

Broker Price Opinion








☒ Exterior Inspection
☐ Interior Inspection

Property Address:	34568 Calle Portola	Vendor ID:	4181869
City, State, Zip:	Capistrano Beach, CA 92624	Deal Name:	
Loan Number:	34568 Calle Portola	Inspection Date:	3/01/2017
2nd Loan / Client #:		Subject APN:	123-311-44

Property Occupancy Status	Owner	Does the Property Appear Secure?	Yes	Est. Monthly Rent	\$2,600	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

Property is in average condition, surrounding homes conform to subject

	Subject	Sold Comp 1	Sold Comp 2	Sold Comp 3	List Comp 1	List Comp 2	List Comp 3
							
Address	34568 Calle Portola Capistrano Beach, CA 92624	26302 Via California, Dana Point, CA 92624	34532 Calle Monte, Dana Point, CA 92624	711 Calle Perlino, San Clemente, CA 92673	34618 Calle Portola Dana Point, CA 92624	34571 Calle Naranja Dana Point, CA 92624	26601 Calle Lago Dana Point, CA 92624
Proximity		0.62 Miles	0.46 Miles	0.26 Miles	1 Block	1 1/2 Blocks	0.45 Miles
Sale/List Price		\$630,000	\$740,000	\$635,000	\$729,900	\$749,000	\$699,000
Sale Date		1/9/2017	11/17/2016	1/3/2017			
Price Per Sq.ft.	\$562.03	\$561.00	\$740.00	\$497.26	\$667.80	\$526.35	\$576.73
Initial List Price		\$699,900	\$779,900	\$645,000	\$729,900	\$749,000	\$699,000
Initial List Date		11/23/2016	10/3/2016	10/26/2016	2/28/2017	3/1/2017	4/20/2016
Current/Final List		\$630,000	\$740,000	\$635,000	\$729,900	\$749,000	\$699,000
DOM/CDOM		16 / 16	95 / 95	69 / 69	1 / 1	1 / 1	11 / 11
Sales Type		Fair Market	Fair Market	Fair Market	Fair Market	Fair Market	Fair Market
Finance Incentives		None	None	None	None	None	None
Living Area	1201	1123	1000	1277	1093	1423	1212
#Rooms/Bed/Bath 1	4 / 3 / 1.0	4 / 2 / 1.0	4 / 2 / 1.0	6 / 3 / 2.0	4 / 2 / 1.0	5 / 3 / 2.0	4 / 2 / 1.0
Year Built	1962	1956	1972	1973	1964	1964	1970
Bsmnt SF/% Finished							
Lot Size	0.12ac	0.13ac	0.11ac	0.04ac	0.10ac	0.09ac	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 / Q4	Single Story / Q4	Single Story / Q4	Single Story / Q4	Single Story / Q4	Single Story / Q4
# 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	Neighborhood	neighborhood	Ocean	Coastline	Neighborhood	Trees/woods	ocean
Porch/Patio/Deck	No / Yes / No	No / Yes / No	No / Yes / No	No / Yes / Yes	No / Yes / No	No / No / No	No / Yes / No
Fireplace	Yes	Yes	Yes	No	No	No	No
Garage	2 Attached	1 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	Other	Capistrano Beach	Capistrano Beach	Capistrano Beach	Capistrano Beach	Capistrano Beach	Capistrano Beach
School District	Capo Unified	Capistrano Unified	Capistrano Unified	Capistrano Unified	Capistrano Unified	Capistrano Unified	Capistrano Unified
Data Source - ID	County Tax -	MLS - OC16752198	MLS - OC16716911	MLS - OC16735092	MLS - OC17040870	MLS - OC17041587	MLS - 16118858

