



Loan #: 126CA92648

Address: 126 ADAMS AVE, HUNTINGTON BEACH, CA 92648				Inspection Type: Drive By			
Borrower: ukn ukn				Project Type:			
				APN: 02308211			

I. Order Information

Inspection Date:	Apr 22 2015	Deal Name:		VMA Request ID:	
Client:		BPO Vendor:	eMortgage Logic, LLC	Vendor Tracking ID:	3543668
Agent Name:	Stephen Lopes	Brokerage:	SML Business Solutions, Corp	Agent Phone:	(949) 207-3232

II. Subject Property Information

Occupied:	Yes	Property Type:	SF Detach	HOA Fees:		Zoning:	Residential
Last Sold Date:		Last Sale Price:		Data Source:	County Tax	Currently Listed:	Yes
Agent Name:	Terry Eselun	Initial List Price:		Initial List Date:	Aug 12 2014	Current List Price:	\$700,000
Last Reduction Date:	Mar 6 2015	MLS #:	OC14173555	Total Repair Cost:	\$0	Est. Monthly Rent:	\$3,200

SUBJECT PROPERTY COMMENTS / EXTERNAL INFLUENCES:No adverse conditions were noted at time of inspection based on exterior observations.

III. Neighborhood Informaton

Location Type:	Suburban	Supply/Demand:	Stable	Value Trend:	Stable	Local Economic Trend:	Appreciating
Price Range:	695000 to 830000			Median Price:	\$725,000	Avg Marketing Time:	3 to 6 Mos.

NEIGHBORHOOD COMMENTS:**Supply has increased to normal levels over the last year. Home values have increased (10-20%) over the last few years. More recently, property val

IV. Comparable Properties

	Subject			Sale 1			Sale 2			Sale 3			Listing 1			Listing 2			Listing 3		
Address	126 ADAMS AVE HUNTINGTON BEACH,CA			20691 EGRET LANE HUNTINGTON BEACH,CA			514 HUNTINGTON STREET HUNTINGTON BEACH,CA			908 PECAN AVE HUNTINGTON BEACH,CA			8792 DOLPHIN DR HUNTINGTON BEACH,CA			1119 LAKE STREET HUNTINGTON BEACH,CA			610 HUNTINGTON STREET HUNTINGTON BEACH,CA		
Zip	92648			92646			92648			92648			92646			92648			92648		
Data Source	County Tax			MLS			MLS			MLS			MLS			MLS			MLS		
Proximity				1.13 Miles			0.76 Miles			0.64 Miles			1.34 Miles			2 Blocks			0.69 Miles		
Sale Price				\$725,000			\$715,000			\$699,900											
Sale Date				Jun 18 2014			Jun 30 2014			Mar 10 2015											
Orig. List Price	\$700,000			\$699,000			\$739,900			\$699,900			\$719,000			\$780,000			\$829,000		
Curr. List Price	\$700,000												\$719,000			\$780,000			\$829,000		
DOM	254			4			109			31			39			21			156		
Lot Size	0.14ac			0.14ac			0.12ac			0.10ac			0.15ac			0.14ac			0.15ac		
View	None/residential			None/residential			None/residential			None/residential			None/residential			None/residential			None/residential		
Design/Style	Single Story			Single Story			Single Story			Single Story			Single Story			Single Story			Single Story		
Type/#Units	SF Detach	1		SF Detach	1		SF Detach	1		SF Detach	1		SF Detach	1		SF Detach	1		SF Detach	1	
Age	65yrs			52yrs			95yrs			90yrs			51yrs			65yrs			95yrs		
Condition	Average			Average			Average			Average			Average			Average			Average		
Above Grade SF	1,018			1,136			1,273			897			1,178			1,224			875		
# Rooms/Bd/Bth	5	3	1	6	3	2	6	3	1.5	5	2	1	6	4	2	6	3	2.5	5	3	1
Basement SF				0			0			0			0			0			0		
% Finished	%			0%			0%			0%			0%			0%			0%		
Garage Type	Attached			Attached			Carport			Detached			Attached			Attached			Carport		
# Garage Stalls	1			2			2			1			2			1			1		
Pool/Spa	No	No		Yes	Yes		No	No		No	No		No	No		No	No		No	No	
Other Features	Subject conforms			Standard Sale			Standard Sale			Standard Sale			Standard Sale			Standard Sale			Standard Sale		
Sales Type				Fair Market			Fair Market			Fair Market			Fair Market			Fair Market			Fair Market		
HOA Fees				0/mo			0/mo			0/mo			0/mo			0/mo			0/mo		

COMPARABLE PROPERTY COMMENTS:

Sale 1: Reason used comp: Close in proximity, GLA, lot size, room count, neighborhood, conditi... See Addendum.

