






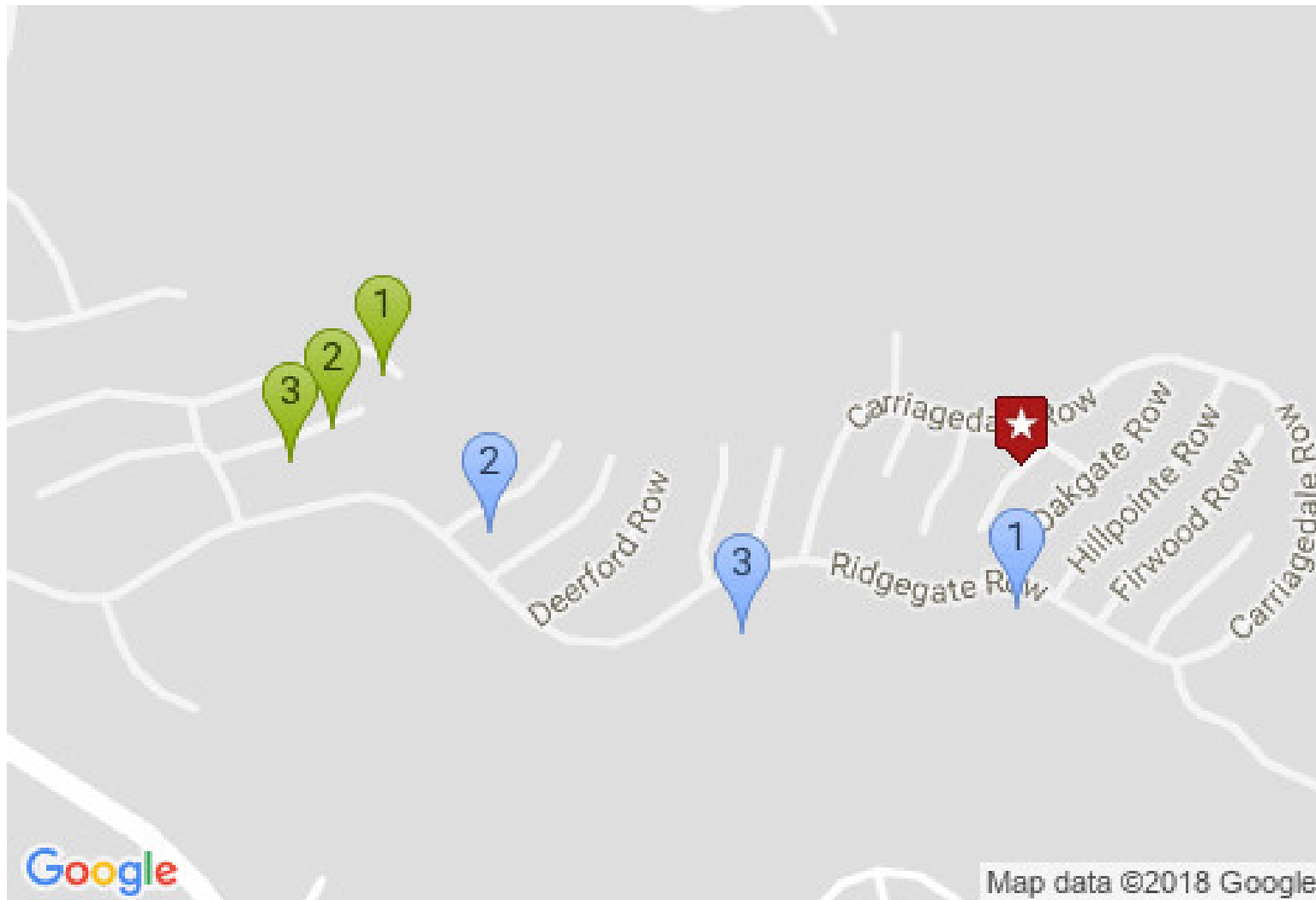




# Broker Price Opinion

☒ Exterior Inspection  
☐ Interior Inspection

Property Address: 6067 Caddington Row				Vendor ID: 4473984			
City, State, Zip: La Jolla, CA 92037				Deal Name:			
Loan Number: 6067CaddingtonRow				Inspection Date: 3/13/2018			
2nd Loan / Client #:				Subject APN: 6067 CADDINGTON ROW,			
Property Occupancy Status: Owner		Does the Property Appear Secure? Yes		Est. Monthly Rent: \$5,000		Sold in the last 12 Months? No	
Currently Listed: Yes	Currently List Broker: Billionaires Row	List Broker Contact #: 8584563282	Initial List Price: \$1,150,000	Initial List Date: 2/05/2018	Current List Price: \$1,150,000	DOM / CDOM: 36 / 36	Sale Price:
Is the Subject Listing Currently Pending? Yes		Date of Contract: 2/14/2018		CDOM to Contract: 36		Sale Date:	
Subject Property Comments / External Influences							
single family detached							
	Subject	Sold Comp 1	Sold Comp 2	Sold Comp 3	List Comp 1	List Comp 2	List Comp 3
							
Address	6067 Caddington Row La Jolla, CA 92037	2469 Darlington Row La Jolla, CA 92037	2465 Selkirk Row La Jolla, CA 92037	2437 Selkirk Row La Jolla, CA 92037	2725 Ridgeway Row La Jolla, CA 92037	6043 Meadowpointe Row La Jolla, CA 92037	2625 Ridgeway Row La Jolla, CA 92037
Proximity		0.29 Miles	0.31 Miles	0.33 Miles	0.05 Miles	0.24 Miles	0.14 Miles
Sale/List Price		\$1,460,000	\$1,530,000	\$1,450,000	\$1,384,500	\$1,495,000	\$1,699,000
Sale Date		2/16/2018	9/20/2017	6/26/2017	active	active	pending
Price Per Sq.ft.	\$594.92	\$496.77	\$586.66	\$493.37	\$528.23	\$609.71	\$454.76
Initial List Price	\$1,150,000	\$1,539,000	\$1,650,000	\$1,485,000	\$1,399,000	\$1,495,000	\$1,699,000
Initial List Date	2/05/2018	11/2/2017	8/28/2017	4/14/2017	1/19/2018	3/5/2018	1/22/2018
Current/Final List	\$1,150,000	\$1,475,000	\$1,650,000	\$1,485,000	\$1,384,500	\$1,495,000	\$1,699,000
DOM/CDOM	36 / 36	64 / 64	10 / 10	41 / 41	53 / 53	8 / 8	50 / 50
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	2518	2939	2608	2939	2621	2452	3736
#Rooms/Bed/Bath 1	8 / 4 / 3	9 / 4 / 4	8 / 4 / 3	9 / 4 / 4	7 / 3 / 3	9 / 4 / 4	11 / 5 / 5
Year Built	1999	1997	1997	1997	2000	1996	2002
Bsmnt SF/% Finished							
Lot Size	0.1ac	0.27ac	0.18ac	0.14ac	0.13ac	0.23ac	0.25ac
Property Type	SF Detach	SF Detach	SF Detach	SF Detach	SF Detach	SF Detach	SF Detach
Style / Quality	2-Story Conv / Q4	2-Story Conv / Q3	2-Story Conv / Q3	2-Story Conv / Q3	2-Story Conv / Q3	2-Story Conv / Q3	2-Story Conv / Q3
