

Broker Price Opinion

 Exterior Inspection
 Interior Inspection

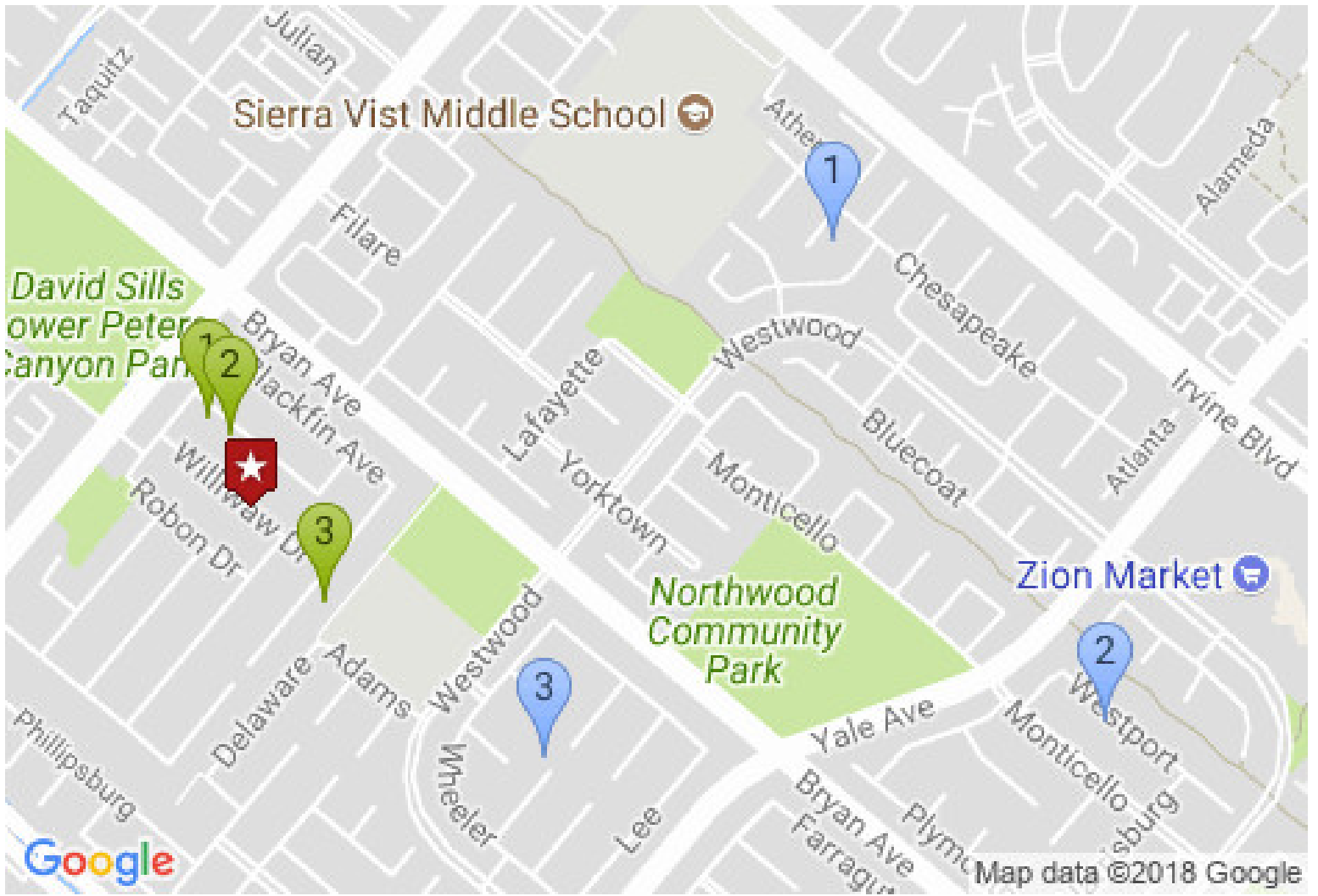
Property Address: 4131 Williwaw Dr	Vendor ID: 4474781
City, State, Zip: Irvine, CA 92620	Deal Name:
Loan Number: 4131WilliwawDr	Inspection Date: 3/15/2018
2nd Loan / Client #:	Subject APN: 529-044-32

Property Occupancy Status: <input type="text" value="Owner"/>	Does the Property Appear Secure?: <input type="text" value="Yes"/>	Est. Monthly Rent: <input type="text" value="\$2,800"/>	Sold in the last 12 Months?: <input type="text" value="No"/>
Currently Listed: <input type="text" value="No"/>	List Broker Contact #:	Initial List Price:	Initial List Date:
Current List Price:	DOM / CDOM:	Sale Price:	Sale Date:
Is the Subject Listing Currently Pending?: <input type="text"/>	Date of Contract:	CDOM to Contract:	

Subject Property Comments / External Influences
Subject is in average condition with no adverse conditions noted, economic/functional obsolescence, or repairs visible.