Sale 2: Reason used comp: Close in proximity, GLA, lot size, room count, neighborhood, condit... See Addendum.

Sale 3: Reason used comp: Close in proximity, GLA, lot size, room count, neighborhood, condi... See Addendum.

List 1: Reason used comp: Close in proximity, GLA, lot size, room count, neighborhood, condit... See Addendum.

List 2: Reason used comp: Close in proximity, GLA, lot size, room count, neighborhood, condit... See Addendum.

List 3: Reason used comp: Close in proximity, GLA, lot size, room count, neighborhood, condit... See Addendum.

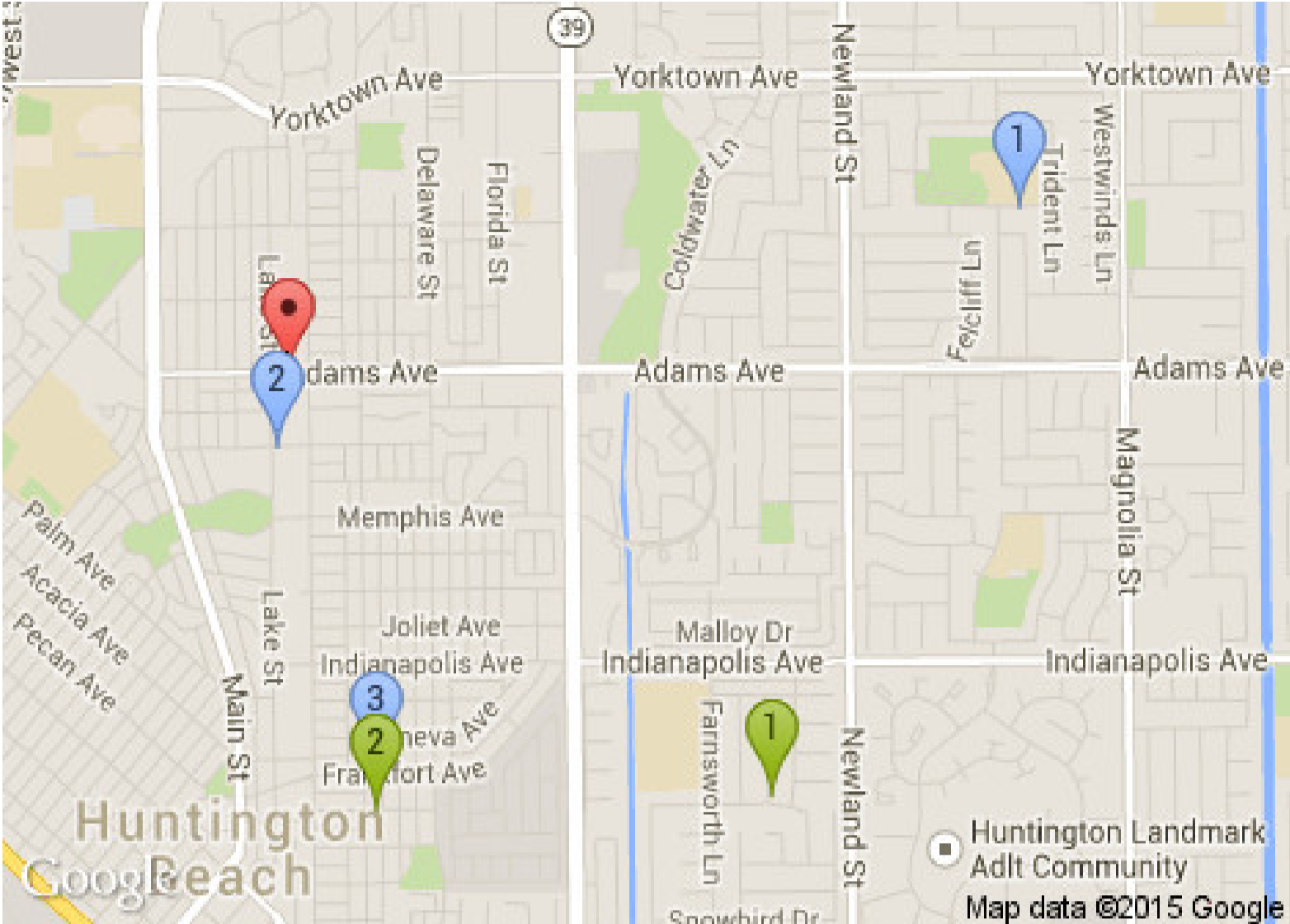
V. Marketing Strategy

	'As-Is'	'Repaired'	Estimated Marketing Time for Subject:	90-120 days
Estimated Sale Price:	\$725,000	\$725,000	CONCLUSION SUMMARY: **The local market data history (last six months) for this area supports a 7-10 percent discount rate in order to generate a 30 day sale.**	
Recommended List Price:	\$735,000	\$735,000		

VI. Repair Estimates					
Category	Comments				Estimated Cost
Roof	N/A				\$0
Siding/Trim	N/A				\$0
Windows/Doors	N/A				\$0
Paint	N/A				\$0
Foundation	N/A				\$0
Garage	N/A				\$0
Landscaping	N/A				\$0
Fence	N/A				\$0
Other	N/A				\$0
Estimated Exterior Repairs:					\$0
Paint	N/A				\$0
Walls/Ceiling	N/A				\$0
Floors	N/A				\$0
Cabinets/Countertops	N/A				\$0
Plumbing	N/A				\$0
Electrical	N/A				\$0
Heating/AC	N/A				\$0
Appliances	N/A				\$0
Doors/Trim	N/A				\$0
Cleaning	N/A				\$0
Other	N/A				\$0
Estimated Interior Repairs:					\$0
Total Estimated Repairs:					\$0

VII. Prior Sales & Listing History					
Date Listed	Date Sold	List Price	Sale Price	Date Source	Notes

VIII. Additional Comments					
