

Broker Price Opinion

 Exterior Inspection
 Interior Inspection

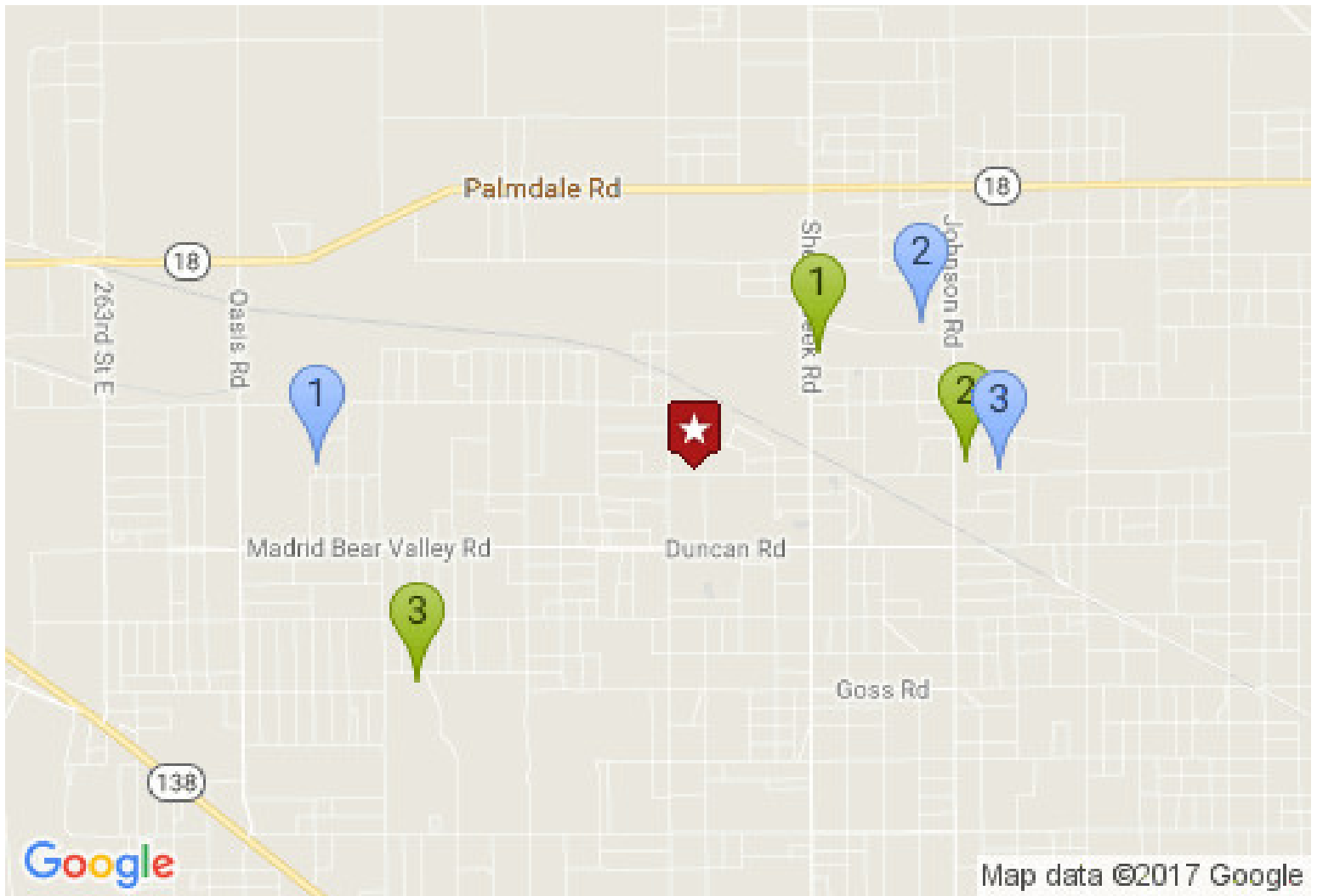
Property Address: 3372 Sacramento Road	Vendor ID: 4284718
City, State, Zip: Phelan, CA 92371	Deal Name:
Loan Number: 000639	Inspection Date: 7/17/2017
2nd Loan / Client #:	Subject APN: 3098-181-12-0000

