

Broker Price Opinion

 Exterior Inspection
 Interior Inspection

Property Address: 255 Maple Rd	Vendor ID: 4179241
City, State, Zip: Newbury Park, CA 91320	Deal Name:
Loan Number: 255MapleRd	Inspection Date: 3/01/2017
2nd Loan / Client #:	Subject APN: 6730100140

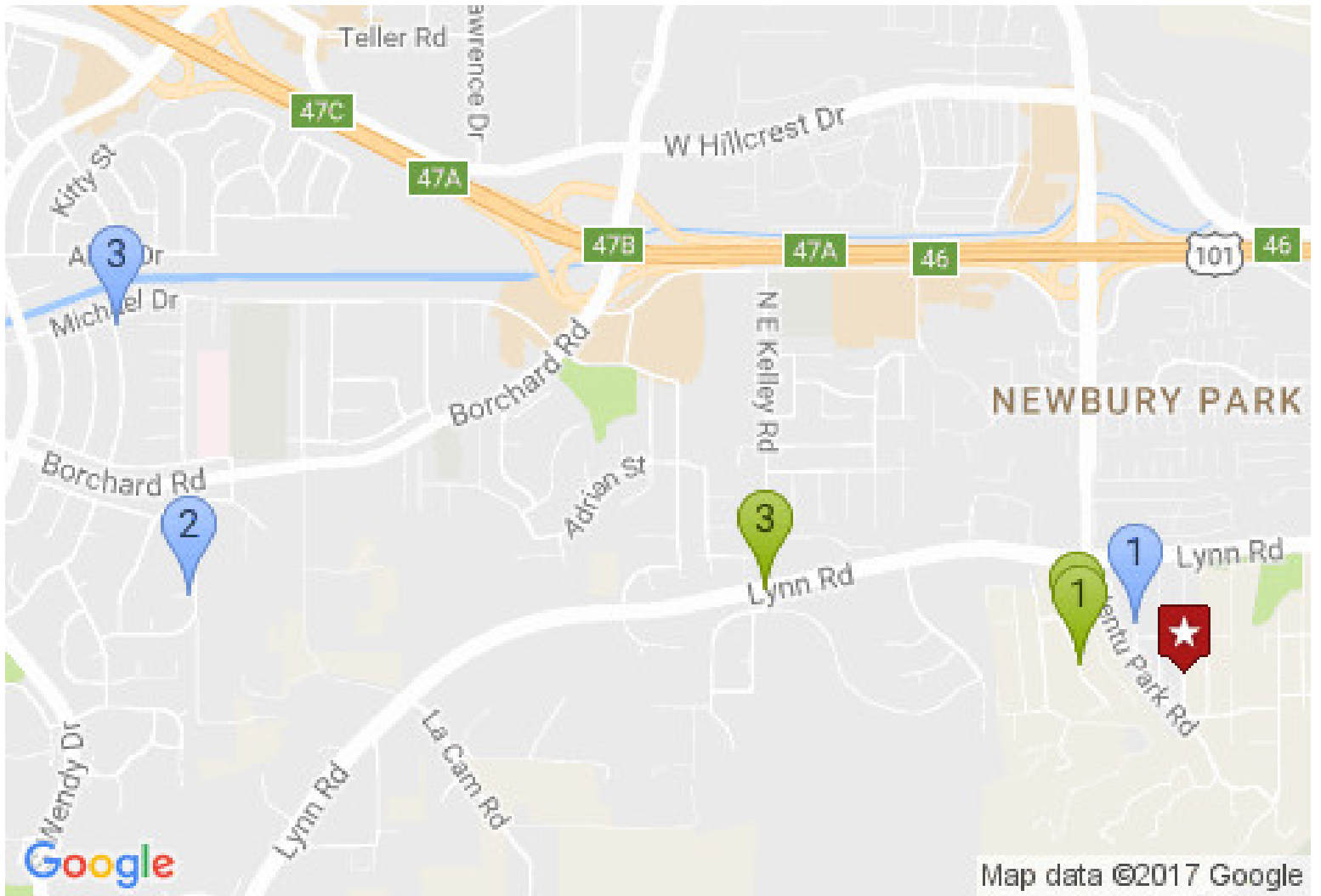
Property Occupancy Status: Unknown	Does the Property Appear Secure?: Yes	Est. Monthly Rent: \$1,600	Sold in the last 12 Months?: Yes
Currently Listed: No	List Broker Contact #:	Initial List Price:	Sale Price: \$318,000
Is the Subject Listing Currently Pending?:	Date of Contract:	CDOM to Contract:	Sale Date: 2/06/2017

Subject Property Comments / External Influences

Subject appears in average condition from the outside and and it conforms well to the neighborhood