BROKER COMMENTS: **Property Condition: The subject is in overall average condition with no items of deferred maintenance noted. The comparable sales and listings are all suburban, detached, single family homes that match subject characteristics and are good indicators of market value.** **At the time of inspection, there were no negative features that were noted that would have a negative impact on the subject property value.** **Property Maintenance: Subject appears in maintained condition from exterior.** **Landscape & Lawn: Subject is maintained and landscaped.** **Neighborhood Conformity: Maintained neighborhood, subject conforms to area.** **Repairs: No adverse conditions were noted at time of inspection based on exterior observations.** I attest that I have researched the subject's sales history and found no sales within the past 3 years.					
VENDOR COMMENTS:					
QUALITY CONTROL NOTES The proximity for Comparable Listing #1: Lack of comps, matching subject characteristics, within 1 mile of subject; had to adjust in order to locate reasonable comps in the same or similar markets. The proximity for Comparable Listing #3: Suburban market. The square footage of Comparable Listing #2: Lack of comps, matching subject characteristics, within 200 SF GLA; had to adjust in order to locate reasonable comps in the same or similar markets. The proximity for Comparable Sale #1: Lack of comps, matching subject characteristics, within 1 mile of subject; had to adjust in order to locate reasonable comps in the same or similar markets. The proximity for Comparable Sale #2: Suburban market. The proximity for Comparable Sale #3: Suburban market. The sales date for Comparable Sale #1: Lack of comps, matching subject characteristics, within a six month sale date; had to adjust in order to locate reasonable comps in the same or similar markets. The sales date for Comparable Sale #2: Lack of comps, matching subject characteristics, within a six month sale date; had to adjust in o... See Addendum.					



