








Broker Price Opinion

Property Address: 1123 N 6th Street	Vendor ID: 4464779
City, State, Zip: Port Hueneme, CA 93041	Deal Name:
Loan Number: 1123N6thStreet	Inspection Date: 2/28/2018
2nd Loan / Client #:	Subject APN: 207-0-032-145

Property Occupancy Status: Owner	Does the Property Appear Secure?: Yes	Est. Monthly Rent: \$18,000	Sold in the last 12 Months?: No
Currently Listed: No	List Broker Contact #:	Current List Price:	Sale Price:
Is the Subject Listing Currently Pending?:	Date of Contract:	CDOM to Contract:	Sale Date:

Subject Property Comments / External Influences

Subject is 1 story detached Ranch

	Subject	Sold Comp 1	Sold Comp 2	Sold Comp 3	List Comp 1	List Comp 2	List Comp 3
							
Address	1123 N 6th Street Port Hueneme, CA 93041	941 Evergreen Ln Port Hueneme, CA 93041	1453 N 8th St Port Hueneme, CA 93041	1122 N 7th Pl Port Hueneme, CA 93041	1061 Evergreen Ln Port Hueneme, CA 93041	1553 N 5th St Port Hueneme, CA 93041	1446 N 8th Pl Port Hueneme, CA 93041
Proximity		0.17 Miles	0.37 Miles	0.18 Miles	0.22 Miles	0.36 Miles	0.43 Miles
Sale/List Price		\$430,000	\$445,000	\$455,000	\$439,900	\$455,000	\$449,900
Sale Date		1/16/2018	12/14/2017	2/7/2018	active	active	pending
Price Per Sq.ft.	\$445.00	\$452.63	\$350.67	\$370.82	\$458.23	\$434.99	\$348.76
Initial List Price		\$449,900	\$435,000	\$454,500	\$439,900	\$455,000	\$449,900
Initial List Date		11/9/2017	10/27/2017	12/26/2017	2/26/2018	12/30/2017	1/8/2018
Current/Final List		\$449,900	\$435,000	\$454,500	\$439,900	\$455,000	\$449,900
DOM/CDOM		68 / 68	48 / 48	43 / 43	1 / 1	59 / 59	50 / 50
Sales Type		Fair Market	Fair Market	Fair Market	Fair Market	Fair Market	Fair Market
Finance Incentives		0	0	0	0	0	0
Living Area	1000	950	1269	1227	960	1046	1290
#Rooms/Bed/Bath 1	5 / 3 / 1	5 / 3 / 1	6 / 3 / 2	8 / 4 / 2	5 / 3 / 1	5 / 3 / 2	8 / 4 / 2
Year Built	1956	1953	1961	1956	1954	1958	1961
Bsmnt SF/% Finished							
Lot Size	0.14ac	0.14ac	0.16ac	0.14ac	0.13ac	0.15ac	0.16ac
Property Type	SF Detach	SF Detach	SF Detach	SF Detach	SF Detach	SF Detach	SF Detach
Style / Quality	Ranch / Q4	Ranch / Q4	Ranch / Q4	Ranch / Q4	Ranch / Q4	Ranch / Q4	Ranch / Q4
# of Units	1	1	1	1	1	1	1
Condition	C4	C4	C4	C4	C4	C4	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	No / Yes / No	No / Yes / No	No / Yes / No	No / Yes / No	No / Yes / No	No / Yes / No
Fireplace	No	No	No	No	No	No	No
Garage	2 Attached	1 Detached	2 Attached	2 Attached	1 Attached	2 Attached	2 Attached
Other Features	None	None	None	None	None	None	None
HOA Fees	0/mo	0/yr	0/yr	0/yr	0/yr	0/yr	0/yr
Subdivision	Parkwood	Pleasant Valley Park	Pearson Park 5b	Parkwood	Parkwest Homes	Pearson Park	Pearson Park 5b
School District	Oxnard Union High School District	Oxnard Union High School District	Oxnard Union High School District	Oxnard Union High School District	Oxnard Union High School District	Oxnard Union High School District	Oxnard Union High School District
Common Amenities							
Data Source - ID	County Tax - N/A	MLS - SR17255226_CRISNET	MLS - 217012974_VCRDS	MLS - 217014757_VCRDS	MLS - 218002192	MLS - 217014852_VCRDS	MLS - 218000281_VCRDS

