

Broker Price Opinion

 Exterior Inspection
 Interior Inspection

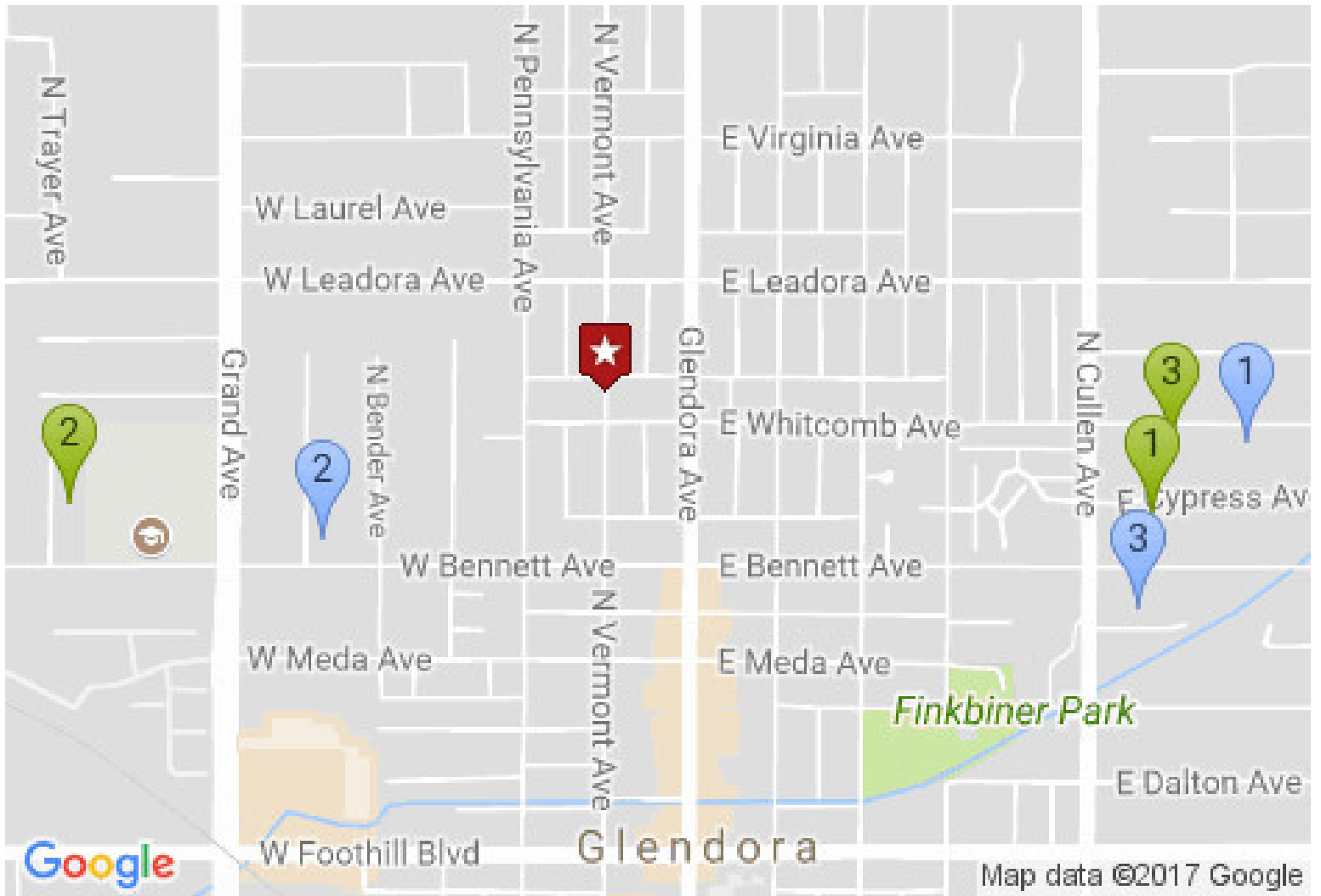
| | |
|--------------------------------------|----------------------------|
| Property Address: 421 N Vermont Ave | Vendor ID: 4275429 |
| City, State, Zip: Glendora, CA 91741 | Deal Name: |
| Loan Number: 421NVERMONTAVE | Inspection Date: 6/29/2017 |
| 2nd Loan / Client #: | Subject APN: 8637-019-016 |

| | | | |
|---|--|-----------------------------------|---------------------------------|
| Property Occupancy Status: Owner | Does the Property Appear Secure?: Yes | Est. Monthly Rent: \$1,500 | Sold in the last 12 Months?: No |
| Currently Listed: Yes | Currently List Broker: Elite California Realtors | List Broker Contact #: 9099443700 | Initial List Price: \$500,000 |
| | | Initial List Date: 3/08/2017 | Current List Price: \$500,000 |
| | | DOM / CDOM: 33 / 33 | Sale Price: |
| Is the Subject Listing Currently Pending?: No | Date of Contract: | CDOM to Contract: | Sale Date: |