	Address	City	BR	BA	LotSize	SaleDate	Yr Blt	Sale/List Price	Dist
	126 ADAMS AVE	HUNTINGTON BEACH	3	1.0	0.14ac		1950		
A1	8792 DOLPHIN DR	Huntington Beach	4	2.0	0.15ac		1964	\$719,000	1.34 Miles
A2	1119 LAKE STREET	Huntington Beach	3	2.5	0.14ac		1950	\$780,000	2 Blocks
A3	610 HUNTINGTON STREET	Huntington Beach	3	1.0	0.15ac		1920	\$829,000	0.69 Miles
S1	20691 EGRET LANE	Huntington Beach	3	2.0	0.14ac	Jun 18 2014	1963	\$725,000	1.13 Miles
S2	514 HUNTINGTON STREET	Huntington Beach	3	1.5	0.12ac	Jun 30 2014	1920	\$715,000	0.76 Miles
S3	908 PECAN AVE	Huntington Beach	2	1.0	0.10ac	Mar 10 2015	1925	\$699,900	0.64 Miles



Wednesday, April 22, 2015

1:35pm



Wednesday, April 22, 2015

1:35pm



Wednesday, April 22, 2015

1:36pm



Wednesday, April 22, 2015

1:35pm



Wednesday, April 22, 2015

1:36pm



Wednesday, April 22, 2015

1:35pm





LoanNumber: 126CA92648

Photo (List 1) : 12-active1.jpg

Ref#: 3543668



LoanNumber: 126CA92648

Photo (List 2) : 13-active2.jpg

Ref#: 3543668





LoanNumber: 126CA92648

Photo (Other) : 15-DSC00416.jpg

Ref#: 3543668



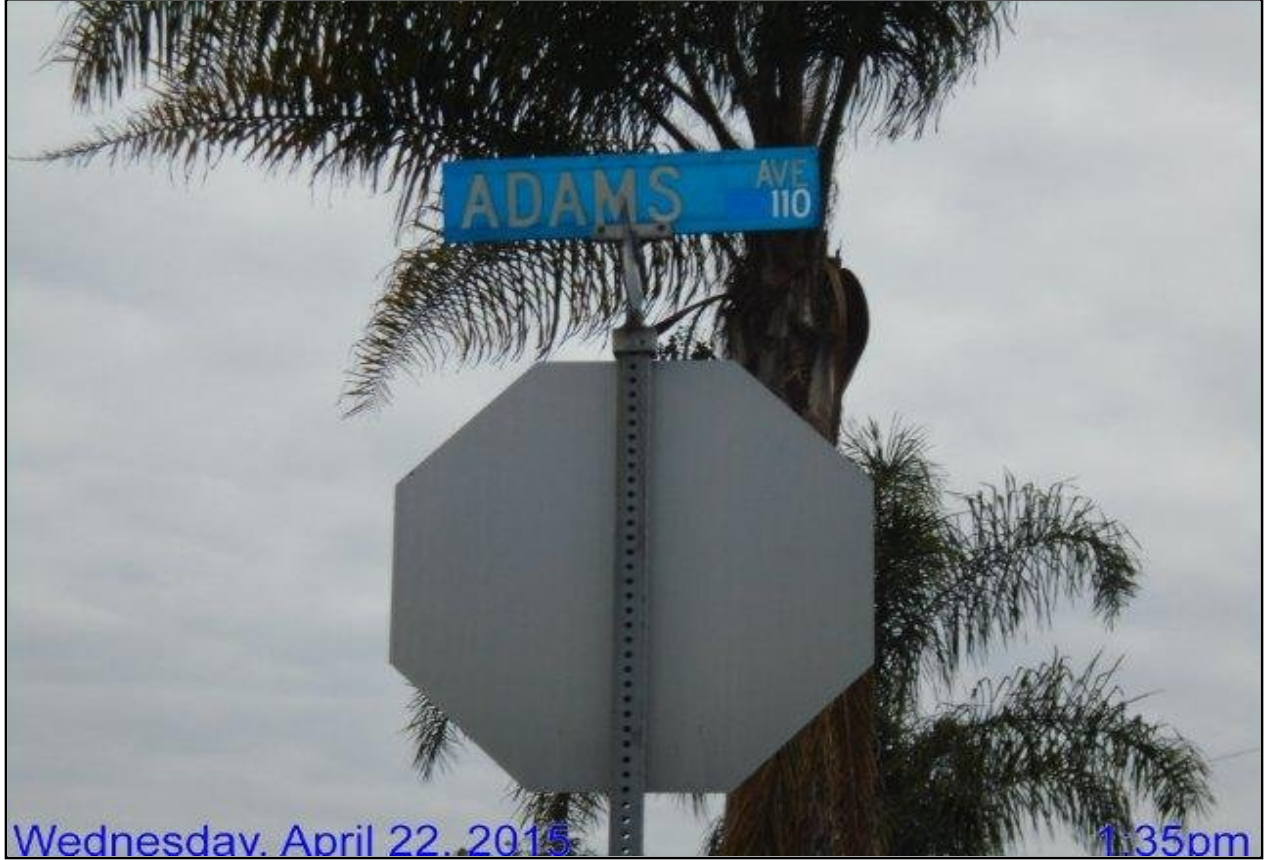
Wednesday, April 22, 2015

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LoanNumber: 126CA92648

Photo (Other) : 16-DSC00412.jpg

Ref#: 3543668



Wednesday, April 22, 2015

1:35pm



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Sale 1:

Reason used comp:

Close in proximity, GLA, lot size, room count, neighborhood, condition, zoning, age, sold less than 10.25 months ago

Interior Features: Typical for neighborhood.

Sale 2:

Reason used comp:

Close in proximity, GLA, lot size, room count, neighborhood, condition, zoning, age, sold less than 9.75 months ago

Interior Features: Typical for neighborhood.

Sale 3:

Reason used comp:

Close in proximity, GLA, lot size, room count, neighborhood, condition, zoning, age, sold less than 1.5 months ago

Interior Features: Typical for neighborhood.

List 1:

Reason used comp:

Close in proximity, GLA, lot size, room count, neighborhood, condition, zoning & age

Interior Features: Typical for neighborhood.

List 2:

Reason used comp:

Close in proximity, GLA, lot size, room count, neighborhood, condition, zoning & age

Interior Features: Typical for neighborhood.

