

Broker Price Opinion

 Exterior Inspection
 Interior Inspection

Property Address: 300 North Idaho Street	Vendor ID: 4433979
City, State, Zip: La Habra, CA 90631	Deal Name:
Loan Number: 300NorthIdahoStreet	Inspection Date: 1/29/2018
2nd Loan / Client #:	Subject APN: 022-431-08

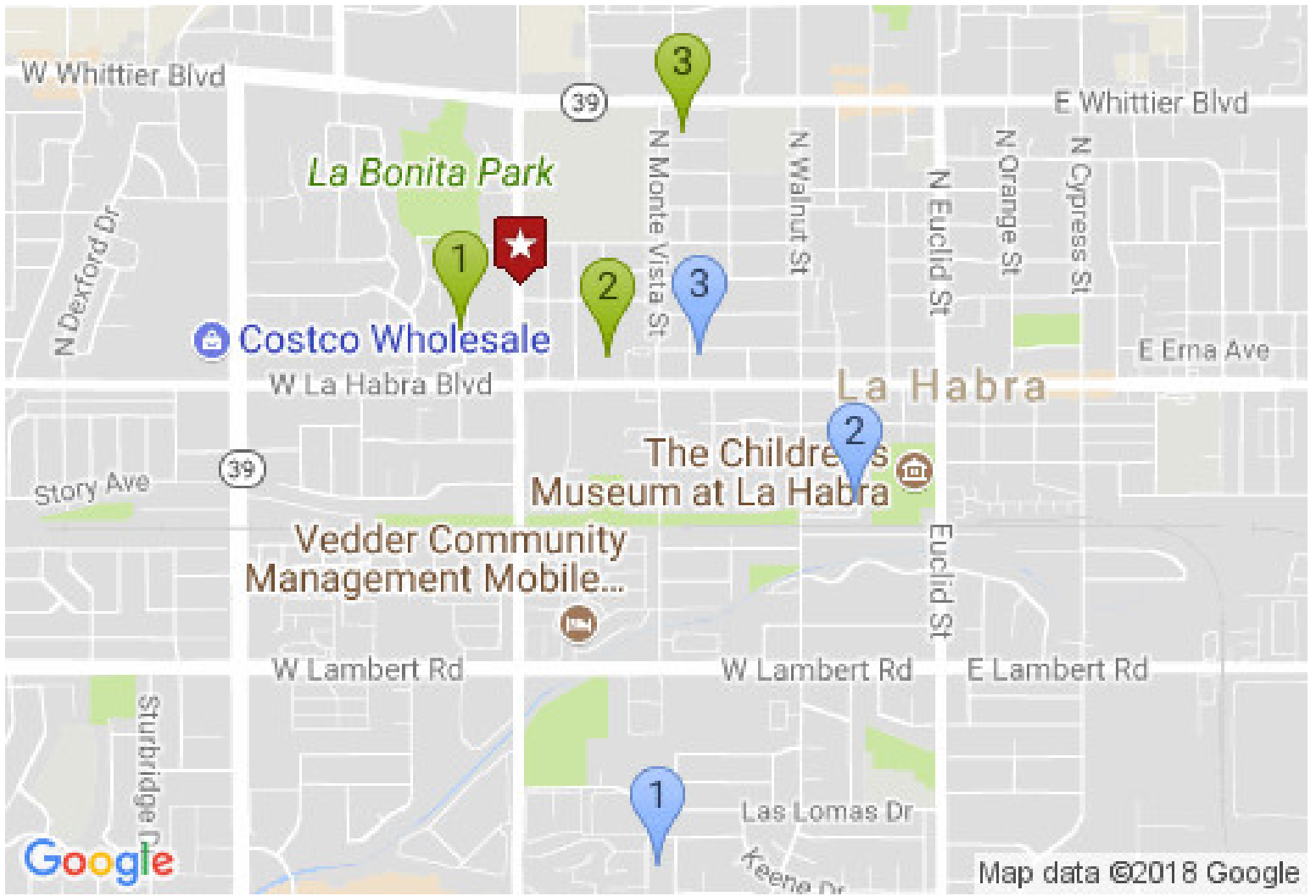
Property Occupancy Status: Owner	Does the Property Appear Secure?: Yes	Est. Monthly Rent: \$3,000	Sold in the last 12 Months?: No
Currently Listed: No	List Broker Contact #:	Initial List Price:	Sale Price:
Is the Subject Listing Currently Pending?:	Date of Contract:	CDOM to Contract:	Sale Date:

Subject Property Comments / External Influences
The subject is a SFR home in average condition. All maintenance appears to be up to date and no repairs are noted.

