

Broker Price Opinion

 Exterior Inspection
 Interior Inspection

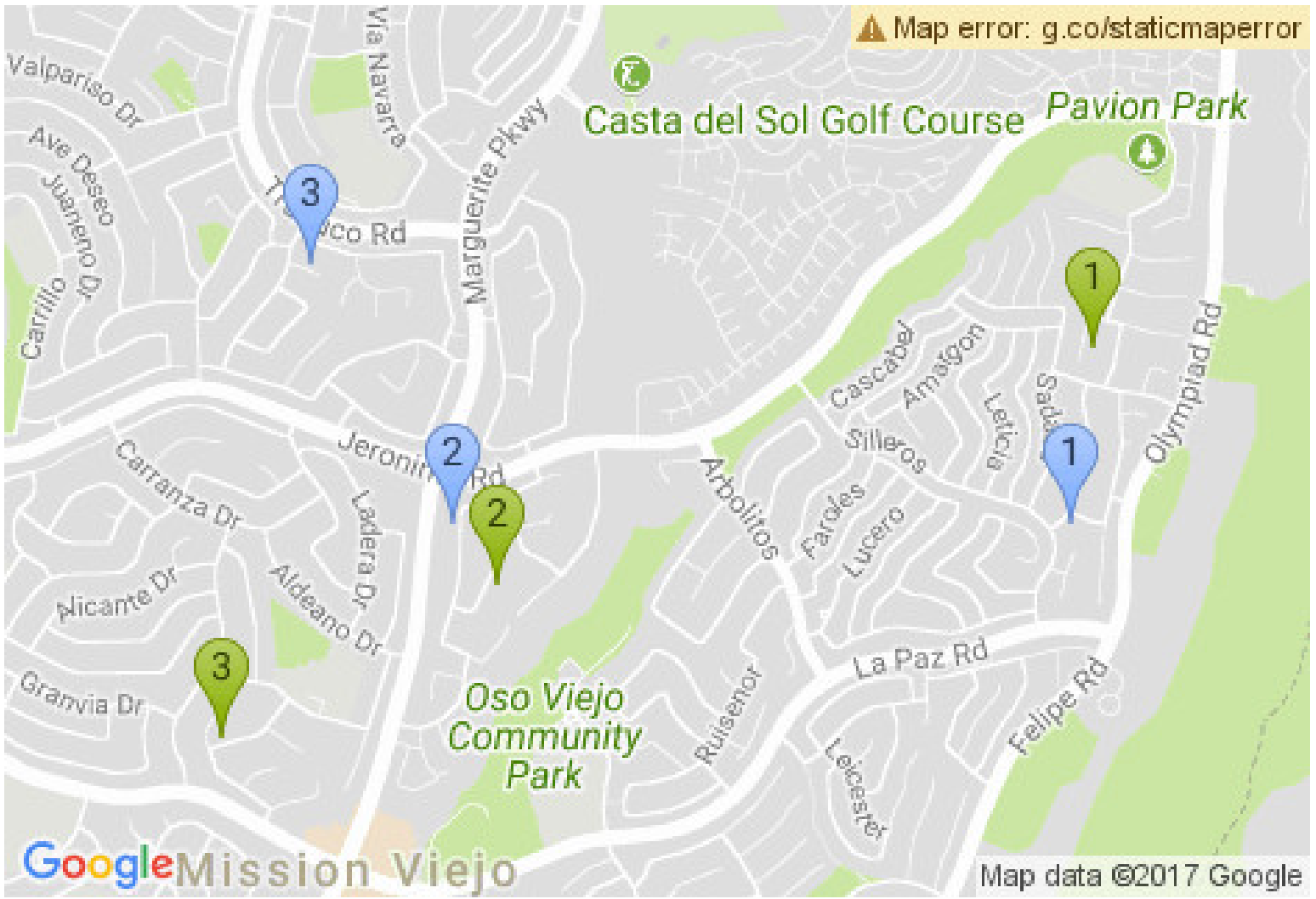
Property Address: 27625 Durazno	Vendor ID: 4380376
City, State, Zip: Mission Viejo, CA 92692	Deal Name:
Loan Number: 27625Durazno	Inspection Date: 11/21/2017
2nd Loan / Client #:	Subject APN: 808-391-10

