

Broker Price Opinion

 Exterior Inspection
 Interior Inspection

Property Address: 3674 Rose Terrasse Circle	Vendor ID: 4485814
City, State, Zip: San Jose, CA 95148	Deal Name:
Loan Number: 3674RoseTerrasseCircle	Inspection Date: 3/23/2018
2nd Loan / Client #:	Subject APN: 659-68-011

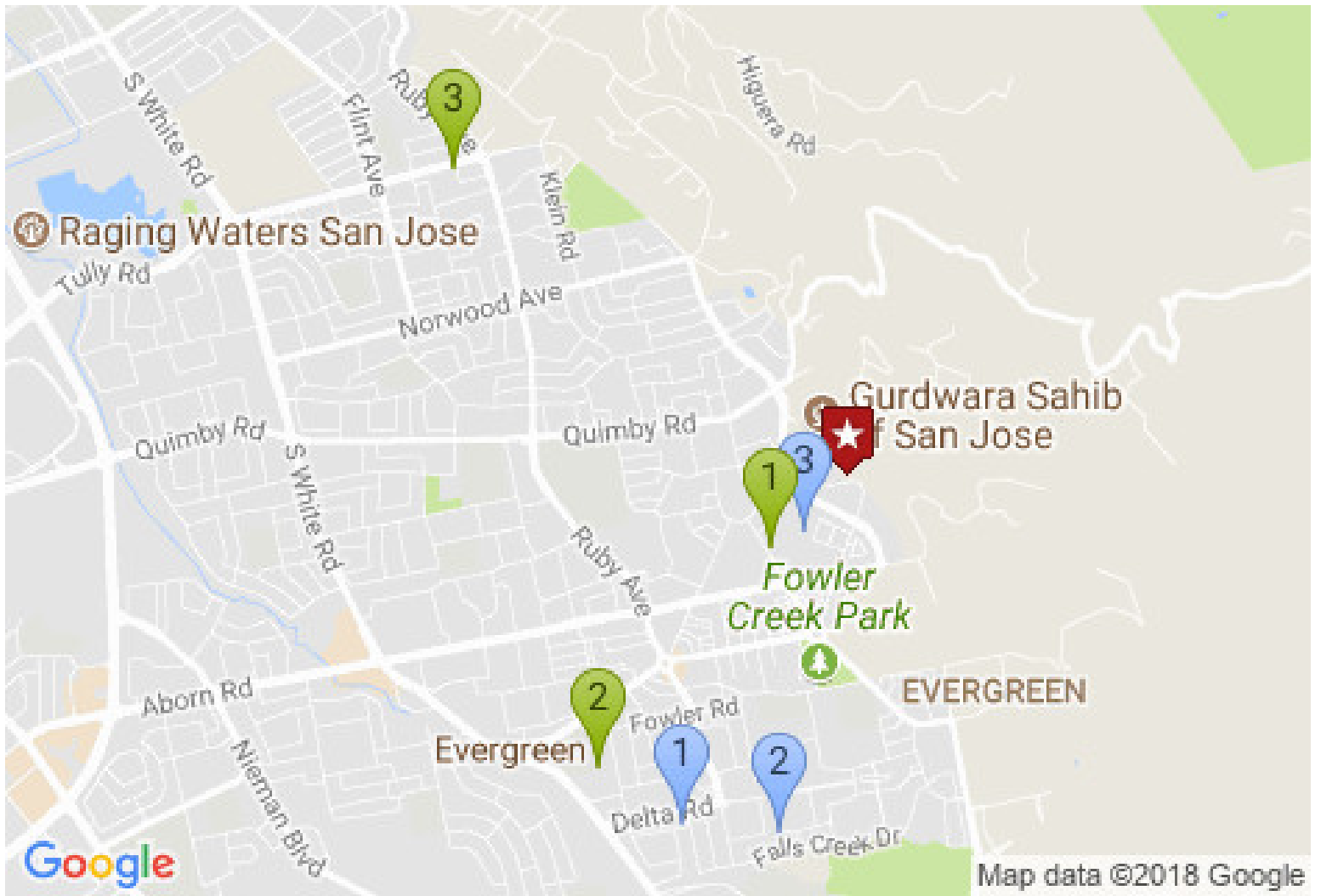
Property Occupancy Status: Owner	Does the Property Appear Secure?: Yes	Est. Monthly Rent: \$42,000	Sold in the last 12 Months?: No
Currently Listed: No	List Broker Contact #:	Current List Price:	Sale Price:
Is the Subject Listing Currently Pending?:	Date of Contract:	CDOM to Contract:	Sale Date:

Subject Property Comments / External Influences

Two story modern home on an oversized lot.