Market Time 90-120 days

Anticipated Sale Price

As-Is Price Estimate

\$675,000

As-Repaired Price Estimate

\$675,000

Land Only Price

\$300,000

Recommended List Price

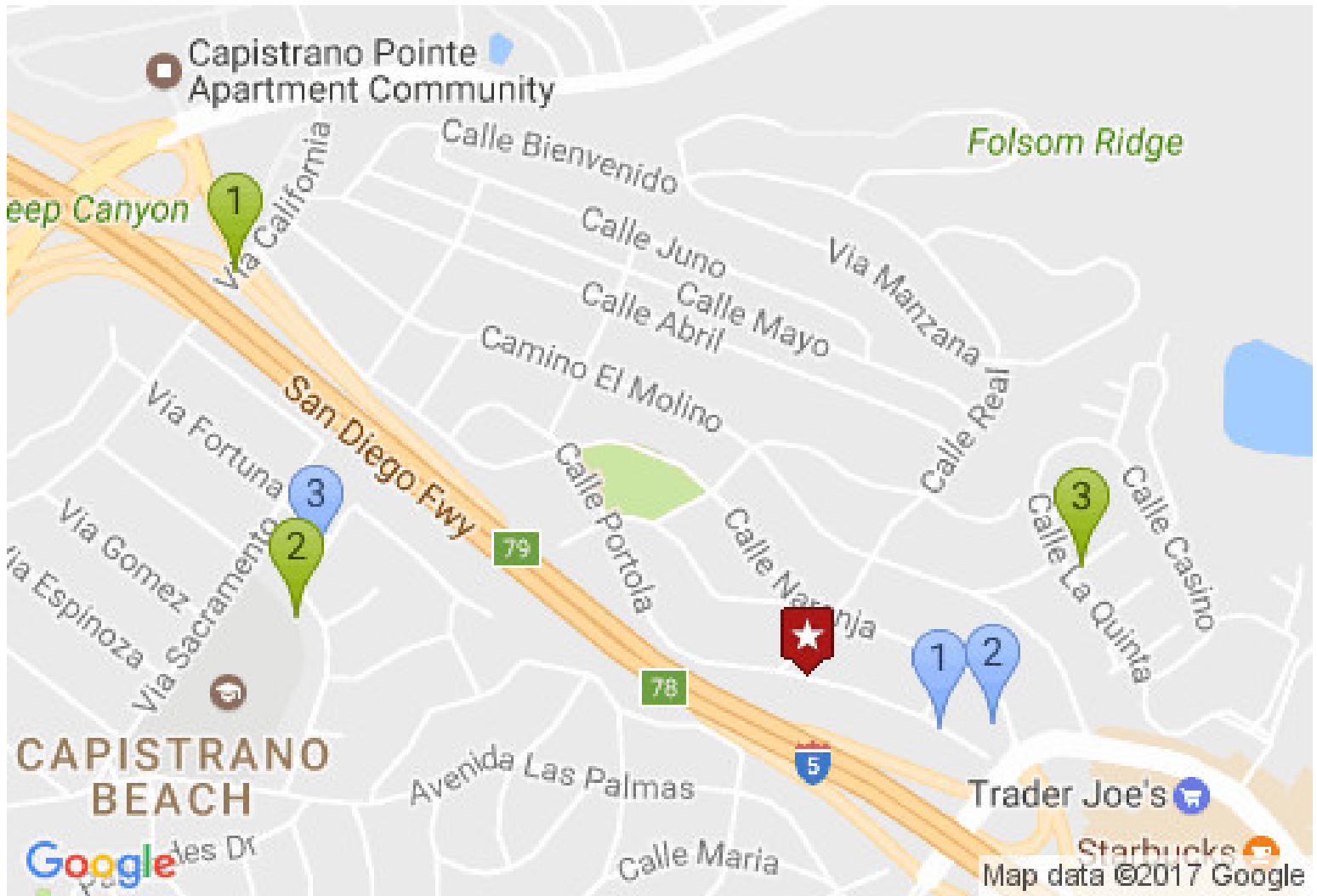
\$675,000

\$675,000

Recommended Sales Strategy:

☒ As - Is

☐ Repaired



	Address	City	BR	BA	Lot Size	Sale/List Date	Year Built	Sale/List Price	Distance
•	34568 Calle Portola	Capistrano Beach	3	1	0.12ac		1962		
1	26302 Via California,	Dana Point	2	1	0.13ac	1/9/2017	1956	\$630,000	0.62 Miles
2	34532 Calle Monte,	Dana Point	2	1	0.11ac	11/17/2016	1972	\$740,000	0.46 Miles
3	711 Calle Perlino,	San Clemente	3	2	0.04ac	1/3/2017	1973	\$635,000	0.26 Miles
1	34618 Calle Portola	Dana Point	2	1	0.10ac	2/28/2017	1964	\$729,900	1 Block
2	34571 Calle Naranja	Dana Point	3	2	0.09ac	3/1/2017	1964	\$749,000	1 1/2 Blocks
3	26601 Calle Lago	Dana Point	2	1	0.16ac	4/20/2016	1970	\$699,000	0.45 Miles

Neighborhood Data:

Location Type: <input type="text" value="Urban"/>	Market Trend: <input type="text" value="Stable"/>	Economic Trend: <input type="text" value="Stable"/>	Neighborhood Trend: <input type="text" value="Stable"/>
Housing Supply: <input type="text" value="Stable"/>	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="Fair"/>		Avg Marketing Time of Comparable Listings: <input type="text" value="Under 3 Mos."/>	
Price Range: <input type="text" value="\$630,000"/> to <input type="text" value="\$749,000"/>	Median Price: <input type="text" value="\$675,000"/>	Predominate Value: <input type="text" value="\$675,000"/>	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	Mid century architecture. Front yard is main yard area plus a small patio in the back
Sale 2 Comments	vaulted ceilings and open floor plan that has been fully remodeled in the heart of Capistrano Beach. Ocean views from front yard.
Sale 3 Comments	Panoramic ocean views, 2 car attached garage. Large deck off of living room.
List 1 Comments	2 car attached garage newly remodled, Front and backyard have new landscaping
List 2 Comments	Fireplace in formal living room, 3 large bedrooms, private rear backyard. No HOA or mello roos
List 3 Comments	Open floor plan. New double pane windows & skylights, Vaulted ceilings, cozy fireplace. Hugh family room addition.

Comments:

Service Provider Comments:

Price is determined for subject property in average condition. All comps pulled are comparable in condition, quality and location. This property should have no problem with resale and should expect and average days on market of 90 to 120 as is. Repaired value is to be determined but can estimated price to to between 665000 to 695000.

Vendor Comments:

Service Provider
Signature

/s/ Wilson Rego

Service Provider
Company

Community Parnters Realty

BPO Effective Date

3/2/2017

Service Provider Lic.
Num.

01988879

Repairs

Recommended Repairs would bring the subject to:

Internal Repairs		Comment	Total
Paint	0		\$0
Walls/Ceiling	0		\$0
Carpet/Floors	0		\$0
Cabinets/Countertops	0		\$0
Plumbing	0		\$0
Electrical	0		\$0
Heating/AC	0		\$0
Appliances	0		\$0
Doors/Trim	0		\$0
Cleaning	0		\$0
Other	0		\$0
Internal Repair Total:			\$0
External Repairs		Comment	Total
Roof	0		\$0
Siding/Trim	0		\$0
Structural	0		\$0
Windows/Doors	0		\$0
Paint	0		\$0
Foundation	0		\$0
Garage	0		\$0
Landscaping	0		\$0
Fence	0		\$0
Other	0		\$0
External Repair Total:			\$0
Repair Total:			\$0



Subject Front

**34568 Calle Portola
Capistrano Beach, CA 92624**



Address



Side



Side



Street



Street



View across street



Comparable Sale #1

26302 Via California,
Dana Point, CA 92624
Sale Date: 1/9/2017
Sale Price: \$630,000



Comparable Sale #2

34532 Calle Monte,
Dana Point, CA 92624
Sale Date: 11/17/2016
Sale Price: \$740,000



Comparable Sale #3

711 Calle Perlino,
San Clemente, CA 92673
Sale Date: 1/3/2017
Sale Price: \$635,000



Comparable Listing #1

34618 Calle Portola
Dana Point, CA 92624
Current List: \$729,900



Comparable Listing #2

34571 Calle Naranja
Dana Point, CA 92624
Current List: \$749,000



Comparable Listing #3

26601 Calle Lago
Dana Point, CA 92624
Current List: \$699,000

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