

Broker Price Opinion

 Exterior Inspection
 Interior Inspection

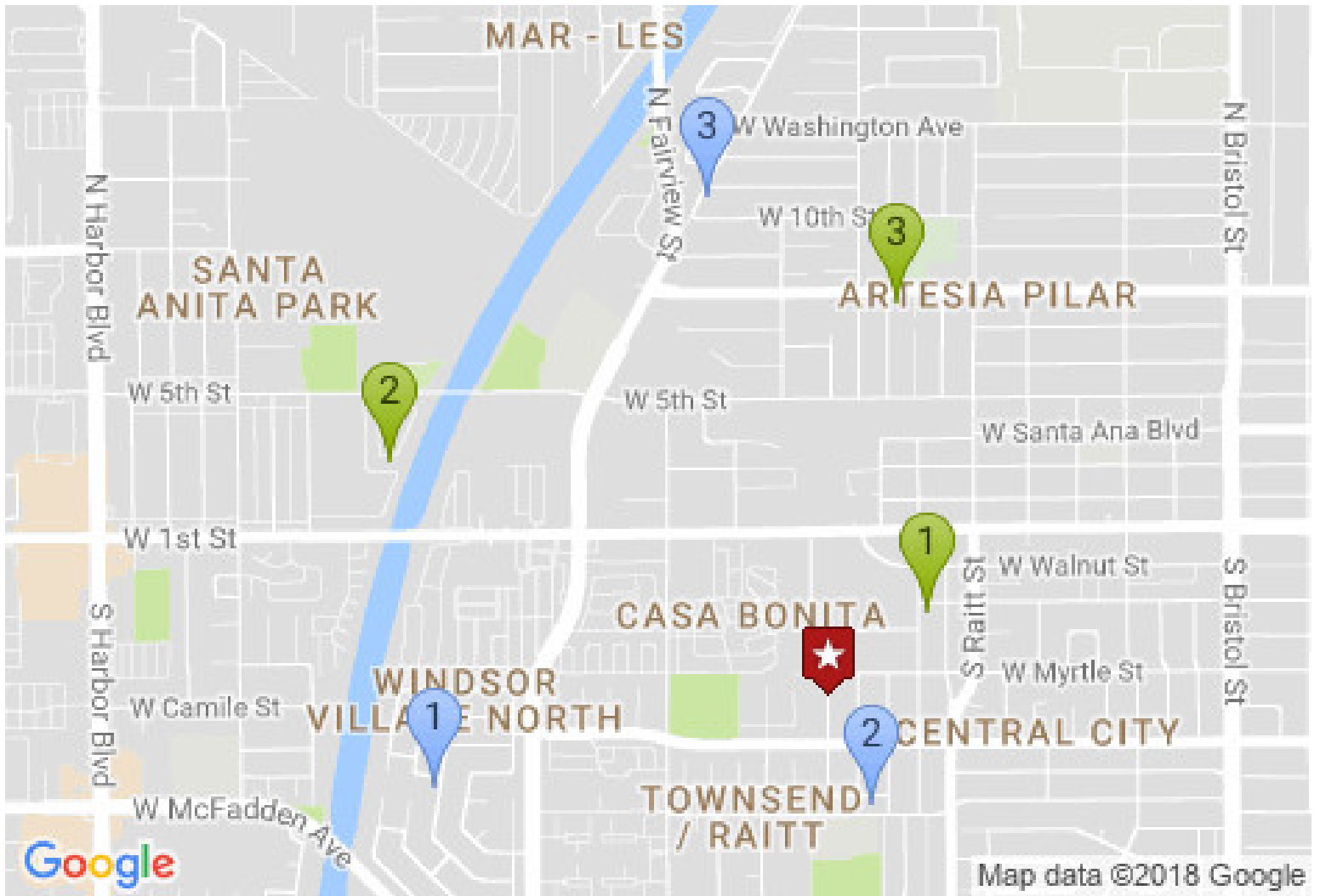
Property Address: 538 Shelley St	Vendor ID: 4484509
City, State, Zip: Santa Ana, CA 92703	Deal Name:
Loan Number: 538ShelleySt	Inspection Date: 3/22/2018
2nd Loan / Client #:	Subject APN: 010-064-10

