

Broker Price Opinion

 Exterior Inspection
 Interior Inspection

Property Address: 3807 Nereis Drive	Vendor ID: 4199629
City, State, Zip: La Mesa, CA 91941	Deal Name:
Loan Number: 3807NereisDrive	Inspection Date: 3/17/2017
2nd Loan / Client #:	Subject APN: 499-470-12-00

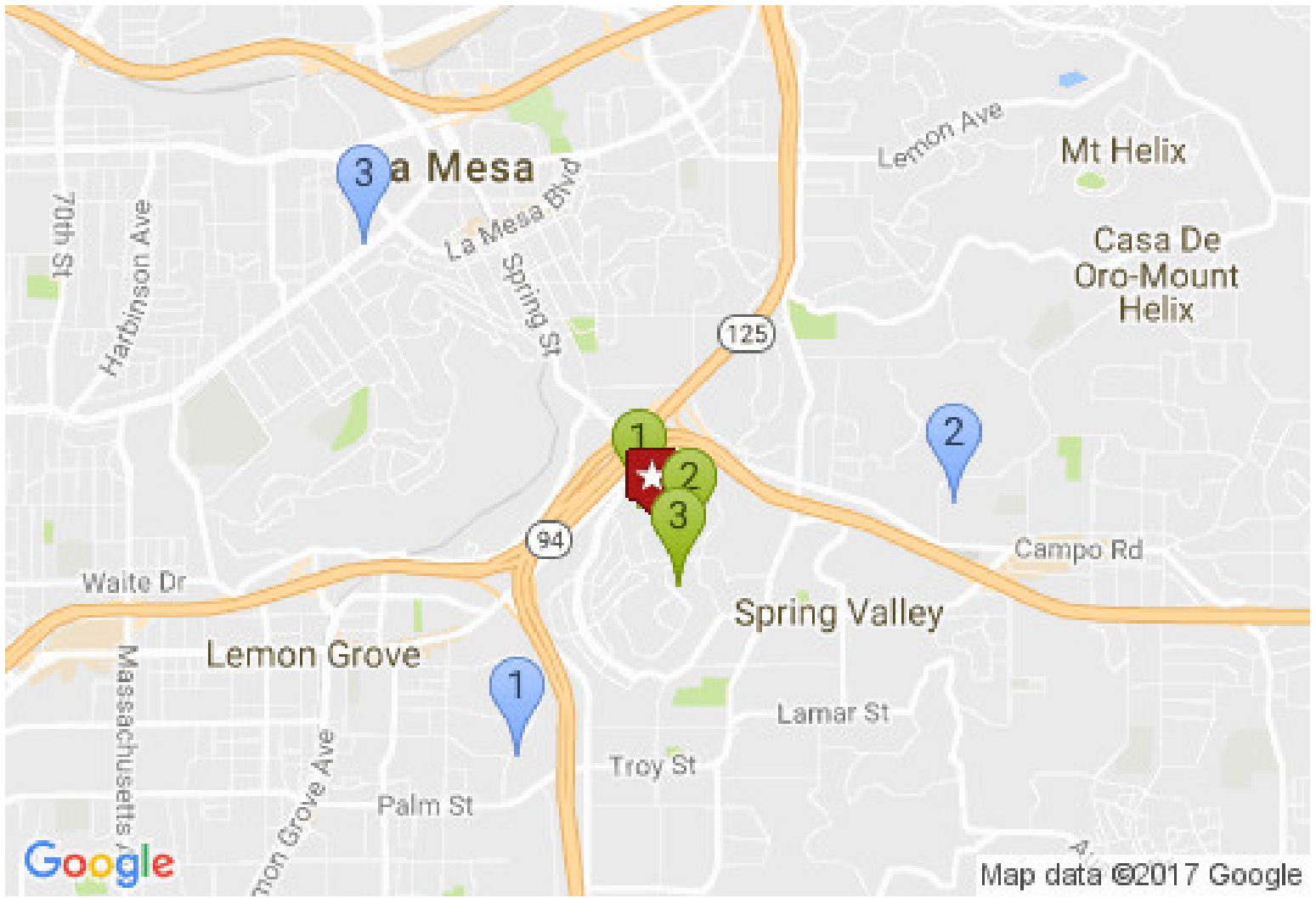
Property Occupancy Status: Unknown	Does the Property Appear Secure?: Yes	Est. Monthly Rent: \$3,000	Sold in the last 12 Months?: No
Currently Listed: No	List Broker Contact #:	Initial List Price:	Sale Price:
Is the Subject Listing Currently Pending?:	Date of Contract:	CDOM to Contract:	Sale Date:

Subject Property Comments / External Influences

The exterior of the subject property appears to be in average condition and well maintained.

