

Broker Price Opinion

 Exterior Inspection
 Interior Inspection

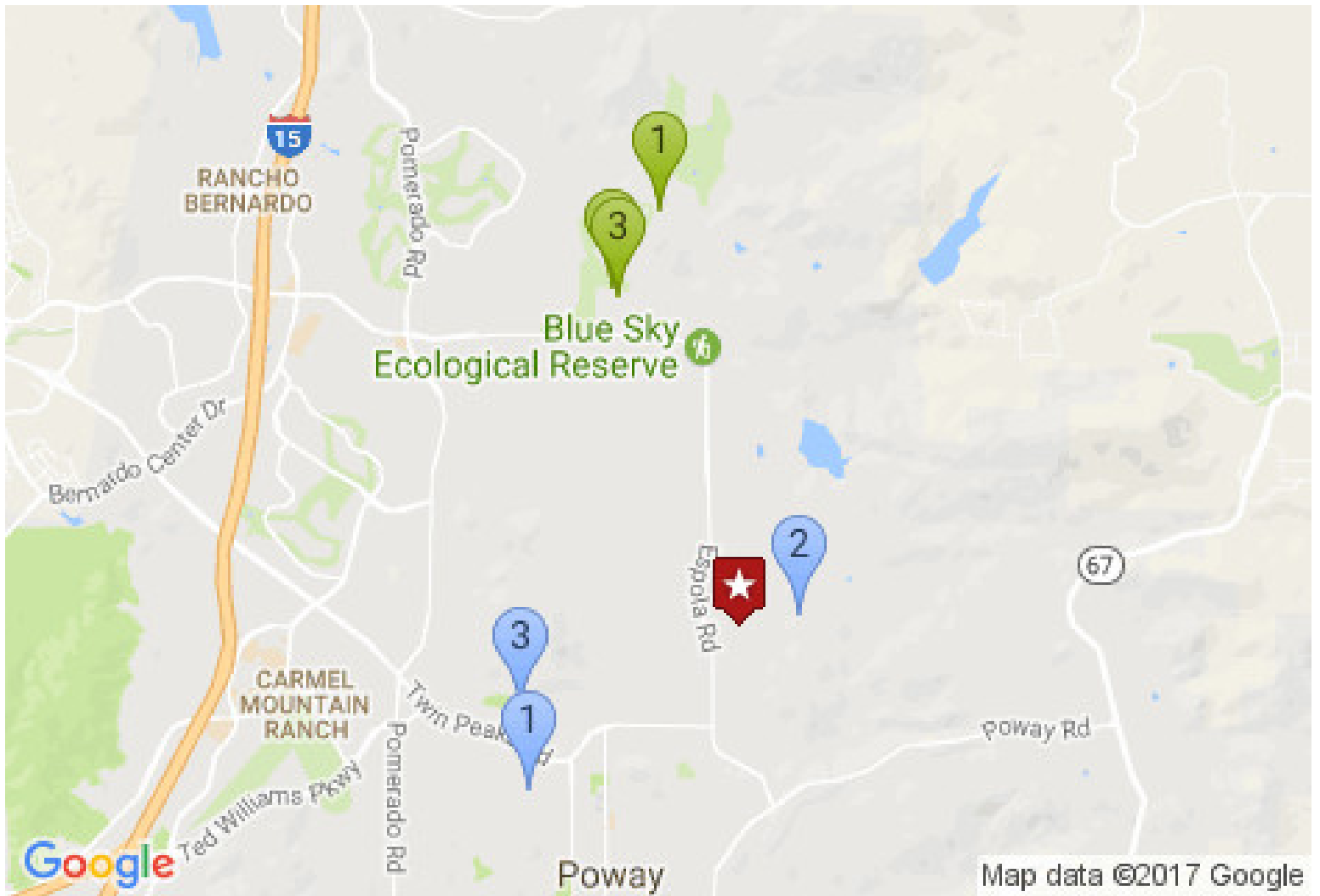
Property Address: 15157 Crocker Road	Vendor ID: 4228258
City, State, Zip: Poway, CA 92064	Deal Name:
Loan Number: 15157CROCKERROAD	Inspection Date: 5/01/2017
2nd Loan / Client #:	Subject APN: 321-040-22-00