	Subject	Sold Comp 1	Sold Comp 2	Sold Comp 3	List Comp 1	List Comp 2	List Comp 3
Address	4131 Williwaw Dr Irvine, CA 92620	4062 Salacia Dr Irvine, CA 92620	4082 Salacia Dr Irvine, CA 92620	13662 Onkayha Cir Irvine, CA 92620	5 Vicksburg Irvine, CA 92620	12 Westport Irvine, CA 92620	19 Woodlawn Irvine, CA 92620
Proximity		0.07 Miles	0.05 Miles	0.12 Miles	0.56 Miles	0.78 Miles	0.35 Miles
Sale/List Price		\$1,020,000	\$1,047,150	\$1,050,000	\$1,098,888	\$1,125,800	\$1,138,000
Sale Date		3/5/2018	2/22/2018	1/18/2018	active	active	active
Price Per Sq.ft.	\$418.66	\$435.15	\$446.74	\$418.66	\$443.64	\$425.47	\$472.00
Initial List Price		\$968,000	\$1,048,000	\$989,000	\$1,098,888	\$1,128,800	\$1,138,000
Initial List Date		1/22/2018	1/18/2018	12/11/2017	2/7/2018	3/10/2018	3/8/2018
Current/Final List		\$968,000	\$1,048,000	\$989,000	\$1,098,888	\$1,125,800	\$1,138,000
DOM/CDOM		41 / 41	44 / 44	38 / 38	37 / 37	4 / 4	6 / 6
Sales Type		Fair Market	Fair Market	Fair Market	Fair Market	Fair Market	Fair Market
Finance Incentives		0	0	0	0	0	0
Living Area	2508	2344	2344	2508	2477	2646	2411
#Rooms/Bed/Bath 1	9 / 4 / 3	9 / 4 / 3	9 / 5 / 3	9 / 4 / 3	9 / 5 / 3	9 / 4 / 2.5	9 / 4 / 2.5
Year Built	1971	1971	1971	1971	1979	1978	1985
Bsmnt SF/% Finished							
Lot Size	0.14ac	0.14ac	0.13ac	0.14ac	0.11ac	0.12ac	0.11ac
Property Type	SF Detach	SF Detach	SF Detach	SF Detach	SF Detach	SF Detach	SF Detach
Style / Quality	2-Story Conv / Q3	2-Story Conv / Q3	2-Story Conv / Q3	2-Story Conv / Q3	2-Story Conv / Q3	2-Story Conv / Q3	2-Story Conv / 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	Yes / No	Yes / No	Yes / No	Yes / No
View	Residential	Residential	Residential	Residential	Residential	Residential	Residential
Porch/Patio/Deck	Yes / No / Yes	Yes / No / Yes	Yes / No / Yes	Yes / No / Yes	Yes / No / Yes	Yes / No / Yes	Yes / No / Yes
Fireplace	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Garage	3 Attached	3 Attached	3 Attached	3 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	Racquet Club	Racquet Club	Racquet Club	Racquet Club	Racquet Club	Racquet Club	Racquet Club
School District	Irvine	Irvine	Irvine Unified	Irvine Unified	Irvine	Irvine	Irvine
Common Amenities							
Data Source - ID	County Tax - 529-044-32	MLS - OC18015991	MLS - OC18013446	MLS - OC17273014	MLS - OC18029030	MLS - PW18033986	MLS - OC18016450