Property Occupancy Status: Owner	Does the Property Appear Secure?: Yes	Est. Monthly Rent: \$2,800	Sold in the last 12 Months?: No
Currently Listed: Yes	Currently List Broker: FIDUCIARY REAL	List Broker Contact #: 9492738169	Initial List Price: \$510,000
		Initial List Date: 3/01/2018	Current List Price: \$510,000
		DOM / CDOM: 22 / 22	Sale Price:
Is the Subject Listing Currently Pending?: No	Date of Contract:	CDOM to Contract:	Sale Date:

Subject Property Comments / External Influences
The subject is a SFR type home in good condition.

Subject	Sold Comp 1	Sold Comp 2	Sold Comp 3	List Comp 1	List Comp 2	List Comp 3	
Address	538 Shelley St Santa Ana, CA 92703	305 S Daisy Ave Santa Ana, CA 92703	3108 Jeannie Santa Ana, CA 92703	719 N Townsend St Santa Ana, CA 92703	628 S Mohawk Dr Santa Ana, CA 92704	1924 Mark St Santa Ana, CA 92703	1011 N King St Santa Ana, CA 92703
Proximity	0.29 Miles	0.9 Miles	0.78 Miles	0.7 Miles	0.15 Miles	0.97 Miles	
Sale/List Price	\$488,888	\$555,000	\$525,000	\$489,900	\$519,900	\$550,000	
Sale Date	12/28/2017	9/22/2017	10/26/2017	active	active	active	
Price Per Sq.ft.	\$287.32	\$340.93	\$329.18	\$288.62	\$376.27	\$344.83	
Initial List Price	\$510,000	\$488,888	\$539,888	\$539,900	\$530,000	\$545,000	
Initial List Date	3/01/2018	12/18/2017	7/13/2017	6/11/2017	2/21/2018	12/11/2017	
Current/Final List	\$510,000	\$488,888	\$539,888	\$539,900	\$489,900	\$519,900	
DOM/CDOM	22 / 22	10 / 10	71 / 71	137 / 137	30 / 30	102 / 102	
Sales Type	Fair Market	Fair Market	Fair Market	Fair Market	Fair Market	Fair Market	
Finance Incentives	Conventional	Conventional	Conventional	Conventional	Conventional	Conventional	
Living Area	1775	1434	1686	1819	1302	1495	
#Rooms/Bed/Bath 1	7 / 4 / 2	7 / 4 / 2	7 / 4 / 2.5	6 / 3 / 2	5 / 3 / 1	5 / 3 / 1.5	
Year Built	1955	2002	1988	1949	1963	1955	
Bsmnt SF/% Finished							
Lot Size	0.16ac	0.12ac	0.08ac	0.14ac	0.14ac	0.14ac	
Property Type	SF Detach	SF Detach	SF Detach	SF Detach	SF Detach	SF Detach	
Style / Quality	Ranch / Q4	Ranch / Q4	Ranch / Q4	Ranch / Q4	Ranch / Q4	Ranch / Q4	
# of Units	1	1	1	1	1	1	
Condition	C4	C4	C4	C4	C4	C4	
Pool/Spa	None	No / No	No / No	No / No	No / No	No / No	
View	Residential	Residential	Residential	Residential	Residential	Residential	
Porch/Patio/Deck	No / No / No	No / No / No	No / No / No	No / No / No	No / No / No	No / No / No	
Fireplace	No	No	No	No	No	No	
Garage	2 Detached	None	2 Attached	1 Attached	2 Attached	2 Attached	
Other Features	None	None	None	None	None	None	
HOA Fees	0/mo	0/yr	0/yr	0/yr	0/yr	0/yr	
Subdivision	Santa Ana	Santa Ana	Santa Ana	Santa Ana	Santa Ana	Santa Ana	
School District	Orange	Orange	Orange	Orange	Orange	Orange	
Common Amenities							
Data Source - ID	County Tax - 010-064-10	MLS - DW17276504MR	MLS - PW17189729MR	MLS - PW17149040MR	MLS - OC18040219MR	MLS - PW17273173MR	MLS - PW18026088MR

