






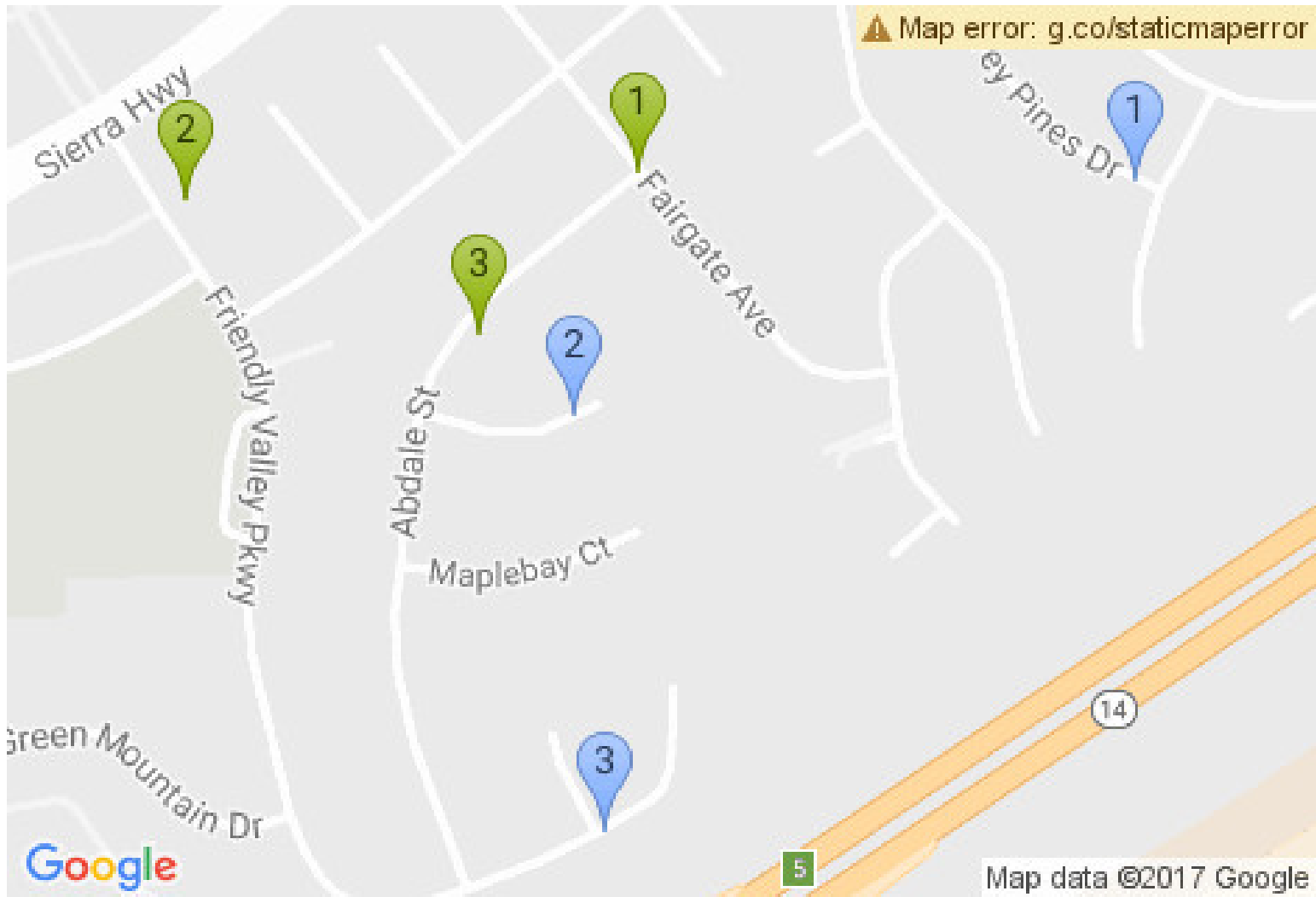




# Broker Price Opinion

☒ Exterior Inspection  
☐ Interior Inspection

Property Address: 26216 Ridge Vale Drive		Vendor ID: 4148795					
City, State, Zip: Clarita, CA 91321		Deal Name:					
Loan Number: 26216RIDGEVALE		Inspection Date: 1/18/2017					
2nd Loan / Client #:		Subject APN: 2842-030-010					
Property Occupancy Status: Unknown	Does the Property Appear Secure?: Yes	Est. Monthly Rent: \$2,875	Sold in the last 12 Months?: No				
Currently Listed: No	Currently List Broker:	List Broker Contact #:	Initial List Price:				
Initial List Date:	Current List Price:	DOM / CDOM:	Sale Price:				
Is the Subject Listing Currently Pending?:	Date of Contract:	CDOM to Contract:	Sale Date:				
Subject Property Comments / External Influences							
Exterior inspection of the subject revealed no damage and it appears repairs are not needed.							
Subject	Sold Comp 1	Sold Comp 2	Sold Comp 3	List Comp 1	List Comp 2	List Comp 3	
							