Market Time 90-120 days

As-Is Price Estimate

As-Repaired Price Estimate

Land Only Price

Anticipated Sale Price

\$445,000

\$445,000

\$14,900

Recommended List Price

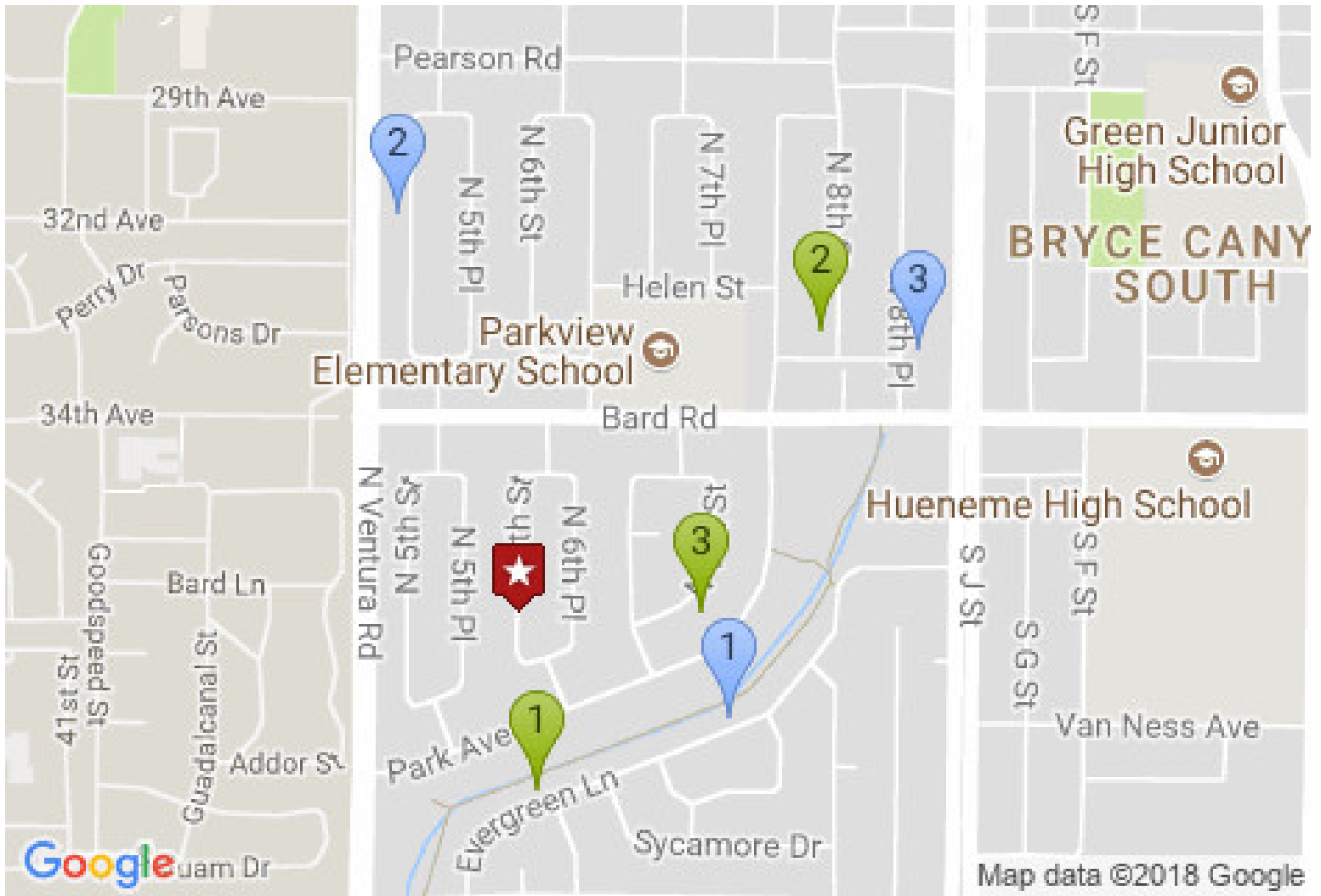
\$455,000

\$455,000

Recommended Sales Strategy:

As - Is

Repaired



	Address	City	BR	BA	Lot Size	Sale/List Date	Year Built	Sale/List Price	Distance
•	1123 N 6th Street	Port Hueneme	3	1	0.14ac		1956		
1	941 Evergreen Ln	Port Hueneme	3	1	0.14ac	1/16/2018	1953	\$430,000	0.17 Miles
2	1453 N 8th St	Port Hueneme	3	2	0.16ac	12/14/2017	1961	\$445,000	0.37 Miles
3	1122 N 7th Pl	Port Hueneme	4	2	0.14ac	2/7/2018	1956	\$455,000	0.18 Miles
1	1061 Evergreen Ln	Port Hueneme	3	1	0.13ac	2/26/2018	1954	\$439,900	0.22 Miles
2	1553 N 5th St	Port Hueneme	3	2	0.15ac	12/30/2017	1958	\$455,000	0.36 Miles
3	1446 N 8th Pl	Port Hueneme	4	2	0.16ac	1/8/2018	1961	\$449,900	0.43 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 by age, GLA and lot size. Remodeled home in Port Hueneme.
Sale 2 Comments	Superior by GLA. Similar age and lot size. Updated interior.
Sale 3 Comments	Superior by GLA. Similar age and lot size.
List 1 Comments	Similar by age, GLA and lot size. Upgraded single family home.
List 2 Comments	Similar by age, GLA and lot size. Nicely upgraded house.
List 3 Comments	Superior by GLA. Similar age and lot size. Updated interior.

Comments:

Service Provider Comments:

Subject contains quite similar features and curb appeal as other properties in the area in factors such GLA, lot size, built materials, built year etc. All selected comps are situated within 0.5 mile radius in an urban area. All selected comps are in good condition. All selected properties are non distressed.

Vendor Comments:

Service Provider
Signature

/s/ Gulafruz Kundel

Service Provider
Company

DG Realty Group Inc

BPO Effective Date

2/28/2018

Service Provider Lic.
Num.

01895123

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

**1123 N 6th Street
Port Hueneme, CA 93041**



Address



Side



Side



Street



Street



View across street



Comparable Sale #1

941 Evergreen Ln
Port Hueneme, CA 93041
Sale Date: 1/16/2018
Sale Price: \$430,000



Comparable Sale #2

1453 N 8th St
Port Hueneme, CA 93041
Sale Date: 12/14/2017
Sale Price: \$445,000



Comparable Sale #3

1122 N 7th Pl
Port Hueneme, CA 93041
Sale Date: 2/7/2018
Sale Price: \$455,000



Comparable Listing #1

1061 Evergreen Ln
Port Hueneme, CA 93041
Current List: \$439,900



Comparable Listing #2

1553 N 5th St
Port Hueneme, CA 93041
Current List: \$455,000



Comparable Listing #3

1446 N 8th Pl
Port Hueneme, CA 93041
Current List: \$449,900

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