Property Occupancy Status: <input type="text" value="Owner"/>	Does the Property Appear Secure?: <input type="text" value="No"/>	Est. Monthly Rent: \$3,300	Sold in the last 12 Months?: <input type="text" value="No"/>
Currently Listed: <input type="text" value="Yes"/>	Currently List Broker: Realty One Group Inc	List Broker Contact #: 9494624064	Initial List Price: \$625,000
	Initial List Date: 10/13/2017	Current List Price: \$625,000	DOM / CDOM: 39 / 39
Is the Subject Listing Currently Pending?: <input type="text" value="No"/>	Date of Contract:	CDOM to Contract:	Sale Price:
			Sale Date:

Subject Property Comments / External Influences
There were no negative location influences noted upon inspection. No health hazards noted.

	Subject	Sold Comp 1	Sold Comp 2	Sold Comp 3	List Comp 1	List Comp 2	List Comp 3
Address	27625 Durazno Mission Viejo, CA 92692	24412 Ardisa Mission Viejo, CA 92692	24692 Via San Anselmo Mission Viejo, CA 92692	26841 Primavera Dr Mission Viejo, CA 92691	24712 Tarazona Mission Viejo, CA 92692	24601 Via Alvorado Mission Viejo, CA 92692	27015 Pinjara Cr Mission Viejo, CA 92691
Proximity		0.81 Miles	0.35 Miles	0.9 Miles	0.75 Miles	0.37 Miles	0.7 Miles
Sale/List Price		\$682,000	\$696,000	\$720,000	\$749,999	\$759,900	\$699,000
Sale Date		6/15/2017	9/28/2017	7/5/2017	active	active	pending
Price Per Sq.ft.	\$317.53	\$352.27	\$356.92	\$384.00	\$387.40	\$419.37	\$380.72
Initial List Price	\$625,000	\$715,000	\$699,000	\$739,900	\$789,900	\$759,900	\$805,000
Initial List Date	10/13/2017	5/12/2017	8/26/2017	4/27/2017	9/15/2017	10/16/2017	8/2/2017
Current/Final List	\$625,000	\$695,000	\$699,000	\$739,900	\$749,999	\$759,900	\$699,000
DOM/CDOM	39 / 39	5 / 5	4 / 4	26 / 26	67 / 67	36 / 36	78 / 78
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	2173	1936	1950	1875	1936	1812	1836
#Rooms/Bed/Bath 1	8 / 5 / 3	7 / 4 / 3	6 / 3 / 2.5	7 / 4 / 3	8 / 5 / 3	5 / 3 / 2	6 / 4 / 2
Year Built	1976	1979	1973	1968	1978	1974	1971
Bsmnt SF/% Finished							
Lot Size	0.14ac	0.13ac	0.11ac	0.16ac	0.13ac	0.14ac	0.19ac
Property Type	SF Detach	SF Detach	SF Detach	SF Detach	SF Detach	SF Detach	SF Detach
Style / Quality	Contemp / Q4	Contemp / Q4	Contemp / Q4	Contemp / Q4	Contemp / Q4	Contemp / Q4	Contemp / Q4
# of Units	1	1	1	1	1	1	1
Condition	C4	C3	C4	C4	C3	C4	C4
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 / No / No
Fireplace	Yes	Yes	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/yr	0/yr	0/yr	0/yr	0/yr	0/yr
Subdivision	Mission Viejo	Mission Viejo	Mission Viejo	Mission Viejo	Mission Viejo	Mission Viejo	Mission Viejo
School District	Capistrano Unified	Capistrano Unified	Capistrano Unified	Capistrano Unified	Capistrano Unified	Capistrano Unified	Capistrano Unified
Data Source - ID	County Tax - 808-391-10	MLS - OC17102926	MLS - OC17198135	MLS - OC17086446	MLS - OC17201043	MLS - OC17225521	MLS - PW17177261