List 3:

Reason used comp:

Close in proximity, GLA, lot size, room count, neighborhood, condition, zoning & age

Interior Features: Typical for neighborhood.

QUALITY CONTROL NOTES:

The proximity for Comparable Listing #1: Lack of comps, matching subject characteristics, within 1 mile of subject; had to adjust in order to locate reasonable comps in the same or similar markets.

The proximity for Comparable Listing #3: Suburban market.

The square footage of Comparable Listing #2: Lack of comps, matching subject characteristics, within 200 SF GLA; had to adjust in order to locate reasonable comps in the same or similar markets.

The proximity for Comparable Sale #1: Lack of comps, matching subject characteristics, within 1 mile of subject; had to adjust in order to locate reasonable comps in the same or similar markets.

The proximity for Comparable Sale #2: Suburban market.

The proximity for Comparable Sale #3: Suburban market.

QUALITY CONTROL NOTES: (continued)

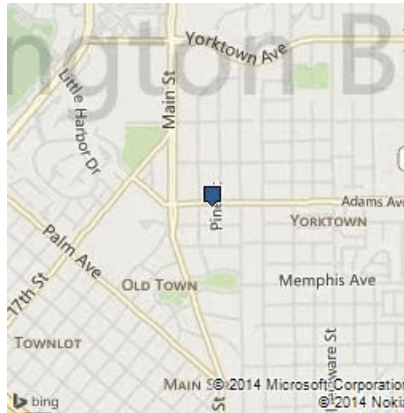
The sales date for Comparable Sale #1: Lack of comps, matching subject characteristics, within a six month sale date; had to adjust in order to locate reasonable comps in the same or similar markets.

The sales date for Comparable Sale #2: Lack of comps, matching subject characteristics, within a six month sale date; had to adjust in order to locate reasonable comps in the same or similar markets.

The square footage of Comparable Sale #2: Lack of comps, matching subject characteristics, within 200 SF GLA; had to adjust in order to locate reasonable comps in the same or similar markets.

Sold Comp# 1 is most similar to the subject: Best match in condition of sale, financing, location, condition, data.

Active Comp# 1 is most similar to the subject: Best match in condition of sale, financing, location, condition, data.



Status: Pending Sale
 ML#: OC14173555
 APN: 02308211
 Orig. List Price: \$700,000
 Price Per Sqft: \$687.62
 County: Orange
 Property Type: Residential/SFR (D)
 Bedrooms: 3
 Bath(F,T,H,Q): 1,0,0,0
 Sqft (Src): 1,018 (Assessor's Data)
 Ac/LSqft (Src): 0.14/6,098 (A)
 View: No
 Pool: No
 Horse:

Area: 15 - West Huntington Beach

Cross Street: Between Main St. and Lake St.