# of Units	1	1	1	1	1	1	1
Condition	C4	C3	C3	C3	C3	C3	C3
Pool/Spa	None	No / No	No / No	No / No	No / No	No / No	No / No
View	Residential	Mountain	Mountain	River	Residential	Residential	Residential
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	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Garage	3 Attached	3 Attached	3 Attached	3 Attached	3 Attached	3 Attached	3 Attached
Other Features	none	none	none	none	none	none	none
HOA Fees	330/mo	330/mo	330/mo	330/mo	330/mo	330/mo	330/mo
Subdivision	Ridgeway	Ridgeway	Ridgeway	Ridgeway	Ridgeway	Ridgeway	Ridgeway
School District	La Jolla	La Jolla	La Jolla	La Jolla	La Jolla	La Jolla	La Jolla
Common Amenities							
Data Source - ID	County Tax - 358-712-94-00	MLS - 170056717	MLS - 170045324	MLS - 170018806	MLS - 180003373	MLS - 180011378	MLS - 180003797
Market Time 90-120 days		As-Is Price Estimate		As-Repaired Price Estimate		Land Only Price	
Anticipated Sale Price		\$1,498,000		\$1,498,000		\$704,409	
Recommended List Price		\$1,499,000		\$1,499,000			
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
•	6067 Caddington Row	La Jolla	4	3	0.1ac		1999		
1	2469 Darlington Row	La Jolla	4	4	0.27ac	2/16/2018	1997	\$1,460,000	0.29 Miles
2	2465 Selkirk Row	La Jolla	4	3	0.18ac	9/20/2017	1997	\$1,530,000	0.31 Miles
3	2437 Selkirk Row	La Jolla	4	4	0.14ac	6/26/2017	1997	\$1,450,000	0.33 Miles
1	2725 Ridgeway Row	La Jolla	3	3	0.13ac	1/19/2018	2000	\$1,384,500	0.05 Miles
2	6043 Meadowpointe Row	La Jolla	4	4	0.23ac	3/5/2018	1996	\$1,495,000	0.24 Miles
3	2625 Ridgeway Row	La Jolla	5	5	0.25ac	1/22/2018	2002	\$1,699,000	0.14 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	This home is located in the same gated community as the subject similar in age style. It is upgraded throughout
Sale 2 Comments	this home is also located in the same gated community and is upgraded throughout.
Sale 3 Comments	I was forced to go past 6 months due to a limited supply of sales in the subjects community with upgrades
List 1 Comments	This home is located in the same gated community it is upgraded throughout. inferior in gla and beds and baths.
List 2 Comments	this home is simialr to the subject in location style it is upgraded throughout. most simialr list home
List 3 Comments	I was forced to use this larger home due to a very limited supply of similar homes and homes with upgrades.

