



Broker Price Opinion

Exterior Inspection
 Interior Inspection

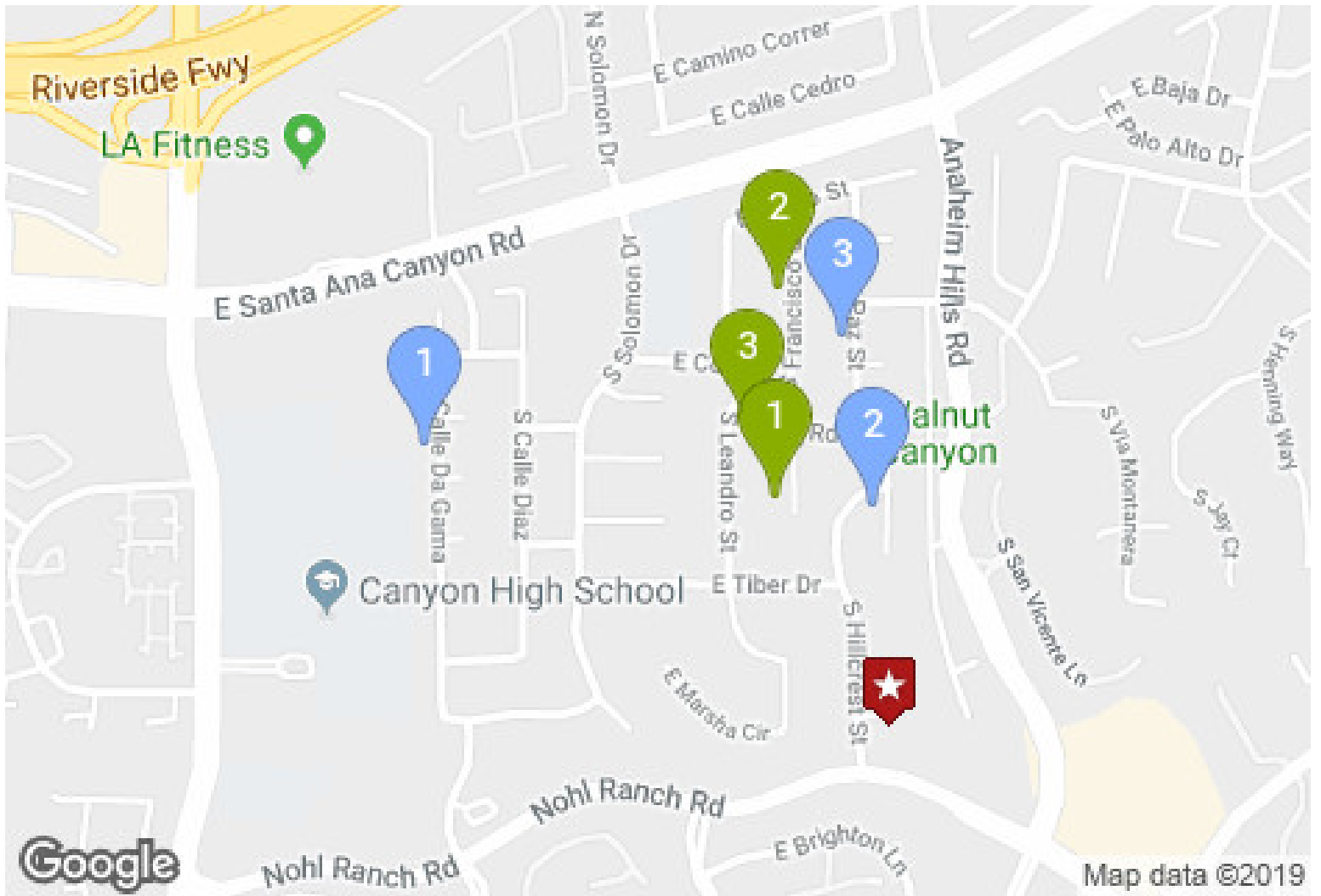
Property Address: 6014 East Hillcrest Circle	Vendor ID: 4815432						
City, State, Zip: Anaheim, CA 92807	Deal Name:						
Loan Number: 001002	Inspection Date: 8/21/2019						
2nd Loan / Client #:	Subject APN: 363-121-30						
Property Occupancy Status: Vacant	Does the Property Appear Secure?: Yes	Est. Monthly Rent: \$3,400	Sold in the last 12 Months?: No				
Currently Listed: Yes	Currently List Broker: Green Life	List Broker Contact #: 7146123930	Initial List Price: \$750,000	Initial List Date: 7/09/2019	Current List Price: \$740,000	DOM / CDOM: 23 / 23	Sale Price:
Is the Subject Listing Currently Pending?: Yes	Date of Contract: 8/18/2019	CDOM to Contract: 23	Sale Date:				