	Subject	Sold Comp 1	Sold Comp 2	Sold Comp 3	List Comp 1	List Comp 2	List Comp 3
Address	255 Maple Rd Newbury Park, CA 91320	192 Brook rd Newbury Park, CA 91320	167 Brook rd Newbury Park, CA 91320	76 E Kelly rd Newbury Park, CA 91320	122 Pepper rd Newbury Park, CA 91320	2932 Gail ct Newbury Park, CA 91320	277 Devia Dr Newbury Park, CA 91320
Proximity		4 Blocks	4 Blocks	0.75 Miles	1 1/2 Blocks	1.76 Miles	1.98 Miles
Sale/List Price		\$575,000	\$515,000	\$548,500	\$549,900	\$565,000	\$580,000
Sale Date		12/8/2016	9/29/2016	10/14/2016			
Price Per Sq.ft.	\$408.73	\$563.73	\$434.60	\$364.21	\$474.87	\$467.72	\$402.50
Initial List Price		\$589,000	\$525,000	\$555,000	\$549,900	\$565,000	\$580,000
Initial List Date		8/22/2016	7/12/2016	5/14/2016	2/18/2017	1/27/2017	1/7/2017
Current/Final List		\$589,000	\$525,000	\$555,000	\$549,900	\$565,000	\$580,000
DOM/CDOM		24 / 24	59 / 59	123 / 123	11 / 11	33 / 11	53 / 53
Sales Type	Short Sale	Fair Market	Fair Market	Fair Market	Fair Market	Fair Market	Fair Market
Finance Incentives		0	0	0	0	0	0
Living Area	1260	1020	1185	1506	1158	1208	1441
#Rooms/Bed/Bath 1	6 / 3 / 2.0	6 / 3 / 2.0	4 / 2 / 1.0	6 / 3 / 2.0	6 / 3 / 2.0	6 / 3 / 2.0	6 / 3 / 2.0
Year Built	1970	1950	1975	1965	1977	1976	1964
Bsmnt SF/% Finished							
Lot Size	0.11ac	0.25ac	0.25ac	0.16ac	0.12ac	0.22ac	0.20ac
Property Type	SF Detach	SF Detach	SF Detach	SF Detach	SF Detach	SF Detach	SF Detach
Style / Quality	2-Story Conv / Q5	Single Story / Q5	2-Story Conv / Q5	Single Story / Q5	Single Story / Q5	Single Story / Q5	Single Story / Q5
# 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	no	no	no	no	no	no	no
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	No	No	Yes	Yes	Yes	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/mo	0/mo	0/mo	0/mo	0/mo	0/mo
Subdivision	Ventu Park Club	Ventu park 124	Ventu park 124	Conejo Park-128	Vemtu Park-124	OaksDelli-141	Casa Conejo
School District	Conejo Valley Timber Ba	Conejo Valley Timber Ba	Conejo Valley Timber Ba	Conejo Valley Timber Ba	Conejo Valley Timber Ba	Conejo Valley Timber Ba	Conejo Valley Timber Ba
Data Source - ID	County Tax -	MLS - 216012185	MLS - 216010014	MLS - 216006785	MLS - 217001758	MLS - 217000965	MLS - 217000219

Market Time 30-90 days	As-Is Price Estimate	As-Repaired Price Estimate	Land Only Price
Anticipated Sale Price	\$515,000	\$515,000	\$189,900
Recommended List Price	\$525,000	\$525,000	
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
•	255 Maple Rd	Newbury Park	3	2	0.11ac	2/06/2017	1970	\$318,000	
1	192 Brook rd	Newbury Park	3	2	0.25ac	12/8/2016	1950	\$575,000	4 Blocks
2	167 Brook rd	Newbury Park	2	1	0.25ac	9/29/2016	1975	\$515,000	4 Blocks
3	76 E Kelly rd	Newbury Park	3	2	0.16ac	10/14/2016	1965	\$548,500	0.75 Miles
1	122 Pepper rd	Newbury Park	3	2	0.12ac	2/18/2017	1977	\$549,900	1 1/2 Blocks
2	2932 Gail ct	Newbury Park	3	2	0.22ac	1/27/2017	1976	\$565,000	1.76 Miles
3	277 Devia Dr	Newbury Park	3	2	0.20ac	1/7/2017	1964	\$580,000	1.98 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	Regular sale inferior in gla nad age and superior in lot size
Sale 2 Comments	Regular sale inferior in gla and superior in lot size
Sale 3 Comments	Regular sale superior in gla and superior in lo size
List 1 Comments	Regular sale inferior in gla and similar in lot size
List 2 Comments	Regular sale similar in gla and superior in lot size
List 3 Comments	REgular sale superior in gla and also in lot size

Comments:

Service Provider Comments:

Subject appears in good condition from the outside and it conforms well to the neighborhood. Market is still stable and properties are selling at their list price. interest rates are still low and this helps the properties to sell quicker. Due to this low inventory I was forced to expand my search approx. one mile and use comps different in age but they are still considered to be reliable comps. Due to low inventory I was not able to bracket the lot due to lots not being uniform. subject just sold back on 2/26/2016 for \$318,000 and comps do not support this value in agents opinion property sold below market value

Vendor Comments:

Service Provider
Signature

/s/ Ana Arriaga

Service Provider
Company

ReMax Gold Coast Realtors

BPO Effective Date

3/2/2017

Service Provider Lic.
Num.

01300542

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:			\$0
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:			\$0
Repair Total:			\$0



Subject Front

**255 Maple Rd
Newbury Park, CA 91320**



Address



Side



Side



Street



Street



View across street



Comparable Sale #1

192 Brook rd
NewBury Park, CA 91320
Sale Date: 12/8/2016
Sale Price: \$575,000



Comparable Sale #2

167 Brook rd
NewBury Park, CA 91320
Sale Date: 9/29/2016
Sale Price: \$515,000



Comparable Sale #3

76 E Kelly rd
NewBury Park, CA 91320
Sale Date: 10/14/2016
Sale Price: \$548,500



Comparable Listing #1

122 Pepper rd
NewBury Park, CA 91320
Current List: \$549,900



Comparable Listing #2

2932 Gail ct
NewBury Park, CA 91320
Current List: \$565,000



Comparable Listing #3

277 Devia Dr
NewBury Park, CA 91320
Current List: \$580,000

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