



Broker Price Opinion

Exterior Inspection
 Interior Inspection

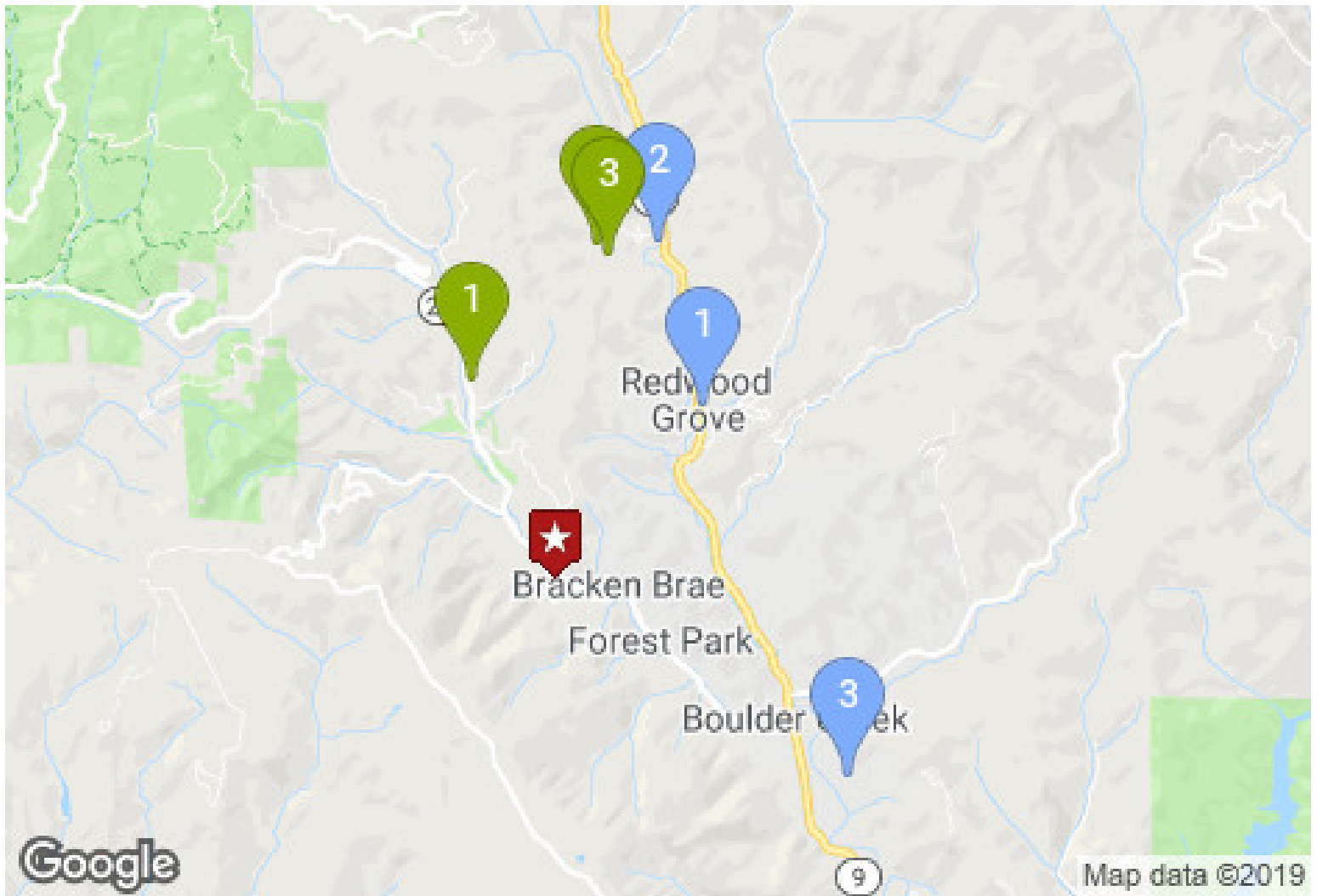
Property Address: 761 Acorn Drive	Vendor ID: 4819432
City, State, Zip: Boulder Creek, CA 95006	Deal Name:
Loan Number: 001006	Inspection Date: 9/05/2019
2nd Loan / Client #:	Subject APN: 08321208

