

Broker Price Opinion

 Exterior Inspection
 Interior Inspection

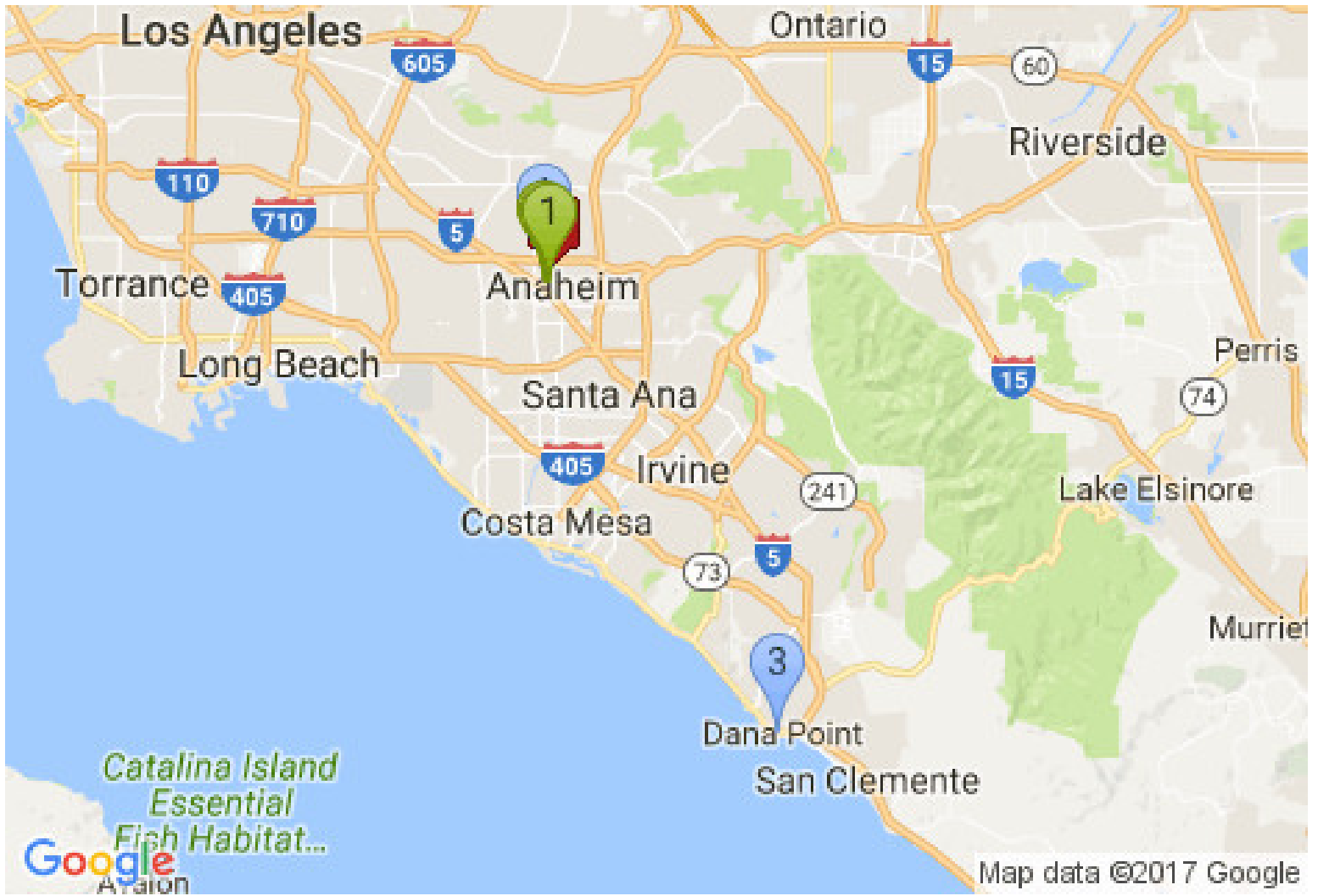
Property Address: 625 W La Verne Street	Vendor ID: 4150063
City, State, Zip: Anaheim, CA 92805	Deal Name:
Loan Number: 625WLAVERNE	Inspection Date: 1/19/2017
2nd Loan / Client #:	Subject APN: 034-183-27