Market Time 90-120 days	As-Is Price Estimate	As-Repaired Price Estimate	Land Only Price
Anticipated Sale Price	\$510,000	\$510,000	\$19,036
Recommended List Price	\$520,000	\$520,000	
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
•	538 Shelley St	Santa Ana	4	2	0.16ac		1955		
1	305 S Daisy Ave	Santa Ana	4	2	0.12ac	12/28/2017	2002	\$488,888	0.29 Miles
2	3108 Jeannie	Santa Ana	4	2.5	0.08ac	9/22/2017	1988	\$555,000	0.9 Miles
3	719 N Townsend St	Santa Ana	3	2	0.14ac	10/26/2017	1949	\$525,000	0.78 Miles
1	628 S Mohawk Dr	Santa Ana	3	1	0.14ac	2/21/2018	1963	\$489,900	0.7 Miles
2	1924 Mark St	Santa Ana	3	1.5	0.14ac	12/11/2017	1955	\$519,900	0.15 Miles
3	1011 N King St	Santa Ana	3	2	0.17ac	2/2/2018	1954	\$550,000	0.97 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	This property is inferior in GLA and similar in bed/bath count to the subject. Adjustments = gla = \$14405, garage = \$6000, lot = \$240, age = -\$9400, total adjustments = \$11245, net adjusted value = \$500133
Sale 2 Comments	This property is inferior in GLA and superior in age to the subject. Adjustments = gla = \$3760, bath = -\$1500, lot = \$480, age = -\$6600, total adjustments = -\$3861, net adjusted value = \$551139
Sale 3 Comments	This property is similar in GLA and age to the subject. Adjustments = gla = -\$1859, bed = \$4000, garage = \$3000, lot = \$120, total adjustments = \$5262, net adjusted value = \$530262
List 1 Comments	This property is inferior in GLA but similar in condition and age to the subject. Adjustments = gla = \$19980, bed = \$4000, bath = \$3000, lot = \$120, total adjustments = \$27100, net adjusted value = \$517000
List 2 Comments	This property is inferior in GLA/bed/bath count to the subject. Adjustments = gla = \$11828, bed = \$4000 bath = \$1500, lot = \$120, total adjustments = \$17448, net adjusted value = \$537348
List 3 Comments	This property is inferior in GLA/bed and superior in lot size to the subject. Adjustments = gla = \$7604, bed = \$4000, garage = \$6000, lot = -\$60, total adjustments = \$17544, net adjusted value = \$567544

Comments:

Service Provider Comments:

Subject is a SFR home with 4 bed and 2 bath , 1775 sq.ft . To locate comparable in close proximity of subject, it was necessary to exceed year built, 20 % GLA, lot size guidelines The subject is located near to park, golf course, cemetery, busy street, water way and commercial areas. This, however, will have no impact on value. In delivering final valuation, most weight has been placed on CS3 and LC1, as they are most similar to subject condition and overall structure. Subject's final value represents a value with normal marketing time and based on the most similar and proximate comps in this report and they were the best indicators of value available.

Vendor Comments:

Service Provider
Signature

/s/ Jason Lopez

Service Provider
Company

REO Payment Solution

BPO Effective Date

3/23/2018

Service Provider Lic.
Num.

02022092

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

**538 Shelley St
Santa Ana, CA 92703**



Address



Side



Side



Street



Street



Other



View across street



Comparable Sale #1

305 S Daisy Ave
Santa Ana, CA 92703
Sale Date: 12/28/2017
Sale Price: \$488,888



Comparable Sale #2

3108 Jeannie
Santa Ana, CA 92703
Sale Date: 9/22/2017
Sale Price: \$555,000



Comparable Sale #3

719 N Townsend St
Santa Ana, CA 92703
Sale Date: 10/26/2017
Sale Price: \$525,000



Comparable Listing #1

628 S Mohawk Dr
Santa Ana, CA 92704
Current List: \$489,900



Comparable Listing #2

1924 Mark St
Santa Ana, CA 92703
Current List: \$519,900



Comparable Listing #3

1011 N King St
Santa Ana, CA 92703
Current List: \$550,000

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