Address	26216 Ridge Vale Drive Clarita, CA 91321	26415 Fairgate Av Newhall, CA 91321	26270 Friendly Valley Newhall, CA 91321	26223 Abdale St Newhall, CA 91321	26316 Torrey pines Dr Newhall, CA 91321	19215 Beachgrove Ct Newhall, CA 91321	19148 Friendly Valley Pw Newhall, CA 91321
Proximity		4 Blocks	1/4 Miles	1/4 Miles	2 Blocks	1/4 Miles	1/4 Miles
Sale/List Price		\$445,000	\$446,000	\$510,000	\$469,900	\$475,000	\$500,000
Sale Date		12/2/2016	12/22/2016	10/18/2016			
Price Per Sq.ft.	\$326.87	\$317.86	\$320.40	\$312.31	\$337.57	\$301.40	\$321.75
Initial List Price		\$435,000	\$439,000	\$490,000	\$469,900	\$475,000	\$500,000
Initial List Date		10/13/2016	10/14/2016	8/20/2016	11/18/2016	10/14/2016	12/20/2016
Current/Final List		\$435,000	\$439,000	\$490,000	\$469,900	\$475,000	\$500,000
DOM/CDOM		50 / 44	69 / 62	59 / 50	61 / 35	96 / 96	29 / 29
Sales Type		Fair Market	Fair Market	Fair Market	Fair Market	Fair Market	Fair Market
Finance Incentives		Conventional	Cash	Cash	Cash	Cash	Cash
Living Area	1392	1400	1392	1633	1392	1576	1554
#Rooms/Bed/Bath 1	7 / 3 / 2.0	8 / 4 / 2.0	7 / 3 / 2.0	8 / 3 / 3.0	7 / 3 / 2.0	9 / 4 / 2.5	8 / 4 / 2.0
Year Built	1966	1965	1966	1966	1966	1966	1966
Bsmnt SF/% Finished							
Lot Size	0.27ac	0.26ac	0.23ac	0.17ac	0.16ac	0.25ac	0.16ac
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	2-Story Conv / Q3	Single Story / Q3	Single Story / Q3	Single Story / Q3
# of Units	1	1	1	1	1	1	1
Condition	C3	C3	C3	C3	C3	C3	C3
Pool/Spa	None	No / No	No / No	No / No	No / No	No / No	No / No
View	Residential	Neighborhood	Neighborhood	Mountain	Neighborhood	Valley	Valley
Porch/Patio/Deck	No / Yes / No	No / Yes / No	No / Yes / No	No / Yes / No	No / Yes / No	No / Yes / No	No / Yes / No
Fireplace	No	No	No	No	Yes	Yes	Yes
Garage	2 Attached	2 Attached	2 Attached	2 Attached	2 Attached	2 Attached	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	Not Available	Not Available	Not Available	Not Available	Not Available	Not Available	Not Available
School District	William S Hart Un	William S Hart Un	William S Hart Un	William S Hart Un	William S Hart Un	William S Hart Un	William S Hart Un
Data Source - ID	County Tax - N/A	MLS - SR16725124	MLS - SR16723028	MLS - SR16184653	MLS - WS16749250	MLS - SR16723828	MLS - SR16766506
Market Time 90-120 days		As-Is Price Estimate		As-Repaired Price Estimate		Land Only Price	
Anticipated Sale Price		\$455,000		\$455,000		\$136,500	
Recommended List Price		\$460,000		\$460,000			
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
•	26216 Ridge Vale Drive	Clarita	3	2	0.27ac		1966		
1	26415 Fairgate Av	Newhall	4	2	0.26ac	12/2/2016	1965	\$445,000	4 Blocks
2	26270 Friendly Valley	Newhall	3	2	0.23ac	12/22/2016	1966	\$446,000	1/4 Miles
3	26223 Abdale St	Newhall	3	3	0.17ac	10/18/2016	1966	\$510,000	1/4 Miles
1	26316 Torrey pines Dr	Newhall	3	2	0.16ac	11/18/2016	1966	\$469,900	2 Blocks
2	19215 Beachgrove Ct	Newhall	4	2.5	0.25ac	10/14/2016	1966	\$475,000	1/4 Miles
3	19148 Friendly Valley Pw	Newhall	4	2	0.16ac	12/20/2016	1966	\$500,000	1/4 Miles