Property Occupancy Status: Vacant	Does the Property Appear Secure?: Yes	Est. Monthly Rent: \$1,200	Sold in the last 12 Months?: No
Currently Listed: Yes	Currently List Broker: Good Deal Realty	List Broker Contact #: 7606094555	Sale Price:
Initial List Price: \$164,500	Initial List Date: 6/25/2017	Current List Price: \$154,900	DOM / CDOM: 19 / 19
Is the Subject Listing Currently Pending?: Yes	Date of Contract: 7/14/2017	CDOM to Contract: 19	Sale Date:

Subject Property Comments / External Influences
Currently pending escrow, one additional MLS sale in 2003

	Subject	Sold Comp 1	Sold Comp 2	Sold Comp 3	List Comp 1	List Comp 2	List Comp 3
Address	3372 Sacramento Road Phelan, CA 92371	13193 Sheep Creek Rd Phelan, CA 92371	12575 Johnson Rd Phelan, CA 92371	1887 Calaveras Rd Pinon Hills, CA 92372	1372 Sacramento Rd Pinon Hills, CA 92372	13354 Pierce Ln Phelan, CA 92371	12515 Hacienda Rd Phelan, CA 92371
Proximity		1.27 Miles	2.01 Miles	2.38 Miles	2.54 Miles	1.99 Miles	2.25 Miles
Sale/List Price		\$194,000	\$200,000	\$155,000	\$265,000	\$219,900	\$179,000
Sale Date		1/28/2017	4/12/2017	4/18/2017			
Price Per Sq.ft.	\$107.53	\$103.14	\$131.75	\$91.61	\$141.41	\$118.99	\$106.55
Initial List Price	\$164,500	\$220,500	\$200,000	\$155,000	\$265,000	\$219,900	\$179,000
Initial List Date	6/25/2017	11/24/2016	2/14/2017	4/1/2017	4/5/2017	10/11/2016	4/27/2017
Current/Final List	\$154,900	\$220,500	\$200,000	\$155,000	\$265,000	\$219,900	\$179,000
DOM/CDOM	19 / 19	45 / 45	7 / 7	3 / 3	41 / 41	246 / 246	81 / 81
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	1860	1881	1518	1692	1874	1848	1680
#Rooms/Bed/Bath 1	6 / 3 / 2	6 / 3 / 2	6 / 3 / 2	6 / 3 / 2	6 / 3 / 2	6 / 3 / 2	6 / 3 / 2
Year Built	1989	1984	1993	1990	1988	1988	1988
Bsmnt SF/% Finished							
Lot Size	1.39ac	4.72ac	6.88ac	2.4ac	8.84ac	2.33ac	2.02ac
Property Type	Manufactured	Manufactured	Manufactured	Manufactured	Manufactured	Manufactured	Manufactured
Style / Quality	Manufactured / Q4	Manufactured / Q4	Manufactured / Q4	Manufactured / Q4	Manufactured / Q4	Manufactured / Q4	Manufactured / Q4
# of Units	1	1	1	1	1	1	1
Condition	C4	C4	C4	C5	C4	C3	C4
Pool/Spa	None	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 / No	Yes / Yes / No	Yes / Yes / No	Yes / Yes / No	Yes / Yes / No	Yes / Yes / No	Yes / Yes / No
Fireplace	No	No	No	No	No	No	No
Garage	None	None	2 Detached	3 Detached	None	None	None
Other Features	Comp roofing	Comp roofing	Comp roofing	Comp roofing	Comp roofing	Comp roofing	Comp roofing
HOA Fees	0/mo	0/yr	0/yr	0/yr	0/yr	0/yr	0/yr
Subdivision	None	None	None	None	None	None	None
School District	Slsd	Slsd	Slsd	Slsd	Slsd	Slsd	Slsd
Data Source - ID	County Tax - Realist	MLS - IV16752693	MLS - 481809	MLS - 483649	MLS - 483841	MLS - 477789	MLS - 484696