Subject Property Comments / External Influences

The subject property appeared to be in average condition based on the exterior inspection.

Subject	Sold Comp 1	Sold Comp 2	Sold Comp 3	List Comp 1	List Comp 2	List Comp 3	
							
Address	6014 East Hillcrest Circle Anaheim, CA 92807	207 S Calle Da Gama Anaheim, CA 92807	222 S Hillcrest St Anaheim, CA 92807	149 S La Paz St Anaheim, CA 92807	227 S Francisco Pl Anaheim, CA 92807	131 S Francisco St Anaheim, CA 92807	208 S Leandro St Anaheim, CA 92807
Proximity		0.48 Miles	0.2 Miles	0.35 Miles	0.23 Miles	0.41 Miles	0.3 Miles
Sale/List Price		\$795,000	\$795,000	\$875,000	\$799,000	\$819,000	\$869,900
Sale Date		8/6/2019	3/5/2019	4/26/2019	pending	active	pending
Price Per Sq.ft.	\$298.57	\$331.25	\$347.31	\$351.69	\$338.85	\$350.60	\$348.38
Initial List Price	\$750,000	\$805,000	\$799,000	\$899,000	\$799,000	\$849,000	\$869,900
Initial List Date	7/09/2019	4/2/2019	9/14/2018	2/22/2019	7/23/2019	10/16/2018	7/2/2019
Current/Final List	\$740,000	\$805,000	\$799,000	\$899,000	\$799,000	\$819,000	\$869,900
DOM/CDOM	23 /	75 / 75	116 / 116	10 / 10	29 / 29	289 / 289	44 / 44
Sales Type		Fair Market	Fair Market	Fair Market	Fair Market	Fair Market	Fair Market
Finance Incentives	Cash	0	0	0	0	0	0
Living Area	2512	2400	2289	2488	2358	2336	2497
#Rooms/Bed/Bath 1	9 / 5 / 4	8 / 4 / 3	7 / 4 / 2.5	8 / 4 / 3	8 / 4 / 3	8 / 4 / 3	8 / 4 / 2.5
Year Built	1973	1974	1973	1973	1972	1972	1973
Bsmnt SF/% Finished	/	/	/	/	/	/	/
Lot Size	0.50ac	0.14ac	0.23ac	0.17ac	0.17ac	0.17ac	0.18ac
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	2-Story Conv / Q4	2-Story Conv / Q3	2-Story Conv / Q4	2-Story Conv / Q4	2-Story Conv / Q4
# of Units	1	1	1	1	1	1	1
Condition	C4	C3	C4	C3	C4	C4	C4
Pool/Spa	In Ground	Yes / Yes	Yes / Yes	Yes / Yes	No / No	No / No	Yes / 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	3 Attached	3 Attached	3 Attached	3 Attached	3 Attached	3 Attached	3 Attached
Other Features	None	None	None	None	None	None	None
HOA Fees	0/mo0/mo	0/mo0/mo	0/mo0/mo	0/mo0/mo	0/mo0/mo	0/mo0/mo	0/mo0/mo
Subdivision	6734	7769	6734	6734	Canyon Acres	219.05	Anaheim Hills
Likely Sale Price					\$799,000	\$819,000	\$869,900
School District	Orange Unified	Orange Unified	Orange Unified	Anaheim Union High	Orange Unified	Orange Unified	Orange Unified
Common Amenities							
Data Source - ID	County Tax - PW19159486	MLS - RS19073536	MLS - PW18223945	MLS - IG19041293	MLS - OC19175418	MLS - PW18263118	MLS - PW19162820
Overall Comparison							