Property Occupancy Status: Vacant	Does the Property Appear Secure?: Yes	Est. Monthly Rent: \$3,000	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
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	15157 Crocker Road, Poway, CA 92064	17639 Boca Raton, Poway, CA 92064	13551 Cloudcroft, Poway, CA 92064	17159 Cloudcroft Dr, Poway, CA 92064	14154 Woodhollow Ln, Poway, CA 92064	14647 High Valley Rd, Poway, CA 92064	14834 Oakline Rd, Poway, CA 92064
Proximity		3.08 Miles	2.63 Miles	2.55 Miles	1.91 Miles	0.4 Miles	1.68 Miles
Sale/List Price		\$910,000	\$870,000	\$905,000	\$890,000	\$949,000	\$942,900
Sale Date		11/15/2016	11/2/2016	4/21/2017			
Price Per Sq.ft.	\$292.88	\$323.50	\$281.37	\$300.27	\$322.93	\$315.07	\$300.38
Initial List Price		\$895,000	\$899,000	\$999,000	\$890,000	\$949,000	\$942,900
Initial List Date		10/11/2016	7/15/2016	1/5/2017	3/31/2017	3/3/2017	4/21/2017
Current/Final List		\$895,000	\$899,000	\$850,000	\$890,000	\$949,000	\$942,900
DOM/CDOM		35 / 2	110 / 55	106 / 65	32 / 3	60 / 34	11 / 5
Sales Type		Fair Market	Fair Market	Fair Market	Fair Market	Fair Market	Fair Market
Finance Incentives		None	None	None	None	None	None
Living Area	3090	2813	3092	3014	2756	3012	3139
#Rooms/Bed/Bath 1	10 / 4 / 3	8 / 5 / 3.5	8 / 5 / 2.5	8 / 5 / 3	8 / 5 / 3.5	8 / 5 / 3	7 / 4 / 3
Year Built	1976	1976	1974	1976	1985	1974	1987
Bsmnt SF/% Finished							
Lot Size	1.05ac	0.54ac	0.5ac	0.3ac	0.29ac	2ac	0.5ac
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	In Ground w/ Spa	No / No	No / No	No / 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 / Yes / No
Fireplace	Yes	No	Yes	Yes	Yes	No	Yes
Garage	3 Attached	3 Attached	2 Attached	2 Attached	3 Attached	3 Attached	3 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	High Valley	Poway	Poway	Poway	Poway	Poway	Poway
School District	Poway	Poway	Poway	Poway	Poway	Poway	Poway
Data Source - ID	County Tax - 0	MLS - 160055623	MLS - 160039132	MLS - 170000775	MLS - 170016035	MLS - 170010774	MLS - 170020276

Market Time 30-90 days	As-Is Price Estimate	As-Repaired Price Estimate	Land Only Price
Anticipated Sale Price	\$905,000	\$905,000	\$91,897
Recommended List Price	\$942,900	\$942,900	
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
•	15157 Crocker Road	Poway	4	3	1.05ac		1976		
1	17639 Boca Raton	Poway	5	3.5	0.54ac	11/15/2016	1976	\$910,000	3.08 Miles
2	13551 Cloudcroft	Poway	5	2.5	0.5ac	11/2/2016	1974	\$870,000	2.63 Miles
3	17159 Cloudcroft Dr	Poway	5	3	0.3ac	4/21/2017	1976	\$905,000	2.55 Miles
1	14154 Woodhollow Ln	Poway	5	3.5	0.29ac	3/31/2017	1985	\$890,000	1.91 Miles
2	14647 High Valley Rd	Poway	5	3	2ac	3/3/2017	1974	\$949,000	0.4 Miles
3	14834 Oakline Rd	Poway	4	3	0.5ac	4/21/2017	1987	\$942,900	1.68 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	Superior. Has more bedrooms, bathrooms and is cosmetically less appealing than the subject property.
Sale 2 Comments	Inferior Is two years older, has a smaller lot size, less total rooms, bedrooms, garages, no in ground pool and is cosmetically less appealing than the subject property.
Sale 3 Comments	Equal. Comparable. Used the best/only comp available relating to the subject property.
List 1 Comments	Inferior. Has a smaller lot size, smaller gross living area, les total rooms, no in ground pool and is cosmetically less appealing than the subject property.
List 2 Comments	Superior. Has a larger lot size, more bedrooms and is cosmetically more 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. These comparables were selected for proximate location, design, appeal, condition, bedroom/bath count, amenities and most recent closing dates to reflect current market trends. The market conditions of the subject property appear to be stable. Typical market time as evidenced by closed sales within the subject's area is between 0-3 months. The subject property does not appear to be located within an REO/Short sale driven market. The amount of listings verses sales appear to be in balance and there is a wide range of financing options available.

Vendor Comments:

Service Provider
Signature

/s/ Francis C Bell Jr.

Service Provider
Company

Southwest Realty and Loan

BPO Effective Date

5/2/2017

Service Provider Lic.
Num.

01510608

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

**15157 Crocker Road
Poway, CA 92064**



Address



Side



Side



Street



Street



View across street



Comparable Sale #1

17639 Boca Raton
Poway, CA 92064
Sale Date: 11/15/2016
Sale Price: \$910,000



Comparable Sale #2

13551 Cloudcroft
Poway, CA 92064
Sale Date: 11/2/2016
Sale Price: \$870,000



Comparable Sale #3

17159 Cloudcroft Dr
Poway, CA 92064
Sale Date: 4/21/2017
Sale Price: \$905,000



Comparable Listing #1

14154 Woodhollow Ln
Poway, CA 92064
Current List: \$890,000



Comparable Listing #2

14647 High Valley Rd
Poway, CA 92064
Current List: \$949,000



Comparable Listing #3

14834 Oakline Rd
Poway, CA 92064
Current List: \$942,900

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