

Broker Price Opinion

 Exterior Inspection
 Interior Inspection

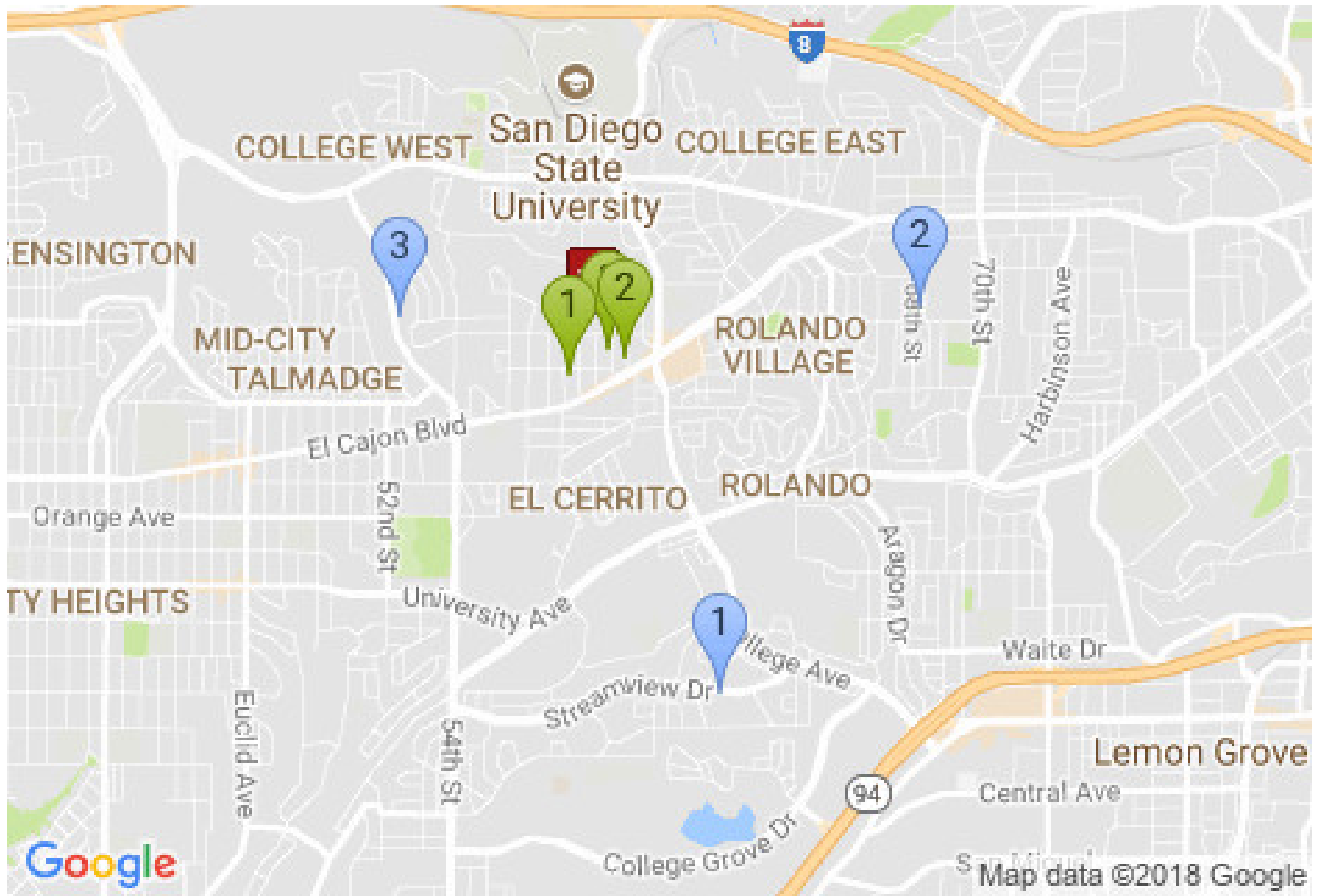
| | |
|---------------------------------------|----------------------------|
| Property Address: 4726 Barbarossa Dr | Vendor ID: 4487956 |
| City, State, Zip: San Diego, CA 92115 | Deal Name: |
| Loan Number: 4726BarbarossaDr | Inspection Date: 3/28/2018 |
| 2nd Loan / Client #: | Subject APN: 466-481-06-00 |

| | | | |
|--|---------------------------------------|----------------------------|---------------------------------|
| Property Occupancy Status: Unknown | Does the Property Appear Secure?: Yes | Est. Monthly Rent: \$2,700 | 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
Good