Market Time 30-90 days	As-Is Price Estimate	As-Repaired Price Estimate	Land Only Price
Anticipated Sale Price	<input type="text" value="\$1,050,000"/>	<input type="text" value="\$1,050,000"/>	<input type="text" value="\$28,870"/>
Recommended List Price	<input type="text" value="\$1,100,000"/>	<input type="text" value="\$1,100,000"/>	
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
•	4131 Williwaw Dr	Irvine	4	3	0.14ac		1971		
1	4062 Salacia Dr	Irvine	4	3	0.14ac	3/5/2018	1971	\$1,020,000	0.07 Miles
2	4082 Salacia Dr	Irvine	5	3	0.13ac	2/22/2018	1971	\$1,047,150	0.05 Miles
3	13662 Onkayha Cir	Irvine	4	3	0.14ac	1/18/2018	1971	\$1,050,000	0.12 Miles
1	5 Vicksburg	Irvine	5	3	0.11ac	2/7/2018	1979	\$1,098,888	0.56 Miles
2	12 Westport	Irvine	4	2.5	0.12ac	3/10/2018	1978	\$1,125,800	0.78 Miles
3	19 Woodlawn	Irvine	4	2.5	0.11ac	3/8/2018	1985	\$1,138,000	0.35 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	Ideal is the interior tract location and the convenience, just steps to the park, tennis and short walk to Bry wood Elementary, Sierra Vista and all that Northwood has to offer. With a great location, it's great condition and convenience to all.
Sale 2 Comments	Location, Functionality and Outdoor Living truly describe this wonderful home.
Sale 3 Comments	This IDEAL location is also steps to the community park and tennis facility, as well as award winning Brywood Elementary and Sierra Vista Middle School. Exercise by walking, jogging or bike riding to the nearby parks or trails while enjoying the beauty that is Northwood.
List 1 Comments	Enjoy the attractive backyd w/ large patio area, added pergola & an extra wide side yd. Well located on a quiet cul de sac st, the La Cuesta homes are mingled within a unique group of custom built homes.
List 2 Comments	NO HOA, NO MELLO ROOS in the much desired Northwood High School district and where Northwood Community Center Park & Shopping Center are within a short walking distance, plus close to the 5 and toll freeways.
List 3 Comments	Convenient to shopping, dining, parks, trails, highly ranked schools & all that Northwood has to offer with no HOA or Mello Roos.

Comments:

Service Provider Comments:

Located in an average suburban area being substantially similar to surrounding homes and is within convenient distance to all necessary amenities. The subject is located near parks, schools, shopping and has easy access to main highways. The neighborhood is a quiet suburban setting made up of homes of similar size, age and type.

Vendor Comments:

Service Provider
Signature

/s/ Alvin Papa

Service Provider
Company

The RWM Group, Inc.

BPO Effective Date

3/15/2018

Service Provider Lic.
Num.

01473111

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

**4131 Williwaw Dr
Irvine, CA 92620**



Address



Side



Side



Street



Street



Other

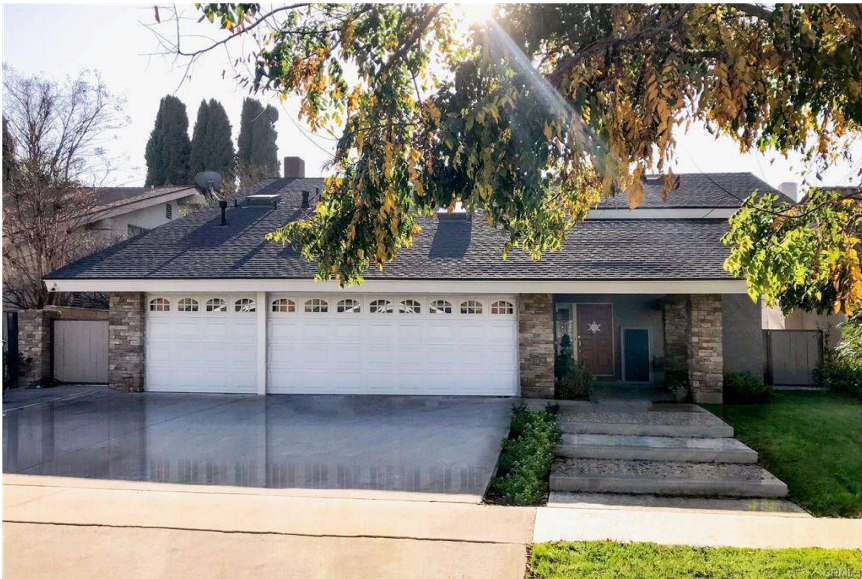


View across street



Comparable Sale #1

4062 Salacia Dr
Irvine, CA 92620
Sale Date: 3/5/2018
Sale Price: \$1,020,000



Comparable Sale #2

4082 Salacia Dr
Irvine, CA 92620
Sale Date: 2/22/2018
Sale Price: \$1,047,150



Comparable Sale #3

13662 Onkayha Cir
Irvine, CA 92620
Sale Date: 1/18/2018
Sale Price: \$1,050,000



Comparable Listing #1

5 Vicksburg
Irvine, CA 92620
Current List: \$1,098,888



Comparable Listing #2

12 Westport
Irvine, CA 92620
Current List: \$1,125,800



Comparable Listing #3

19 Woodlawn
Irvine, CA 92620
Current List: \$1,138,000

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.