Market Time 90-120 days	As-Is Price Estimate	As-Repaired Price Estimate	Land Only Price
Anticipated Sale Price	\$200,000	\$200,000	\$16,000
Recommended List Price	\$220,000	\$220,000	
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
•	3372 Sacramento Road	Phelan	3	2	1.39ac		1989		
1	13193 Sheep Creek Rd	Phelan	3	2	4.72ac	1/28/2017	1984	\$194,000	1.27 Miles
2	12575 Johnson Rd	Phelan	3	2	6.88ac	4/12/2017	1993	\$200,000	2.01 Miles
3	1887 Calaveras Rd	Pinon Hills	3	2	2.4ac	4/18/2017	1990	\$155,000	2.38 Miles
1	1372 Sacramento Rd	Pinon Hills	3	2	8.84ac	4/5/2017	1988	\$265,000	2.54 Miles
2	13354 Pierce Ln	Phelan	3	2	2.33ac	10/11/2016	1988	\$219,900	1.99 Miles
3	12515 Hacienda Rd	Phelan	3	2	2.02ac	4/27/2017	1988	\$179,000	2.25 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	Similar in build and location, similar appeal, interior may be in need of additional repairs and updating.
Sale 2 Comments	Similar in location though larger in lot size, smaller build helps to balance, similar appeal and interior condition needing average updating.
Sale 3 Comments	Similar overall build and appeal in similar location, interior is in need of repairs and updating inferior to subjects assumed condition.
List 1 Comments	Equal in location, similar in build and appeal, similar interior condition needing average updating, superior horse corrals and barn.
List 2 Comments	Similar in build and appeal, similar in location, interior has been recently updated and is move in ready.
List 3 Comments	Equal in location, similar overall build and appeal, similar interior condition needing average updating.

Comments:

Service Provider Comments:

Please note: Tax records do not match current build, additions have been done to the home though permits may not have been necessary due to property type and County location, data is based off of the current MLS listing, attached, as well as a prior listing with similar size information, Prices are based on exterior BPO only and the assumption the interior is in average condition with only normal wear and tear updating needed. Any discrepancies in this assumption could affect the suggested prices either way. Prices based in the upper-range of the equal conditioned comps to assume the closest 90 day fair market possible. 90 day marketing times are unlikely in this area for FMV properties. The suggested list price has been inflated in order to forecast 90 day marketing.

Vendor Comments:

Service Provider
Signature

/s/ Jessica Lewis

Service Provider
Company

Elite REO Services

BPO Effective Date

7/17/2017

Service Provider Lic.
Num.

01733706

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			\$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

**3372 Sacramento Road
Phelan, CA 92371**



Address



Side



Side



Street



Street



View across street



Comparable Sale #1

13193 Sheep Creek Rd
Phelan, CA 92371
Sale Date: 1/28/2017
Sale Price: \$194,000



Comparable Sale #2

12575 Johnson Rd
Phelan, CA 92371
Sale Date: 4/12/2017
Sale Price: \$200,000



Comparable Sale #3

1887 Calaveras Rd
Pinon Hills, CA 92372
Sale Date: 4/18/2017
Sale Price: \$155,000



Comparable Listing #1

1372 Sacramento Rd
Pinon Hills, CA 92372
Current List: \$265,000



Comparable Listing #2

13354 Pierce Ln
Phelan, CA 92371
Current List: \$219,900



Comparable Listing #3

12515 Hacienda Rd
Phelan, CA 92371
Current List: \$179,000

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