

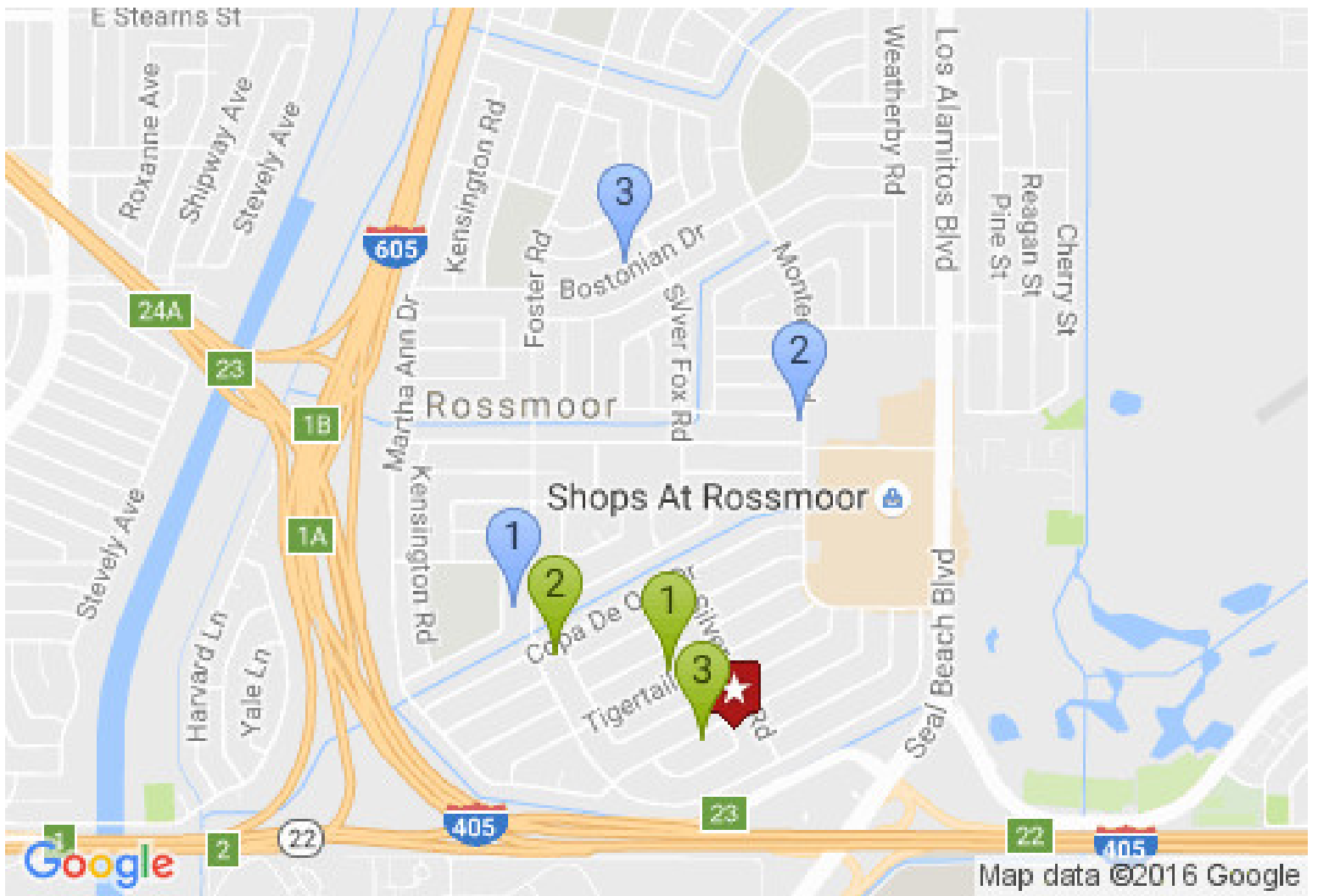
Property Address:	12762 Oak Way Drive	Vendor ID:	4105850
City, State, Zip:	Los Alamitos, CA 90720	Deal Name:	
Loan Number:	12762OAKWAY	Inspection Date:	11/30/2016
2nd Loan / Client #:		Subject APN:	08648202

Property Occupancy Status	Owner	Does the Property Appear Secure?	Yes	Est. Monthly Rent	\$3,000	Sold in the last 12 Months?	No
Currently Listed	Yes	Currently List Broker	Keller Williams Coastal	List Broker Contact #	(714) 469-6061	Initial List Price	\$844,900
		Initial List Date	9/08/2016	Current List Price	\$834,900	DOM / CDOM	83 / 84
Is the Subject Listing Currently Pending?	No	Date of Contract		CDOM to Contract		Sale Price:	
						Sale Date:	

Subject Property Comments / External Influences
No deferred maintenance shows. So no repair is needed.