	Subject	Sold Comp 1	Sold Comp 2	Sold Comp 3	List Comp 1	List Comp 2	List Comp 3
Address	3807 Nereis Drive La Mesa, CA 91941	3824 Polaris Dr La Mesa, CA 91941	3722 Fenwick Dr Spring Valley, CA 91977	3601 Hartzel Dr Spring Valley, CA 91977	8440 Golden Ave Lemon Grove, CA 91945	3883 Rogers Rd Spring Valley, CA 91977	7881 Cimarron Ln La Mesa, CA 91942
Proximity		0.08 Miles	0.14 Miles	0.23 Miles	0.96 Miles	1.08 Miles	1.45 Miles
Sale/List Price		\$515,000	\$525,000	\$549,000	\$579,900	\$539,000	\$559,900
Sale Date		10/17/2016	1/17/2017	6/28/2016			
Price Per Sq.ft.	\$269.37	\$244.42	\$289.42	\$230.29	\$250.71	\$292.46	\$245.57
Initial List Price		\$544,000	\$575,000	\$549,900	\$599,900	\$539,000	\$559,900
Initial List Date		8/11/2016	12/3/2016	4/22/2016	1/20/2017	3/12/2017	2/24/2017
Current/Final List		\$514,900	\$575,000	\$549,900	\$579,900	\$539,000	\$559,900
DOM/CDOM		26 / 25	13 / 12	34 / 32	30 / 28	5 / 3	19 / 17
Sales Type		Fair Market	Fair Market	Fair Market	Fair Market	Fair Market	Fair Market
Finance Incentives		0	0	0	0	0	0
Living Area	1949	2107	1814	2384	2313	1843	2280
#Rooms/Bed/Bath 1	8 / 5 / 2.0	8 / 4 / 4.0	8 / 4 / 2.0	9 / 4 / 2.0	9 / 4 / 2.0	8 / 4 / 2.0	8 / 4 / 3.0
Year Built	1964	1971	1979	1968	1931	1993	1980
Bsmnt SF/% Finished							
Lot Size	0.14ac	0.14ac	0.26ac	0.28ac	0.50ac	0.28ac	0.10ac
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	C3	C3	C3	C3	C3	C3	C3
Pool/Spa	None	Yes / Yes	No / Yes	No / Yes	Yes / Yes	No / Yes	No / Yes
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	No	No	Yes	Yes	Yes	Yes	Yes
Garage	None	2 Attached	2 Attached	2 Attached	2 Attached	3 Attached	2 Attached
Other Features	none	none	none	none	none	none	none
HOA Fees	0/mo	55/mo	0/mo	0/mo	0/mo	0/mo	0/mo
Subdivision	San Diego	Starlight Terrace	La Mesa Country Club	La Mesa Country Club	Lemon Grove	Casa De Oro	La Mesa
School District	San Diego	La Mesa	La Mesa-Spring Valley	Grossmont Union High	Lemon Grove	La Mesa	La Mesa
Data Source - ID	County Tax - 1271A5	MLS - 160044696	MLS - 160063740	MLS - 160021536	MLS - 170003545	MLS - 170012407	MLS - 170009522

Market Time 30-90 days	As-Is Price Estimate	As-Repaired Price Estimate	Land Only Price
Anticipated Sale Price	\$525,000	\$525,000	\$210,319
Recommended List Price	\$559,900	\$559,900	
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
3807 Nereis Drive	La Mesa	5	2	0.14ac		1964		
3824 Polaris Dr	La Mesa	4	4	0.14ac	10/17/2016	1971	\$515,000	0.08 Miles
3722 Fenwick Dr	Spring Valley	4	2	0.26ac	1/17/2017	1979	\$525,000	0.14 Miles
3601 Hartzel Dr	Spring Valley	4	2	0.28ac	6/28/2016	1968	\$549,000	0.23 Miles
8440 Golden Ave	Lemon Grove	4	2	0.50ac	1/20/2017	1931	\$579,900	0.96 Miles
3883 Rogers Rd	Spring Valley	4	2	0.28ac	3/12/2017	1993	\$539,000	1.08 Miles
7881 Cimarron Ln	La Mesa	4	3	0.10ac	2/24/2017	1980	\$559,900	1.45 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. Has less bedrooms and is cosmetically less appealing than the subject property.
Sale 2 Comments	Equal. Comparable. Used the best/only comp available relating to the subject property.
Sale 3 Comments	Superior. Has more total rooms, sq. ft., is four years newer, has more fireplaces, larger lot size and is cosmetically more appealing than the subject property.
List 1 Comments	Superior. Has an in ground pool, more total rooms, sq. ft., more fireplaces, larger lot size and is cosmetically more appealing than the subject property.
List 2 Comments	Inferior. Has less bedrooms, sq. ft. and is cosmetically less appealing than the subject property.
List 3 Comments	Equal. Comparable. Used the best/only comp available relating to the subject property.

Comments:

Service Provider Comments:

The comparables that are used within this report are considered to be the best market data and the most pertinent to an estimate of fair market value. The comparable sales are all given the same weight within the sales comparison analysis, therefore a mid range value is considered the most appropriate opinion of fair market value for the subject property.

Vendor Comments:

Service Provider
Signature

/s/ Francis C Bell Jr.

Service Provider
Company

Southwest Realty and Loan

BPO Effective Date

3/18/2017

Service Provider Lic.
Num.

01510608

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:			\$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

**3807 Nereis Drive
La Mesa, CA 91941**



Address



Side



Side



Street



Street



View across street



Comparable Sale #1

3824 Polaris Dr
La Mesa, CA 91941
Sale Date: 10/17/2016
Sale Price: \$515,000



Comparable Sale #2

3722 Fenwick Dr
Spring Valley, CA 91977
Sale Date: 1/17/2017
Sale Price: \$525,000



Comparable Sale #3

3601 Hartzel Dr
Spring Valley, CA 91977
Sale Date: 6/28/2016
Sale Price: \$549,000



Comparable Listing #1

8440 Golden Ave
Lemon Grove, CA 91945
Current List: \$579,900



Comparable Listing #2

3883 Rogers Rd
Spring Valley, CA 91977
Current List: \$539,000



Comparable Listing #3

7881 Cimarron Ln
La Mesa, CA 91942
Current List: \$559,900

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.