Subject Property Listing Comments / External Influences
conforms well

| | Subject | Sold Comp 1 | Sold Comp 2 | Sold Comp 3 | List Comp 1 | List Comp 2 | List Comp 3 |
|---------------------|--|--|---|---|--|--|--|
| | | | | | | | |
| Address | 421 N Vermont Ave Glendora, CA 91741 | 526 E Cypress Ave Glendora, CA 91741 | 322 Trayer Ave Glendora, CA 91741 | 532 E Whitcomb Glendora, CA 91741 | 604 E Whitcomb Ave Glendora, CA 91741 | 427 W Bennett Ave Glendora, CA 91741 | 519 Lesterwest Way Glendora, CA 91741 |
| Proximity | | 0.51 Miles | 0.48 Miles | 0.51 Miles | 0.58 Miles | 0.28 Miles | 0.53 Miles |
| Sale/List Price | | \$595,000 | \$615,000 | \$630,000 | \$625,000 | \$639,000 | \$659,888 |
| Sale Date | | 2/3/2017 | 6/14/2017 | 6/28/2017 | | | |
| Price Per Sq.ft. | \$448.25 | \$423.79 | \$438.66 | \$423.39 | \$512.30 | \$523.77 | \$453.53 |
| Initial List Price | \$500,000 | \$599,000 | \$619,950 | \$630,000 | \$650,000 | \$639,000 | \$668,800 |
| Initial List Date | 3/08/2017 | 11/19/2016 | 5/11/2017 | 3/22/2017 | 6/2/2017 | 6/21/2017 | 6/11/2017 |
| Current/Final List | \$500,000 | \$599,000 | \$619,950 | \$630,000 | \$625,000 | \$639,000 | \$659,888 |
| DOM/CDOM | 33 / 33 | 76 / 76 | 11 / 11 | 96 / 96 | 27 / 27 | 9 / 9 | 18 / 18 |
| Sales Type | | Fair Market | Fair Market | Fair Market | Fair Market | Fair Market | Fair Market |
| Finance Incentives | n/a | n/a | n/a | n/a | n/a | n/a | n/a |
| Living Area | 1372 | 1404 | 1402 | 1488 | 1220 | 1220 | 1455 |
| #Rooms/Bed/Bath 1 | 9 / 3 / 2 | 9 / 3 / 2 | 9 / 3 / 2 | 9 / 3 / 2 | 9 / 3 / 2 | 9 / 3 / 2 | 9 / 3 / 2 |
| Year Built | 1956 | 1955 | 1954 | 1952 | 1952 | 1954 | 1956 |
| Bsmnt SF/% Finished | | | | | | | |
| Lot Size | 0.14ac | 0.23ac | 0.22ac | 0.2ac | 0.31ac | 0.21ac | 0.22ac |
| Property Type | SF Detach | SF Detach | SF Detach | SF Detach | SF Detach | SF Detach | SF Detach |
| Style / Quality | Ranch / Q3 | Ranch / Q3 | Ranch / Q3 | Ranch / Q3 | Ranch / Q3 | Ranch / Q3 | Ranch / Q3 |
| # of Units | 1 | 1 | 1 | 1 | 1 | 1 | 1 |
| Condition | C4 | C4 | C4 | C4 | C4 | C4 | C4 |
| Pool/Spa | None | Yes / No | Yes / No | No / No | Yes / No | No / No | No / No |
| View | Residential | Residential | Residential | Residential | Residential | Residential | Residential |
| Porch/Patio/Deck | Yes / Yes / No | Yes / Yes / No | Yes / Yes / No | Yes / Yes / No | Yes / Yes / No | Yes / Yes / No | Yes / Yes / No |
| Fireplace | Yes | Yes | Yes | Yes | Yes | Yes | Yes |
| Garage | 2 Attached | 2 Attached | 2 Detached | 2 Attached | 2 Attached | 2 Attached | 2 Attached |
| Other Features | n/a | n/a | n/a | n/a | n/a | n/a | n/a |
| HOA Fees | 0/mo | 0/yr | 0/yr | 0/yr | 0/yr | 0/yr | 0/yr |
| Subdivision | Glendora | Glendora | Glendora | Glendora | North Glendora | North Glendora | Glendora |
| School District | Glendora Unified | Glendora Unified | Glendora Unified | Glendora Unified | Glendora Unified | Glendora Unified | Glendora Unified |
| Data Source - ID | County Tax - 8637-019-016 | MLS - CV16750479 | MLS - CV17103790 | MLS - CV17089293 | MLS - CV17124088 | MLS - CV17139783 | MLS - CV17131462 |