Market Time 90-120 days	As-Is Price Estimate	As-Repaired Price Estimate	Land Only Price
Anticipated Sale Price	\$690,000	\$690,000	\$345,000
Recommended List Price	\$700,000	\$700,000	
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
•	27625 Durazno	Mission Viejo	5	3	0.14ac		1976		
1	24412 Ardisa	Mission Viejo	4	3	0.13ac	6/15/2017	1979	\$682,000	0.81 Miles
2	24692 Via San Anselmo	Mission Viejo	3	2.5	0.11ac	9/28/2017	1973	\$696,000	0.35 Miles
3	26841 Primavera Dr	Mission Viejo	4	3	0.16ac	7/5/2017	1968	\$720,000	0.9 Miles
1	24712 Tarazona	Mission Viejo	5	3	0.13ac	9/15/2017	1978	\$749,999	0.75 Miles
2	24601 Via Alvorado	Mission Viejo	3	2	0.14ac	10/16/2017	1974	\$759,900	0.37 Miles
3	27015 Pinjara Cr	Mission Viejo	4	2	0.19ac	8/2/2017	1971	\$699,000	0.7 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	Inferior in bed, same in bath count. Close in lot size, inferior in GLA. Appox \$20,000 spent in recent upgrades. This 4 Bedroom, 3 Full Bath home is in Move-in Condition. One Bedroom Downstairs with Full Bath.
Sale 2 Comments	Inferior in bed, same in bath count. Close in lot size, inferior in GLA. Fantastic opportunity in the prestigious Madrid neighborhood of Mission Viejo. Bring your tools and paint brush and create value!
Sale 3 Comments	Inferior in bed, same in bath count. Close in lot size, inferior in GLA. Entertainers Pool Home in the highly sought after La Paz tract. Relax in your private backyard with a newly re-plastered pool and spa, Large covered patio area for BBQ'ing and entertaining.
List 1 Comments	Same in bed and bath count. Close in lot size, inferior in GLA. Low HOA and exclusive Lake Privileges for Mission Viejo Lake featuring boating, kayaking, free Summer concerts, fireworks, beaches and fishing.
List 2 Comments	Inferior in bed and bath count. Close in lot size, inferior in GLA. Set in the wonderful Mission Viejo neighborhood: Madrid Homes, this single-level 3 bedroom, 2 bathroom, detached residence is ready for new owners.
List 3 Comments	Inferior in bed and bath count. Close in lot size, inferior in GLA. Beautiful home for sale in a quiet area of Mission Viejo. Large pool in the back yard with RV access.

Comments:

Service Provider Comments:

Subject conforms well to neighborhood in style and design. Weight of this BPO was based on sold comp # 2 due to this comp being the most proximate, and is the closest in age and lot size, same in bed count and overall amenity. Recommend selling as-is with a fair market value of \$690,000. Value is higher than the current list price of subject. The value for this BPO was derived from FMV sales and FMV listings only. Based on recent FMV closings, this value is considered current and accurate.

Vendor Comments:

Service Provider
Signature

/s/ Alvin Papa

Service Provider
Company

The RWM Group, Inc.

BPO Effective Date

11/22/2017

Service Provider Lic.
Num.

01473111

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

27625 Durazno
Mission Viejo, CA 92692



Address



Side



Side



Street



Street



Other



View across street



Comparable Sale #1

24412 Ardisa
Mission Viejo, CA 92692
Sale Date: 6/15/2017
Sale Price: \$682,000



Comparable Sale #2

24692 Via San Anselmo
Mission Viejo, CA 92692
Sale Date: 9/28/2017
Sale Price: \$696,000



Comparable Sale #3

26841 Primavera Dr
Mission Viejo, CA 92691
Sale Date: 7/5/2017
Sale Price: \$720,000



Comparable Listing #1

24712 Tarazona
Mission Viejo, CA 92692
Current List: \$749,999



Comparable Listing #2

24601 Via Alvarado
Mission Viejo, CA 92692
Current List: \$759,900



Comparable Listing #3

27015 Pinjara Cr
Mission Viejo, CA 92691
Current List: \$699,000

Neither Assurant Valuations nor any of its affiliates, members, managers or contractors makes any representation or warranty as to the accuracy or completeness of the information contained in this broker price opinion. You should use good faith efforts in determining that the content of all information to be provided to or obtained by you is accurate. This analysis has been performed by a licensed real estate professional and is intended for the benefit of the addressee only. The Brokers Price Opinion is not to be construed as an appraisal and may not be used as such for any purpose. The purpose of this BPO is to provide an estimate of the probable sales price of the property, utilizing the sales comparison approach methodology and will not be used for loan origination. This opinion may not be used by any party as the primary basis to determine the value of a parcel of real property for a mortgage loan origination, including first and second mortgages, refinances or equity lines of credit. Notwithstanding any preprinted language to the contrary, this opinion is not an appraisal of the market value of the property. If an appraisal is desired, the services of a licensed appraiser must be obtained.