Map Book:

Sale Type: Probate Listing

Stories: One Level

Entry Location: Ground Level With Steps

Year Built: 1950

DOM/CDOM: 134/134

Units Total#: 1

Senior Community: False

Description

Great Lake Park area home in Downtown Huntington Beach. Extra Large Lot with alley access. Washer and Dryer hook ups, hardwood floors. 1 car garage. This is a Probate Sale. Lot size if 6,098. Great lot to build your custom home!

Interior Features

Fireplace: None
 Heating: Inside
 Laundry: Inside
 Interior Features:

Eating Area: Breakfast Nook
 Floor: Hardwood
 Appliances:
 Utilities:

Exterior Features

Pool: None
 Spa:
 Patio:
 Common Walls: No Common Walls
 View: None
 Construction Mats:
 Lot Features: Value In Land, Yard
 Community Feat: Curbs
 Style:
 Door Feat:
 Fencing:

Roofing:
 Exterior Features:
 Foundation:
 Structural Condition:
 Other Structures:
 Window Features:
 Security Features:
 Sewer/Septic: Sewer Connected
 Water Source: District/Public
 Disclosures:
 Direction Faces:

Garage and Parking

Garage Att/Det: Attached
 Parking: Driveway, Driveway - Concrete, Garage
 Parking Spaces: 1
 Garage Spaces: 1
 Carport Spaces:
 RV Dimensions:
 # of Remotes:

Land

Lot Number: 5
 Block Number:
 Tract Number: 358
 Lot Dimensions:
 Complex/Community: Downtown Area
 (DOWN)
 Association Name 1:
 Association Name 2:

Zone:
 Unit Total Number: 1
 Builder's Tract: Downtown Area (DOWN)
 Builder's Name:

Make of Home:
 Model Name:

Association Phone1:
 Association Phone 2:

Association Dues 1:
 Association Dues 2:

Lease/Fees

Land Lease Amount:

School Information

School District: Huntington Beach Union High
 Elementary School:
 Junior High School:
 High School: Edison

Terms

Listing Terms: Probate

Office/MLS

S.O. Compensation:	2.500%	Showing Instructions:	See Remarks, Subject	Showing Type:
S.O. Remarks:	Sub to Probate Court		To Inspection,	Show Name:
Dual Var Rate:	Yes		48-Hour Notice	Show Phone:
Sign On Property:	Yes	Key Safe Description:	No Key Safe	Occupant Type: Tenant
Listing Office:	(H36200) Sail Properties	Key Safe Location:	No Key Safe	Owner Name:
Listing Agent:	(HESELUTE) Terry Eselun	Listing Office Phone:	714-960-4441 ext.0.00	<u>Phone Contact Priority</u>
LA CalBRE:	00774005	Listing Office Fax:	714-960-2032	1. Office Ph: 714-960-4441 ext.0.00
List Date:	08/12/2014	List Type:	Probate	2. LA Cell:
Modification Date:	03/06/2015	Service Type:	Full Service	3. LA Direct:
		Listing Paid:	Yes	4. LA TollFree:
		Ad Number:		5. LA VoiceMail: 000-0000 ext.0.00
		Internet List/Addrss:	Yes/Yes	6. LA Email: terrydiann@sailproperties.c
		VOW AVM?/Comm?:	Yes/Yes	

Showing Remarks: **Drive by, may inspect with all cash offer.**
Agent Remarks: **Diann Davisson, BRE # 00633506 broker at Sail Properties Inc. is a Co-Petitioner of the Probated Estate. Other Co-Petitioner lives out of the country. No one died in house.**
12/24/2014 update: Bonding company would not bond co-petitioner who lives out of the country. Diann Davisson, Broker/owner of Sail Properties Inc. will be named Administrator subject to court approval. At this time we have 5 all cash offers, the estate has accepted one offer with 2 others in back up. Projected COE 5/31/2015

Comparable Information

Date of Pending:	12/24/2014	End Date:		Selling Price:
12:00:00AM		Selling Office:		List Price: \$700,000
DOM/CDOM:	134/134	Co-Selling Office:		Original Price:
Selling Agent:		Financing Type Used:		Sold Terms:
SA CalBRE:				
Co-Selling Agent:				
CoSA CalBRE:				