	Subject	Sold Comp 1	Sold Comp 2	Sold Comp 3	List Comp 1	List Comp 2	List Comp 3
Address	12762 Oak Way Drive Los Alamitos, CA 90720	3051 Tigertail Dr Rossmoor, CA 90720	12631 Christy Ln Rossmoor, CA 90720	3132 Druid Ln Rossmoor, CA 90720	12572 Argyle Dr Rossmoor, CA 90720	3272 Kempton Dr Rossmoor, CA 90720	3011 Bostonian Dr Rossmoor, CA 90720
Proximity		0.17 Miles	0.36 Miles	0.07 Miles	0.46 Miles	0.56 Miles	0.86 Miles
Sale/List Price		\$925,000	\$965,320	\$890,000	\$849,000	\$844,900	\$904,900
Sale Date		8/12/2016	4/12/2016	11/23/2016			
Price Per Sq.ft.	\$538.54	\$565.75	\$580.82	\$488.21	\$458.42	\$479.24	\$558.93
Initial List Price	\$844,900	\$949,000	\$985,000	\$925,000	\$895,000	\$875,000	\$904,900
Initial List Date	9/08/2016	6/17/2016	2/19/2016	8/4/2016	6/24/2016	8/13/2016	9/28/2016
Current/Final List	\$834,900	\$924,900	\$985,000	\$925,000	\$849,000	\$844,900	\$904,900
DOM/CDOM	83 / 84	55 / 55	53 / 53	61 / 61	159 / 159	109 / 109	65 / 65
Sales Type		Fair Market	Fair Market	Fair Market	Fair Market	Fair Market	Fair Market
Finance Incentives	none	none	none	none	none	none	none
Living Area	1736	1635	1662	1823	1852	1763	1619
#Rooms/Bed/Bath 1	7 / 3 / 2.0	7 / 3 / 2.0	7 / 3 / 2.0	7 / 3 / 2.0	8 / 4 / 2.0	7 / 3 / 2.0	7 / 3 / 2.0
Year Built	1960	1959	1959	1963	1959	1957	1957
Bsmnt SF/% Finished							
Lot Size	0.18ac	0.18ac	0.22ac	0.18ac	0.18ac	0.18ac	0.17ac
Property Type	SF Detach	SF Detach	SF Detach	SF Detach	SF Detach	SF Detach	SF Detach
Style / Quality	Single Story / Q3	Single Story / Q3	Single Story / Q3	Single Story / Q3	Single Story / Q4	Single Story / Q4	Single Story / Q3
# of Units	1	1	1	1	1	1	1
Condition	C3	C3	C3	C3	C4	C4	C3
Pool/Spa	In Ground	No / No	No / No	No / No	No / No	No / No	No / No
View	Residential	Residential	Residential	Residential	Residential	Residential	Residential
Porch/Patio/Deck	Yes / Yes / Yes	Yes / Yes / Yes	Yes / Yes / Yes	Yes / Yes / Yes	Yes / Yes / Yes	Yes / Yes / Yes	Yes / Yes / Yes
Fireplace	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Garage	2 Detached	2 Detached	2 Detached	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	Rossmoor	Rossmoor	Other (Othr)	Other (Othr)	Other (Othr)	n/a
School District	Los Alamitos Unified	Los Alamitos Unified	Los Alamitos Unified	Los Alamitos Unified	Los Alamitos Unified	Call Listing Office	Los Alamitos Unified
Data Source - ID	County Tax - n/a	MLS - PW16131557	MLS - PW16034473	MLS - PW16171225	MLS - PW16137438	MLS - PW16178319	MLS - PW16711609

Market Time 30-90 days	As-Is Price Estimate	As-Repaired Price Estimate	Land Only Price
Anticipated Sale Price	\$934,900	\$934,900	\$31,071
Recommended List Price	\$944,900	\$944,900	
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
•	12762 Oak Way Drive	Los Alamitos	3	2	0.18ac		1960		
1	3051 Tigertail Dr	Rossmoor	3	2	0.18ac	8/12/2016	1959	\$925,000	0.17 Miles
2	12631 Christy Ln	Rossmoor	3	2	0.22ac	4/12/2016	1959	\$965,320	0.36 Miles
3	3132 Druid Ln	Rossmoor	3	2	0.18ac	11/23/2016	1963	\$890,000	0.07 Miles
1	12572 Argyle Dr	Rossmoor	4	2	0.18ac	6/24/2016	1959	\$849,000	0.46 Miles
2	3272 Kempton Dr	Rossmoor	3	2	0.18ac	8/13/2016	1957	\$844,900	0.56 Miles
3	3011 Bostonian Dr	Rossmoor	3	2	0.17ac	9/28/2016	1957	\$904,900	0.86 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	Sale comp 1 has similar building size, same room counts, and similar condition and appeal.
Sale 2 Comments	Sale comp 2 has similar building size with same room counts.
Sale 3 Comments	Sale comp 3 has similar building size with same room counts.
List 1 Comments	List comp 1 has similar building size with similar room counts but not in a good condition.
List 2 Comments	List comp 2 has similar building size with same room counts but not in a good condition.
List 3 Comments	List comp 3 has similar building size, same room counts, and some upgrades.

Comments:

Service Provider Comments:

The subject is located in a very cozy and nice area in the city of Los Alamitos. The subject area includes many custom homes with upgrades inside and outside, and maintained very well. The subject has no deferred maintenance shows. The home might be sold quicker within a period time if the price is reasonable. The home is currently listed on the market. List comp 1 and list comp 2's listing price is lower because it is not in good condition with no upgrades at all. And the condition of the subject is pretty good.

Vendor Comments:

Service Provider
Signature

/s/ In Sook Uhm

Service Provider
Company

Century 21 Astro

BPO Effective Date

12/1/2016

Service Provider Lic.
Num.

01845839

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

**12762 Oak Way Drive
Los Alamitos, CA 90720**



Address



Side



Side



Street



Street



Other



Other



View across street



Comparable Sale #1

3051 Tigertail Dr
Rossmoor, CA 90720
Sale Date: 8/12/2016
Sale Price: \$925,000



Comparable Sale #2

12631 Christy Ln
Rossmoor, CA 90720
Sale Date: 4/12/2016
Sale Price: \$965,320



Comparable Sale #3

3132 Druid Ln
Rossmoor, CA 90720
Sale Date: 11/23/2016
Sale Price: \$890,000



Comparable Listing #1

12572 Argyle Dr
Rossmoor, CA 90720
Current List: \$849,000



Comparable Listing #2

3272 Kempton Dr
Rossmoor, CA 90720
Current List: \$844,900



Comparable Listing #3

3011 Bostonian Dr
Rossmoor, CA 90720
Current List: \$904,900

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