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="\$3,400"/>	Sold in the last 12 Months?: <input type="text" value="No"/>
Currently Listed: <input type="text" value="Yes"/>	Currently List Broker: Eagle First Real Estate	List Broker Contact #: (714) 838-1190	Initial List Price: \$699,900
	Initial List Date: 12/05/2016	Current List Price: \$699,900	DOM / CDOM: 46 / 47
Is the Subject Listing Currently Pending?: <input type="text" value="Yes"/>	Date of Contract: 12/09/2016	CDOM to Contract: 4	Sale Price: <input type="text"/>
			Sale Date: <input type="text"/>

Subject Property Comments / External Influences
The subject property appeared to be in average condition based on the exterior inspection. No damages or repairs were noted.

	Subject	Sold Comp 1	Sold Comp 2	Sold Comp 3	List Comp 1	List Comp 2	List Comp 3
Address	625 W La Verne Street Anaheim, CA 92805	521 N West St Anaheim, CA 92801	517 N Dwyer Dr Anaheim, CA 92801	1402 W James Way Anaheim, CA 92801	1217 W Malboro Ave Anaheim, CA 92801	1218 W Gordon Pl Anaheim, CA 92801	1703 W Del Prado St Anaheim, CA 92804
Proximity		0.54 Miles	0.62 Miles	0.6 Miles	0.69 Miles	0.52 Miles	29.12 Miles
Sale/List Price		\$755,000	\$765,000	\$812,000	\$659,900	\$699,000	\$756,992
Sale Date		5/23/2016	3/30/2016	7/8/2016			
Price Per Sq.ft.	\$234.00	\$270.13	\$240.72	\$284.71	\$228.18	\$253.35	\$254.19
Initial List Price	\$699,900	\$798,000	\$749,000	\$869,000	\$699,900	\$699,000	\$749,890
Initial List Date	12/05/2016	1/15/2016	10/19/2015	3/25/2016	11/18/2016	1/4/2017	4/14/2016
Current/Final List	\$699,900	\$798,000	\$775,000	\$829,900	\$659,900	\$699,000	\$756,992
DOM/CDOM	46 / 47	130 / 130	120 / 120	82 / 82	63 / 63	11 / 11	199 / 199
Sales Type		Fair Market	Fair Market	Fair Market	Fair Market	Fair Market	Fair Market
Finance Incentives	0	0	0	0	0	0	0
Living Area	2991	2795	3178	2852	2892	2759	2978
#Rooms/Bed/Bath 1	8 / 4 / 3.5	10 / 7 / 4.0	8 / 4 / 3.5	9 / 5 / 2.5	10 / 6 / 4.5	9 / 5 / 3.0	8 / 4 / 3.5
Year Built	1946	1962	1957	1965	1955	1962	2016
Bsmnt SF/% Finished							
Lot Size	0.31ac	0.21ac	0.25ac	0.25ac	0.14ac	0.32ac	0.09ac
Property Type	SF Detach	SF Detach	SF Detach	SF Detach	SF Detach	SF Detach	SF Detach
Style / Quality	2-Story Conv / Q4	2-Story Conv / Q4	Single Story / Q4	2-Story Conv / Q4	2-Story Conv / Q4	2-Story Conv / Q4	2-Story Conv / Q3
# of Units	1	1	1	1	1	1	1
Condition	C4	C4	C4	C4	C4	C4	C3
Pool/Spa	None	No / No	No / No	Yes / No	No / No	Yes / 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	3 Attached	2 Attached	2 Attached	2 Attached	2 Attached	2 Detached	2 Attached
Other Features	none	none	none	none	None	None	None
HOA Fees	0/mo	0/mo	0/mo	0/mo	0/mo	0/mo	0/mo
Subdivision	n/a	4248	2838	5427	1998	4156	17700
School District	Anaheim	Anaheim	Anaheim	Anaheim	Anaheim	Anaheim	Anaheim
Data Source - ID	County Tax - PW16758206	MLS - IG16010203	MLS - PW15229715	MLS - PW16061953	MLS - OC16749377	MLS - PW17001978	MLS - IV16077614

