all other amenities and freeways. Subject is conforming to the neighborhood with good curb appeal, ideal for move up buyers. Subject correct address is 23554 Shooting Star Dr.

Vendor Comments:

Service Provider
Signature

/s/ Vasile Muntean

Service Provider
Company

Vasile Muntean Broker

BPO Effective Date

6/13/2017

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			\$0
External Repair Total:			
Repair Total:			



Subject Front

**23354 Shooting Star Dr
Murrieta, CA 92562**



Address



Side



Side



Street



Street



View across street



Comparable Sale #1

23933 Pepperleaf St
Murrieta, CA 92562
Sale Date: 4/24/2017
Sale Price: \$445,000



Comparable Sale #2

37262 Santa Rosa Glen Dr
Murrieta, CA 92562
Sale Date: 2/23/2017
Sale Price: \$450,000



Comparable Sale #3

23872 Silverleaf Way
Murrieta, CA 92562
Sale Date: 5/5/2017
Sale Price: \$451,000



Comparable Listing #1

37520 Deep Wood Dr
Murrieta, CA 92562
Current List: \$449,000



Comparable Listing #2

38242 Clear Creek St
Murrieta, CA 92562
Current List: \$475,000



Comparable Listing #3

38215 Hazelwood St
Murrieta, CA 92562
Current List: \$479,898

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