| | | | |
|--------------------------------|---|-----------------------------------|-----------------------------------|
| Market Time 90-120 days | As-Is Price Estimate | As-Repaired Price Estimate | Land Only Price |
| Anticipated Sale Price | \$615,000 | \$615,000 | \$75,000 |
| Recommended List Price | \$620,000 | \$620,000 | |
| 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 |
|---|--------------------|----------|----|----|----------|----------------|------------|-----------------|------------|
| • | 421 N Vermont Ave | Glendora | 3 | 2 | 0.14ac | | 1956 | | |
| 1 | 526 E Cypress Ave | Glendora | 3 | 2 | 0.23ac | 2/3/2017 | 1955 | \$595,000 | 0.51 Miles |
| 2 | 322 Trayer Ave | Glendora | 3 | 2 | 0.22ac | 6/14/2017 | 1954 | \$615,000 | 0.48 Miles |
| 3 | 532 E Whitcomb | Glendora | 3 | 2 | 0.2ac | 6/28/2017 | 1952 | \$630,000 | 0.51 Miles |
| 1 | 604 E Whitcomb Ave | Glendora | 3 | 2 | 0.31ac | 6/2/2017 | 1952 | \$625,000 | 0.58 Miles |
| 2 | 427 W Bennett Ave | Glendora | 3 | 2 | 0.21ac | 6/21/2017 | 1954 | \$639,000 | 0.28 Miles |
| 3 | 519 Lesterwest Way | Glendora | 3 | 2 | 0.22ac | 6/11/2017 | 1956 | \$659,888 | 0.53 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 | original hardwood floors that have been refinished and a built in fireplace. Home was recently painted and has newer vinyl windows |
| Sale 2 Comments | Ceiling fans in all bedrooms - nice layout with large bedrooms - dual pane windows throughout - 2 car detached garage with large driveway |
| Sale 3 Comments | This well preserved home offers 3 bedrooms and 2 baths; 1488 square feet situated on an 8759 square foot lot. New exterior paint |
| List 1 Comments | New concrete stamping *pool house and shed for extra storage or entertainment**two covered patios in backyard |
| List 2 Comments | 3 Bedrooms, 2 Bath on Beautifully Landscaped Corner Lot. Cozy Living Room with Fireplace. Completely Updated Kitchen, Large Patio |
| List 3 Comments | Open floor plan, updated kitchen with granite counters, tumbled marble backsplash, porcelain tile flooring, Viking appliances, |

Comments:

Service Provider Comments:

per instructions *The client is focused on the AS-REPAIRED VALUE for this valuation. Please provide only comps that are in good, marketable condition. The as-is value, if the subject needs repairs, does not need comparable support shown in the report but should be accurate based on your market. no HOA Current market is stable with values remaining stable and listings balancing out the sold. Subject property is located in a established neighborhood. No visible deferred maintenance was seen from inspection. Likely buyer would be a first time homeowner. Subject is located within a half a mile of schools and shopping and has easy freeway access.

Vendor Comments:

Service Provider
Signature

/s/ Raylene Brooks

Service Provider
Company

Continental Realty

BPO Effective Date

6/30/2017

Service Provider Lic.
Num.

01815084

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

**421 N Vermont Ave
Glendora, CA 91741**



Address



Side



Side



Street



Street



View across street



Comparable Sale #1

526 E Cypress Ave
Glendora, CA 91741
Sale Date: 2/3/2017
Sale Price: \$595,000



Comparable Sale #2

322 Trayer Ave
Glendora, CA 91741
Sale Date: 6/14/2017
Sale Price: \$615,000



Comparable Sale #3

532 E Whitcomb
Glendora, CA 91741
Sale Date: 6/28/2017
Sale Price: \$630,000



Comparable Listing #1

604 E Whitcomb Ave
Glendora, CA 91741
Current List: \$625,000



Comparable Listing #2

427 W Bennett Ave
Glendora, CA 91741
Current List: \$639,000



Comparable Listing #3

519 Lesterwest Way
Glendora, CA 91741
Current List: \$659,888

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