| | Subject | Sold Comp 1 | Sold Comp 2 | Sold Comp 3 | List Comp 1 | List Comp 2 | List Comp 3 |
|---------------------|---|-------------------------------------|-------------------------------------|---------------------------------------|---|-----------------------------------|--|
| | | | | | | | |
| Address | 4726 Barbarossa Dr San Diego, CA 92115 | 4575 58th St San Diego, CA 92115 | 4626 60th St San Diego, CA 92115 | 4644 Esther St San Diego, CA 92115 | 6161 Streamview Dr San Diego, CA 92115 | 4725 68th St La Mesa, CA 91942 | 4740 Adelphi Pl San Diego, CA 92115 |
| Proximity | | 0.2 Miles | 0.19 Miles | 0.13 Miles | 1.42 Miles | 1.19 Miles | 0.67 Miles |
| Sale/List Price | | \$645,000 | \$615,000 | \$635,000 | \$550,000 | \$649,000 | \$659,000 |
| Sale Date | | 4/21/2017 | 6/14/2017 | 11/20/2017 | active | active | active |
| Price Per Sq.ft. | \$417.76 | \$387.85 | \$457.59 | \$438.54 | \$320.89 | \$402.11 | \$470.71 |
| Initial List Price | | \$635,000 | \$609,900 | \$665,000 | \$595,000 | \$649,000 | \$659,000 |
| Initial List Date | | 3/31/2017 | 4/25/2017 | 10/19/2017 | 3/12/2018 | 2/5/2018 | 11/29/2017 |
| Current/Final List | | \$655,000 | \$609,900 | \$665,000 | \$550,000 | \$649,000 | \$659,000 |
| DOM/CDOM | | 5 / 5 | 4 / 3 | 10 / 10 | 16 / 16 | 50 / 50 | 119 / 111 |
| Sales Type | | Fair Market | Fair Market | Fair Market | Fair Market | Fair Market | Fair Market |
| Finance Incentives | | 0 | 0 | 0 | 0 | 0 | 0 |
| Living Area | 1520 | 1663 | 1344 | 1448 | 1714 | 1614 | 1400 |
| #Rooms/Bed/Bath 1 | 7 / 3 / 2 | 7 / 3 / 2 | 7 / 3 / 2 | 7 / 3 / 2 | 8 / 4 / 2 | 8 / 4 / 3 | 7 / 3 / 2 |
| Year Built | 1954 | 1937 | 1928 | 1941 | 1952 | 1949 | 1950 |
| Bsmnt SF/% Finished | | | | | | | |
| Lot Size | 0.27ac | 0.14ac | 0.14ac | 0.15ac | 0.22ac | 0.2ac | 0.15ac |
| 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 | No / No | No / No | No / No | No / No | No / No | No / 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 | No | Yes | No | Yes | No | No | No |
| Garage | 2 Attached | 2 Attached | 1 Attached | 2 Attached | 1 Attached | 2 Attached | 1 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 | El Cerrito | El Cerrito Heights | El Cerrito | El Cerrito Heights | Redwood Village | La Mesa | El Cerrito |
| School District | San Diego Unified | San Diego Unified | San Diego Unified | San Diego Unified | San Diego Unified | San Diego Unified | San Diego Unified |
| Common Amenities | | | | | | | |
| Data Source - ID | County Tax - 0 | MLS - 170016054 | MLS - 170020799 | MLS - 170054436 | MLS - 180012816 | MLS - 180006220 | MLS - 170061615 |

| | | | |
|------------------------------|---|-----------------------------------|------------------------|
| Market Time 0-30 days | As-Is Price Estimate | As-Repaired Price Estimate | Land Only Price |
| Anticipated Sale Price | \$635,000 | \$635,000 | \$367,000 |
| Recommended List Price | \$649,000 | \$649,000 | |
| 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 |
|--------------------|-----------|----|----|----------|----------------|------------|-----------------|------------|
| 4726 Barbarossa Dr | San Diego | 3 | 2 | 0.27ac | | 1954 | | |
| 4575 58th St | San Diego | 3 | 2 | 0.14ac | 4/21/2017 | 1937 | \$645,000 | 0.2 Miles |
| 4626 60th St | San Diego | 3 | 2 | 0.14ac | 6/14/2017 | 1928 | \$615,000 | 0.19 Miles |
| 4644 Esther St | San Diego | 3 | 2 | 0.15ac | 11/20/2017 | 1941 | \$635,000 | 0.13 Miles |
| 6161 Streamview Dr | San Diego | 4 | 2 | 0.22ac | 3/12/2018 | 1952 | \$550,000 | 1.42 Miles |
| 4725 68th St | La Mesa | 4 | 3 | 0.2ac | 2/5/2018 | 1949 | \$649,000 | 1.19 Miles |
| 4740 Adelphi Pl | San Diego | 3 | 2 | 0.15ac | 11/29/2017 | 1950 | \$659,000 | 0.67 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 a larger gross living area, more fireplaces and is cosmetically more appealing than the subject property. |
| Sale 2 Comments | Inferior. Is twenty six years newer, has a smaller gross living area, less garages 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. Is two years older, has a smaller lot size, less garages and is cosmetically less appealing than the subject property. |
| List 2 Comments | Equal. Comparable. Used the best/only comp available relating to the subject property. |
| List 3 Comments | Superior. Is cosmetically more appealing in style and overall appeal than 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. Please note: At the time of inspection, noticed a real estate sign at the subject property. However, the subject property is not currently listed for sale.

Vendor Comments:

Service Provider
Signature

/s/ Francis C Bell Jr.

Service Provider
Company

Realty Source, INC.

BPO Effective Date

3/28/2018

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: | | | |
| 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

**4726 Barbarossa Dr
San Diego, CA 92115**



Address



Side



Side



Street



Street



Other



View across street



Comparable Sale #1

4575 58th St
San Diego, CA 92115
Sale Date: 4/21/2017
Sale Price: \$645,000



Comparable Sale #2

4626 60th St
San Diego, CA 92115
Sale Date: 6/14/2017
Sale Price: \$615,000



Comparable Sale #3

4644 Esther St
San Diego, CA 92115
Sale Date: 11/20/2017
Sale Price: \$635,000



Comparable Listing #1

6161 Streamview Dr
San Diego, CA 92115
Current List: \$550,000



Comparable Listing #2

4725 68th St
La Mesa, CA 91942
Current List: \$649,000



Comparable Listing #3

4740 Adelphi Pl
San Diego, CA 92115
Current List: \$659,000

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