	Subject	Sold Comp 1	Sold Comp 2	Sold Comp 3	List Comp 1	List Comp 2	List Comp 3
Address	3674 Rose Terrasse Circle San Jose, CA 95148	3534 Cassis Ct San Jose, CA 95148	4103 Filan Way San Jose, CA 95135	3402 Valley Vista Dr San Jose, CA 95148	3057 Oliver Dr San Jose, CA 95135	3235 Pinot Blanc Way San Jose, CA 95135	4134 Linetta Ct San Jose, CA 95148
Proximity		0.32 Miles	1.26 Miles	1.71 Miles	1.26 Miles	1.19 Miles	0.2 Miles
Sale/List Price		\$1,735,000	\$1,649,000	\$1,410,000	\$1,950,000	\$1,749,950	\$1,588,000
Sale Date		11/7/2017	11/27/2017	2/1/2018	pending	pending	active
Price Per Sq.ft.	\$473.19	\$474.30	\$536.78	\$463.66	\$526.32	\$560.88	\$497.18
Initial List Price		\$1,699,000	\$1,588,000	\$1,348,000	\$1,950,000	\$1,749,950	\$1,588,000
Initial List Date		10/5/2017	10/25/2017	12/14/2017	3/2/2018	3/8/2018	2/2/2018
Current/Final List		\$1,699,000	\$1,588,000	\$1,348,000	\$1,950,000	\$1,749,950	\$1,588,000
DOM/CDOM		7 / 7	9 / 9	9 / 9	13 / 13	9 / 9	49 / 49
Sales Type		Fair Market	Fair Market	Fair Market	Fair Market	Fair Market	Fair Market
Finance Incentives		0	0	0	0	0	0
Living Area	3656	3658	3072	3041	3705	3120	3194
#Rooms/Bed/Bath 1	10 / 4 / 3.5	10 / 5 / 3	9 / 4 / 3.5	13 / 6 / 4.5	9 / 4 / 3	11 / 5 / 4	11 / 5 / 4
Year Built	2003	2004	2000	1999	2002	1990	2004
Bsmnt SF/% Finished							
Lot Size	0.23ac	0.16ac	0.15ac	0.14ac	0.22ac	0.23ac	0.11ac
Property Type	SF Detach	SF Detach	SF Detach	SF Detach	SF Detach	SF Detach	SF Detach
Style / Quality	Contemp / Q3	Contemp / Q3	Contemp / Q3	Contemp / Q3	Contemp / Q3	Contemp / Q3	Contemp / Q3
# 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	Yes / No	No / No
View	Residential	Residential	Residential	Residential	Residential	Residential	Residential
Porch/Patio/Deck	No / No / No	No / No / No	No / Yes / No	No / No / No	No / No / No	No / No / No	No / No / No
Fireplace	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Garage	2 Attached	3 Attached	3 Attached	2 Attached	3 Attached	3 Attached	2 Attached
Other Features	0	0	0	0	0	0	0
HOA Fees	0/mo	0/yr	0/yr	0/yr	0/yr	0/yr	0/yr
School District	Evergreen	Evergreen	Evergreen	Evergreen	Evergreen	Evergreen	Evergreen
Common Amenities							
Data Source - ID	County Tax -	MLS - ML81680467	MLS - ML81682770	MLS - ML81687133	MLS - ML81694719	MLS - ML81695399	MLS - ML81691085

Market Time 0-30 days	As-Is Price Estimate	As-Repaired Price Estimate	Land Only Price
Anticipated Sale Price	\$1,730,000	\$1,730,000	\$800,000
Recommended List Price	\$1,780,000	\$1,780,000	
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
•	3674 Rose Terrasse Circle	San Jose	4	3.5	0.23ac		2003		
1	3534 Cassis Ct	San Jose	5	3	0.16ac	11/7/2017	2004	\$1,735,000	0.32 Miles
2	4103 Filan Way	San Jose	4	3.5	0.15ac	11/27/2017	2000	\$1,649,000	1.26 Miles
3	3402 Valley Vista Dr	San Jose	6	4.5	0.14ac	2/1/2018	1999	\$1,410,000	1.71 Miles
1	3057 Oliver Dr	San Jose	4	3	0.22ac	3/2/2018	2002	\$1,950,000	1.26 Miles
2	3235 Pinot Blanc Way	San Jose	5	4	0.23ac	3/8/2018	1990	\$1,749,950	1.19 Miles
3	4134 Linetta Ct	San Jose	5	4	0.11ac	2/2/2018	2004	\$1,588,000	0.2 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	Orchard Heights community largest floor plans, Loft. Home backyard can use more amenities.
Sale 2 Comments	Soar ceiling 2 story with giant living quarters. Home back has pavers. Top schools.
Sale 3 Comments	Tully Road on a corner lot. Home materials are slightly lower quality than others. School test score is just average on elementary school. Concrete backyard with no grass or land scape. More turns to get to that is why the distance appears to be farther.
List 1 Comments	2 story modern home with a viewing balcony in the back with a landscaped yard. Staged.
List 2 Comments	Standard Pacific masterplan Largest floor plan with an inground pool in rear .Landscaped.
List 3 Comments	Shapel home with an in law quarter above garage with separate entrance. Home is on a relatively smaller lot.

Comments:

Service Provider Comments:

East foot hills of Evelyn district. Homes are almost all modern contemporary style architecture with modern appearance. Lots of natural lighting and all come with central air condition often dual sets They have soar ceilings, modern kitchen. Styles vary from builder to builders. These are high end tract homes with some custom touch.

Vendor Comments:

Service Provider
Signature

/s/ Sam Shueh

Service Provider
Company

ROG

BPO Effective Date

3/23/2018

Service Provider Lic.
Num.

01519182

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

**3674 Rose Terrasse Circle
San Jose, CA 95148**



Address



Side



Side



Street



Street



View across street



Comparable Sale #1

3534 Cassis Ct
San Jose, CA 95148
Sale Date: 11/7/2017
Sale Price: \$1,735,000



Comparable Sale #2

4103 Filan Way
San Jose, CA 95135
Sale Date: 11/27/2017
Sale Price: \$1,649,000



Comparable Sale #3

3402 Valley Vista Dr
San Jose, CA 95148
Sale Date: 2/1/2018
Sale Price: \$1,410,000



Comparable Listing #1

3057 Oliver Dr
San Jose, CA 95135
Current List: \$1,950,000



Comparable Listing #2

3235 Pinot Blanc Way
San Jose, CA 95135
Current List: \$1,749,950



Comparable Listing #3

4134 Linetta Ct
San Jose, CA 95148
Current List: \$1,588,000

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.