	Subject	Sold Comp 1	Sold Comp 2	Sold Comp 3	List Comp 1	List Comp 2	List Comp 3
Address	300 North Idaho Street La Habra, CA 90631	231 La Plaza Dr La Habra, CA 90631	130 N Lydia St La Habra, CA 90631	711 Orchard Pl La Habra, CA 90631	1040 La Casa Ave La Habra, CA 90631	370 Portola Ave La Habra, CA 90631	636 Erna Ave La Habra, CA 90631
Proximity		0.14 Miles	0.18 Miles	0.4 Miles	1.04 Miles	0.69 Miles	0.33 Miles
Sale/List Price		\$485,000	\$495,000	\$450,000	\$450,000	\$499,000	\$494,900
Sale Date		2/2/2017	11/27/2017	7/13/2017	active	active	active
Price Per Sq.ft.	\$412.97	\$383.70	\$405.74	\$434.36	\$450.00	\$388.93	\$380.69
Initial List Price		\$499,000	\$549,900	\$402,000	\$450,000	\$499,000	\$494,900
Initial List Date		12/14/2016	8/8/2017	6/7/2017	1/12/2018	1/8/2018	1/9/2018
Current/Final List		\$499,000	\$519,900	\$402,000	\$450,000	\$499,000	\$494,900
DOM/CDOM		22 / 22	79 / 79	36 / 36	18 / 18	7 / 7	20 / 20
Sales Type		Fair Market	Fair Market	Fair Market	Fair Market	Fair Market	Fair Market
Finance Incentives		Conventional	Conventional	Conventional	Conventional	Conventional	Conventional
Living Area	1126	1264	1220	1036	1000	1283	1300
#Rooms/Bed/Bath 1	6 / 3 / 1	6 / 3 / 2	6 / 3 / 2	6 / 3 / 1	6 / 3 / 2	6 / 3 / 2	6 / 3 / 1
Year Built	1954	1956	1960	1951	1971	1980	1931
Bsmnt SF/% Finished							
Lot Size	0.14ac	0.14ac	0.18ac	0.16ac	0.11ac	0.11ac	0.15ac
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	C4	C4	C4	C4	C4	C4	C4
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 / No / No	No / No / No
Fireplace	No	No	No	No	No	No	No
Garage	2 Detached	2 Attached	2 Attached	2 Attached	2 Attached	2 Attached	2 Detached
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	Orange	Orange	Orange	Orange	Orange	Orange	Orange
School District	Orange	Orange	Orange	Orange	Orange	Orange	Orange

Common Amenities	
Data Source - ID	County Tax - MLS - PW16763287MR MLS - PW17182461MR MLS - PW17128430MR MLS - PW18008770MR MLS - PW18005297MR MLS - 818000108IT

Market Time 90-120 days	As-Is Price Estimate	As-Repaired Price Estimate	Land Only Price
Anticipated Sale Price	\$465,000	\$465,000	\$91,205
Recommended List Price	\$470,000	\$470,000	
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
•	300 North Idaho Street	La Habra	3	1	0.14ac		1954		
1	231 La Plaza Dr	La Habra	3	2	0.14ac	2/2/2017	1956	\$485,000	0.14 Miles
2	130 N Lydia St	La Habra	3	2	0.18ac	11/27/2017	1960	\$495,000	0.18 Miles
3	711 Orchard Pl	La Habra	3	1	0.16ac	7/13/2017	1951	\$450,000	0.4 Miles
1	1040 La Casa Ave	La Habra	3	2	0.11ac	1/12/2018	1971	\$450,000	1.04 Miles
2	370 Portola Ave	La Habra	3	2	0.11ac	1/8/2018	1980	\$499,000	0.69 Miles
3	636 Erna Ave	La Habra	3	1	0.15ac	1/9/2018	1931	\$494,900	0.33 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	ADJUSTMENTS = GLA = -\$14583, BATH = -\$4000, TOTAL ADJUSTMENTS = -\$18583, NET ADJUSTED VALUE = \$466417
Sale 2 Comments	Adjustments = gla = -\$9631, bath = -\$4000, lot = -\$240, total adjustments = -\$13871, net adjusted value = \$481129
Sale 3 Comments	ADJUSTMENTS = GLA = \$9510, LOT = -\$120, TOTAL ADJUSTMENTS = \$9390, NET ADJUSTED VALUE = \$459390
List 1 Comments	ADJUSTMENTS = GLA = \$13315, BATH = -\$4000, LOT = \$180, AGE = -\$6800, TOTAL ADJUSTMENTS = \$2695, NET ADJUSTED VALUE = \$452695
List 2 Comments	ADJUSTMENTS = GLA = -\$16087, BATH = -\$4000, LOT = \$180, AGE = -\$10400, TOTAL ADJUSTMENTS = -\$30307, NET ADJUSTED VALUE = \$468693
List 3 Comments	Adjustments = gla = -\$17828, lot = -\$60, age = \$9200, total adjustments = -\$8688, net adjusted value = \$486212

Comments:

Service Provider Comments:

Subject is a SFR home with 3 bed and 1 bath ,1126 sq.ft. To locate comparable in close proximity of subject, it was necessary to exceed year built and lot size guidelines . Also, it was necessary to use comparable which is superior in condition. The subject is located near to park, golf course, highway , railway tracks and commercial areas. This, however, will have no impact on value. In delivering final valuation, most weight has been placed on CS3 and LC2, as they are most similar to subject condition and overall structure.Address verification number was not clear. Address was verified by street sign.

Vendor Comments:

Subject address verified through Google Maps.

Service Provider
Signature

/s/ Jason Lopez

Service Provider
Company

REO Payment Solution

BPO Effective Date

1/30/2018

Service Provider Lic.
Num.

02022092

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

**300 North Idaho Street
La Habra, CA 90631**



Address



Side



Side



Street



Street



Other



View across street



Comparable Sale #1

231 La Plaza Dr
La Habra, CA 90631
Sale Date: 2/2/2017
Sale Price: \$485,000



Comparable Sale #2

130 N Lydia St
La Habra, CA 90631
Sale Date: 11/27/2017
Sale Price: \$495,000



Comparable Sale #3

711 Orchard Pl
La Habra, CA 90631
Sale Date: 7/13/2017
Sale Price: \$450,000



Comparable Listing #1

1040 La Casa Ave
La Habra, CA 90631
Current List: \$450,000



Comparable Listing #2

370 Portola Ave
La Habra, CA 90631
Current List: \$499,000



Comparable Listing #3

636 Erna Ave
La Habra, CA 90631
Current List: \$494,900

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