Property Occupancy Status: <input type="text" value="Vacant"/>	Does the Property Appear Secure?: <input type="text" value="Yes"/>	Est. Monthly Rent: <input type="text" value="\$2,500"/>	Sold in the last 12 Months?: <input type="text" value="No"/>
Currently Listed: <input type="text" value="Yes"/>	Currently List Broker: <input type="text" value="Sereno Group"/>	List Broker Contact #: <input type="text" value="4083514003"/>	Sale Price: <input type="text"/>
Initial List Price: <input type="text" value="\$315,000"/>	Initial List Date: <input type="text" value="7/10/2019"/>	Current List Price: <input type="text" value="\$295,000"/>	DOM / CDOM: <input type="text" value="17 / 17"/>
Is the Subject Listing Currently Pending?: <input type="text" value="Yes"/>	Date of Contract: <input type="text" value="8/29/2019"/>	CDOM to Contract: <input type="text" value="17"/>	Sale Date: <input type="text"/>

Subject Property Comments / External Influences
Conforms to neighborhood

Subject	Sold Comp 1	Sold Comp 2	Sold Comp 3	List Comp 1	List Comp 2	List Comp 3	
							
Address	761 Acorn Drive Boulder Creek, CA 95006	15820 Highway 9 Boulder Creek, CA 95006	145 Teilh Dr Boulder Creek, CA 95006	155 Aquila Way Boulder Creek, CA 95006	17280 Big Basin Way Boulder Creek, CA 95006	1080 Rambling Road Boulder Creek, CA 95006	968 Creek Dr Boulder Creek, CA 95006
Proximity	1.58 Miles	2.43 Miles	2.37 Miles	1.5 Miles	2.33 Miles	2.27 Miles	
Sale/List Price	\$425,000	\$415,000	\$450,000	\$435,000	\$489,000	\$419,000	
Sale Date	6/17/2019	2/10/2019	8/24/2019	active	active	active	
Price Per Sq.ft.	\$445.29	\$494.19	\$490.54	\$619.66	\$575.29	\$530.38	
Initial List Price	\$315,000	\$425,000	\$358,500	\$468,000	\$489,000	\$525,000	
Initial List Date	7/10/2019	5/9/2019	2/10/2019	8/24/2019	5/21/2019	8/6/2019	4/26/2019
Current/Final List	\$295,000	\$425,000	\$358,500	\$450,000	\$435,000	\$489,000	\$419,000
DOM/CDOM	17 /	7 / 7	19 / 19	0 / 0	104 / 104	29 / 29	131 / 131
Sales Type	Fair Market	Fair Market	Fair Market	Fair Market	Fair Market	Fair Market	Fair Market
Finance Incentives	None	0	0	0	0	0	0
Living Area	786	860	846	943	702	850	790
#Rooms/Bed/Bath 1	4 / 2 / 1	4 / 2 / 1	4 / 2 / 1	4 / 2 / 2	4 / 2 / 1	4 / 2 / 1	4 / 2 / 1
Year Built	1935	1937	1940	1946	1947	1929	1941
Bsmnt SF/% Finished	/	/	/	/	/	/	/
Lot Size	0.13ac	0.12ac	0.17ac	0.35ac	0.13ac	0.18ac	0.23ac
Property Type	SF Detach	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	Ranch / Q4
# of Units	1	1	1	1	1	1	1
Condition	C5	C3	C3	C3	C3	C3	C3
Pool/Spa	None	No / No	No / No	No / No	No / No	No / No	No / No
View	Mountain	Mountain	Mountain	Mountain	Mountain	Mountain	Mountain
Porch/Patio/Deck	No / No / No	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	No
Garage	None	None	None	None	None	None	None
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	None	None	None	None	None	None	None
Likely Sale Price					\$435,000	\$489,000	\$419,000
School District	San Lorenzo Unified	San Lorenzo Unified	San Lorenzo Unified	San Lorenzo unified	San Lorenzo Valley	San Lorenzo Valley	San Lorenzo Valley
Common Amenities							
Data Source - ID	County Tax - 08321208	MLS - ML81751066	MLS - ML81738466	MLS - ML8176593	MLS - ML81752897	MLS - ML81763420	MLS - ML81748984
Overall Comparison							