Market Time 30-90 days	As-Is Price Estimate	As-Repaired Price Estimate	Land Only Price
90-Day Marketing Time	\$750,000	\$750,000	\$328,492
Recommended List Price	\$760,000	\$760,000	
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
•	6014 East Hillcrest Circle	Anaheim	5	4	0.50ac		1973		
1	207 S Calle Da Gama	Anaheim	4	3	0.14ac	8/6/2019	1974	\$795,000	0.48 Miles
2	222 S Hillcrest St	Anaheim	4	2.5	0.23ac	3/5/2019	1973	\$795,000	0.2 Miles
3	149 S La Paz St	Anaheim	4	3	0.17ac	4/26/2019	1973	\$875,000	0.35 Miles
1	227 S Francisco Pl	Anaheim	4	3	0.17ac	7/23/2019	1972	\$799,000	0.23 Miles
2	131 S Francisco St	Anaheim	4	3	0.17ac	10/16/2018	1972	\$819,000	0.41 Miles
3	208 S Leandro St	Anaheim	4	2.5	0.18ac	7/2/2019	1973	\$869,900	0.3 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	Anaheim Hills Home!! This property is near Everything! The home features 4 bedrooms and 3 full baths, two master bedrooms with one of them in the lower level and the other 3 rooms in the second level. It has its own private in-ground heated pool and spa.
Sale 2 Comments	This spacious home, located in the "Woodcrest" Development of Anaheim Hills, has 4 bedrooms, 2 baths plus powder room, Formal Living Room with cathedral ceiling, and a Formal Dining Room. The Family Room has a Fireplace, recessed lighting, pool and spa.
Sale 3 Comments	This 4 bedroom 3 bath plus office, 3 car garage house with great curb appeal and extra large driveway.. Open floor plan, vaulted ceilings, bed and bathroom downstairs, walk in closet, walk in showers, this highly upgraded house is loaded with high quality finishes. Superior
List 1 Comments	This beautiful custom 4 bedroom, 3 full bath Laurel Model SFR sits on a quiet cul-de-sac in the community of Canyon Acres II. Featuring a spacious, main-level bedroom, and huge master bedroom with large walk-in closet, ceiling fan, and huge private balcony with
List 2 Comments	Beautiful well kept 4 Beds 3 Bath 2 story dream home, with 2,336 Sq-ft of living space, with a great layout and efficient use of the space sitting on a 7,470 Sq-ft Lot. The second level has three bedrooms .
List 3 Comments	4 bed, 2.5 bathroom home with pool. Family room has a warm fireplace and built-in bookshelves with a half bath around the corner. Direct access to a 3 car garage. French doors and windows open onto a wonderful patio and pool deck great for entertaining and part

Comments:

Service Provider Comments:

The subject property appeared to be in average condition based on the exterior inspection. The home is noted to have a new electrical panel and roof. The home is in original condition and is in need of a full upgrade. An investor will most likely buy the home to fully rehab and sell for profit. Repairs to upgrade the home were not included due to the home being sold as is in its current condition. Inventory in the area for similar condition comps is limited. S2 is the most similar comp but is still superior with minor upgrades.

Vendor Comments:

Empty text area for Vendor Comments.

Service Provider
Signature
Service Provider
Company

/s/ Garrett Hilseth
Elite REO Services

BPO Effective Date

8/22/2019

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:

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

**6014 East Hillcrest Circle
Anaheim, CA92807**



Address



Side



Side



Street



Street



View across street



Comparable Sale #1

207 S Calle Da Gama
Anaheim, CA92807
Sale Date: 8/6/2019
Sale Price: \$795,000



Comparable Sale #2

222 S Hillcrest St
Anaheim, CA92807
Sale Date: 3/5/2019
Sale Price: \$795,000



Comparable Sale #3

149 S La Paz St
Anaheim, CA92807
Sale Date: 4/26/2019
Sale Price: \$875,000



Comparable Listing #1

227 S Francisco Pl
Anaheim, CA92807
Current List: \$799,000



Comparable Listing #2

131 S Francisco St
Anaheim, CA92807
Current List: \$819,000



Comparable Listing #3

208 S Leandro St
Anaheim, CA92807
Current List: \$869,900

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