Market Time 90-120 days	As-Is Price Estimate	As-Repaired Price Estimate	Land Only Price
Anticipated Sale Price	<input type="text" value="\$699,900"/>	<input type="text" value="\$699,900"/>	<input type="text" value="\$431,933"/>
Recommended List Price	<input type="text" value="\$725,000"/>	<input type="text" value="\$725,000"/>	
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
•	625 W La Verne Street	Anaheim	4	3.5	0.31ac		1946		
1	521 N West St	Anaheim	7	4	0.21ac	5/23/2016	1962	\$755,000	0.54 Miles
2	517 N Dwyer Dr	Anaheim	4	3.5	0.25ac	3/30/2016	1957	\$765,000	0.62 Miles
3	1402 W James Way	Anaheim	5	2.5	0.25ac	7/8/2016	1965	\$812,000	0.6 Miles
1	1217 W Malboro Ave	Anaheim	6	4.5	0.14ac	11/18/2016	1955	\$659,900	0.69 Miles
2	1218 W Gordon Pl	Anaheim	5	3	0.32ac	1/4/2017	1962	\$699,000	0.52 Miles
3	1703 W Del Prado St	Anaheim	4	3.5	0.09ac	4/14/2016	2016	\$756,992	29.12 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	7 bedrooms plus a studio, 4 bathrooms are just perfect to run them all! The property with 2 attached car garage, the laundry room, cozy fireplace, balcony, fruit trees.
Sale 2 Comments	Sparkling Swimming Pool and Spa. Property features 4 Bedrooms and 3.5 Baths formal step down living room with Hardwood floor throughout.
Sale 3 Comments	two story 5BR and 2.75 BA home in the Anaheim Westmont Area. Also upstairs are 3 separate spare bedrooms and full bath. Remodeled kitchen and baths. Other features include a resort like backyard with sparkling pool
List 1 Comments	This amazing two story home makes exceptional use of all 2,892 square feet of living space.6 bedrooms 5 bath and a flex room at the center of the house.
List 2 Comments	Single story 5 bedrooms, 3 bath with large lot and has the unlimited potential to be your dream home. Superior with a pool.
List 3 Comments	Brand New, beautiful 4 bedroom, 3.5 bath, with a bonus room upstairs, California room including fireplace, great room also has a fireplace Superior in age and condition. Limited inventory

Comments:

Service Provider Comments:

The subject property appeared to be in average condition based on the exterior inspection. No damages or repairs were noted. Subject conforms to the neighborhood in size, shape, appeal, and style. Inventory is limited for sold and listed comps. Data indicates that the subject is appropriately priced for the area however the market is increasing in value so a list price of 725k was given.

Vendor Comments:

[Empty text box for Vendor Comments]

Service Provider
Signature

/s/ Garrett Hilseth

Service Provider
Company

Elite REO Services

BPO Effective Date

1/20/2017

Service Provider Lic.
Num.

01912848

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:			\$0
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:			\$0
Repair Total:			\$0



Subject Front

**625 W La Verne Street
Anaheim, CA 92805**



Address



Side



Side



Street



Street



View across street



Comparable Sale #1

521 N West St
Anaheim, CA 92801
Sale Date: 5/23/2016
Sale Price: \$755,000



Comparable Sale #2

517 N Dwyer Dr
Anaheim, CA 92801
Sale Date: 3/30/2016
Sale Price: \$765,000



Comparable Sale #3

1402 W James Way
Anaheim, CA 92801
Sale Date: 7/8/2016
Sale Price: \$812,000



Comparable Listing #1

1217 W Malboro Ave
Anaheim, CA 92801
Current List: \$659,900



Comparable Listing #2

1218 W Gordon Pl
Anaheim, CA 92801
Current List: \$699,000



Comparable Listing #3

1703 W Del Prado St
Anaheim, CA 92804
Current List: \$756,992

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