Market Time 90-120 days	As-Is Price Estimate	As-Repaired Price Estimate	Land Only Price
90-Day Marketing Time	<input type="text" value="\$350,000"/>	<input type="text" value="\$425,000"/>	<input type="text" value="\$250,000"/>
Recommended List Price	<input type="text" value="\$350,000"/>	<input type="text" value="\$425,000"/>	
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
•	761 Acorn Drive	Boulder Creek	2	1	0.13ac		1935		
1	15820 Highway 9	Boulder Creek	2	1	0.12ac	6/17/2019	1937	\$425,000	1.58 Miles
2	145 Teilh Dr	Boulder Creek	2	1	0.17ac	2/10/2019	1940	\$415,000	2.43 Miles
3	155 Aquila Way	Boulder Creek	2	2	0.35ac	8/24/2019	1946	\$450,000	2.37 Miles
1	17280 Big Basin Way	Boulder Creek	2	1	0.13ac	5/21/2019	1947	\$435,000	1.5 Miles
2	1080 Rambling Road	Boulder Creek	2	1	0.18ac	8/6/2019	1929	\$489,000	2.33 Miles
3	968 Creek Dr	Boulder Creek	2	1	0.23ac	4/26/2019	1941	\$419,000	2.27 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 1 is similar to subject in that of style and characteristics however due to lack of inventory had to expand search criteria to find reliable comps
Sale 2 Comments	Sale 2 is similar to subject in that of style and characteristics however due to lack of inventory had to expand search criteria to find reliable comps
Sale 3 Comments	Sale 3 is similar to subject in that of style and characteristics however due to lack of inventory had to expand search criteria to find reliable comps
List 1 Comments	List 3 is similar to subject in that of style and characteristics however due to lack of inventory had to expand search criteria to find reliable comps
List 2 Comments	List 3 is similar to subject in that of style and characteristics however due to lack of inventory had to expand search criteria to find reliable comps
List 3 Comments	List 3 is similar to subject in that of style and characteristics however due to lack of inventory had to expand search criteria to find reliable comps

Comments:

Service Provider Comments:

Subject is in average condition with no red flags and or problems noted at time of inspection. Subject is located within 2 miles of schools, shopping and recreation. Due to lack of inventory had to expand search criteria in that of characteristics and or radius to find reliable comps that best support subject's fair market value. Listing agent states in MLS sheet that subject is being sold for land only. Repairs are based off of exterior as interior was no inspected. Value is based off of fair market value when subject is repaired.

Vendor Comments:

Service Provider
Signature

/s/ Marisol Randazzo

Service Provider
Company

Realty of California

BPO Effective Date

9/5/2019

Service Provider Lic.
Num.

01990699

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			\$10,000
Siding/Trim			\$0
Structural	Stairs and siding		\$5,000
Windows/Doors			\$0
Paint			\$15,000
Foundation			\$0
Garage			\$0
Landscaping			\$0
Fence			\$0
Other			\$0
External Repair Total:			\$30,000
Repair Total:			\$30,000



Subject Front

**761 Acorn Drive
Boulder Creek, CA95006**



Address



Side



Side



Side



Street



Street



View across street



Comparable Sale #1

15820 Highway 9
Boulder Creek, CA95006
Sale Date: 6/17/2019
Sale Price: \$425,000



Comparable Sale #2

145 Teilh Dr
Boulder Creek, CA95006
Sale Date: 2/10/2019
Sale Price: \$415,000



Comparable Sale #3

155 Aquila Way
Boulder Creek, CA95006
Sale Date: 8/24/2019
Sale Price: \$450,000



Comparable Listing #1

17280 Big Basin Way
Boulder Creek, CA95006
Current List: \$435,000



Comparable Listing #2

1080 Rambling Road
Boulder Creek, CA95006
Current List: \$489,000



Comparable Listing #3

968 Creek Dr
Boulder Creek, CA95006
Current List: \$419,000

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