#### Neighborhood Data:

Location Type: <input type="text" value="Suburban"/>	Market Trend: <input type="text" value="Appreciating"/>	Economic Trend: <input type="text" value="Stable"/>	Neighborhood Trend: <input type="text" value="Improving"/>
Housing Supply: <input type="text" value="Declining"/>	Crime/Vandalism: <input type="text" value="Low Risk"/>	REO Driven? <input type="text" value="No"/>	Avg Age of Home: <input type="text" value="50"/>
Neighborhood Pride of Ownership: <input type="text" value="Average"/>		Avg Marketing Time of Comparable Listings: <input type="text" value="3 to 6 Mos."/>	
Price Range: <input type="text" value="\$445,000"/> to <input type="text" value="\$510,000"/>	Median Price: <input type="text" value="\$478,000"/>	Predominate Value: <input type="text" value="\$478,000"/>	Average DOM: <input type="text" value="90"/>
Number of units for rent: <input type="text"/>		Number of units in complex for sale: <input type="text"/>	

#### 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	Comp similar in GLA and lot size. It is superior in bedroom and equal in bathroom count.
Sale 2 Comments	Comp equal in GLA, bedroom and bathroom count. It is inferior in lot size.
Sale 3 Comments	Comp superior in GLA and bathroom count. It is equal in bedroom count and inferior in lot size.
List 1 Comments	Comp equal in GLA, bedroom and bathroom count. It is inferior in lot size.
List 2 Comments	Comp superior in GLA, bedroom and bathroom count. It is similar in lot size.
List 3 Comments	Comp superior in GLA and bedroom count. It is equal in bathroom count and inferior in lot size.

**Comments:**

## Service Provider Comments:

After using the standard guidelines for comparable search criteria, 10 properties were found, 6 sales and 4 listings. From these comps I was able to get properties for this report even with lot size expanded to 30% difference from the subject. Sales and Listings bracket subject's GLA. Per Trulia.com market trends in subject city is Improving. All comparables used for this evaluation are fair market value sales/listings. These comparables best bracket the subject's property characteristics and current market conditions.

## Vendor Comments:

Service Provider  
Signature

/s/ Dennis Carrillo

Service Provider  
Company

Malibu Funding, Inc.

BPO Effective Date

1/18/2017

Service Provider Lic.  
Num.

01446123

**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

**26216 Ridge Vale Drive  
Clarita, CA 91321**



Address



Side





Side



Street



Street



View across street



### **Comparable Sale #1**

26415 Fairgate Av  
Newhall, CA 91321  
Sale Date: 12/2/2016  
Sale Price: \$445,000



### **Comparable Sale #2**

26270 Friendly Valley  
Newhall, CA 91321  
Sale Date: 12/22/2016  
Sale Price: \$446,000



### **Comparable Sale #3**

26223 Abdale St  
Newhall, CA 91321  
Sale Date: 10/18/2016  
Sale Price: \$510,000





**Comparable Listing #1**

26316 Torrey pines Dr  
Newhall, CA 91321  
Current List: \$469,900



**Comparable Listing #2**

19215 Beachgrove Ct  
Newhall, CA 91321  
Current List: \$475,000



**Comparable Listing #3**

19148 Friendly Valley Pw  
Newhall, CA 91321  
Current List: \$500,000

Neither Assurant Valuations nor any of its affiliates, members, managers or contractors makes any representation or warranty as to the accuracy or completeness of the information contained in this broker price opinion. You should use good faith efforts in determining that the content of all information to be provided to or obtained by you is accurate. This analysis has been performed by a licensed real estate professional and is intended for the benefit of the addressee only. The Brokers Price Opinion is not to be construed as an appraisal and may not be used as such for any purpose. The purpose of this BPO is to provide an estimate of the probable sales price of the property, utilizing the sales comparison approach methodology and will not be used for loan origination. This opinion may not be used by any party as the primary basis to determine the value of a parcel of real property for a mortgage loan origination, including first and second mortgages, refinances or equity lines of credit. Notwithstanding any preprinted language to the contrary, this opinion is not an appraisal of the market value of the property. If an appraisal is desired, the services of a licensed appraiser must be obtained.