**Comments:**

## Service Provider Comments:

The subject is currently listed as a short sale and is the lowest priced home in the subjects gated community. All comparable homes I used are from the subjects same gated community and all are fully renovated. The subject appears to be occupied I did not notice any repairs needed.

## Vendor Comments:

Service Provider  
Signature

/s/ Jacquelyn Douglas

Service Provider  
Company

Elite REO Services

BPO Effective Date

3/14/2018

Service Provider Lic.  
Num.

01407829

**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:			
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

**6067 Caddington Row  
La Jolla, CA 92037**



Address



Side





Side



Rear



Street



Street



View across street





### Comparable Sale #1

2469 Darlington Row  
La Jolla, CA 92037  
Sale Date: 2/16/2018  
Sale Price: \$1,460,000



### Comparable Sale #2

2465 Selkirk Row  
La Jolla, CA 92037  
Sale Date: 9/20/2017  
Sale Price: \$1,530,000



### Comparable Sale #3

2437 Selkirk Row  
La Jolla, CA 92037  
Sale Date: 6/26/2017  
Sale Price: \$1,450,000





### Comparable Listing #1

2725 Ridgeway Row  
La Jolla, CA 92037  
Current List: \$1,384,500



### Comparable Listing #2

6043 Meadowpointe Row  
La Jolla, CA 92037  
Current List: \$1,495,000



### Comparable Listing #3

2625 Ridgeway Row  
La Jolla, CA 92037  
Current List: \$1,699,000

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