

Broker Price Opinion

 Exterior Inspection
 Interior Inspection

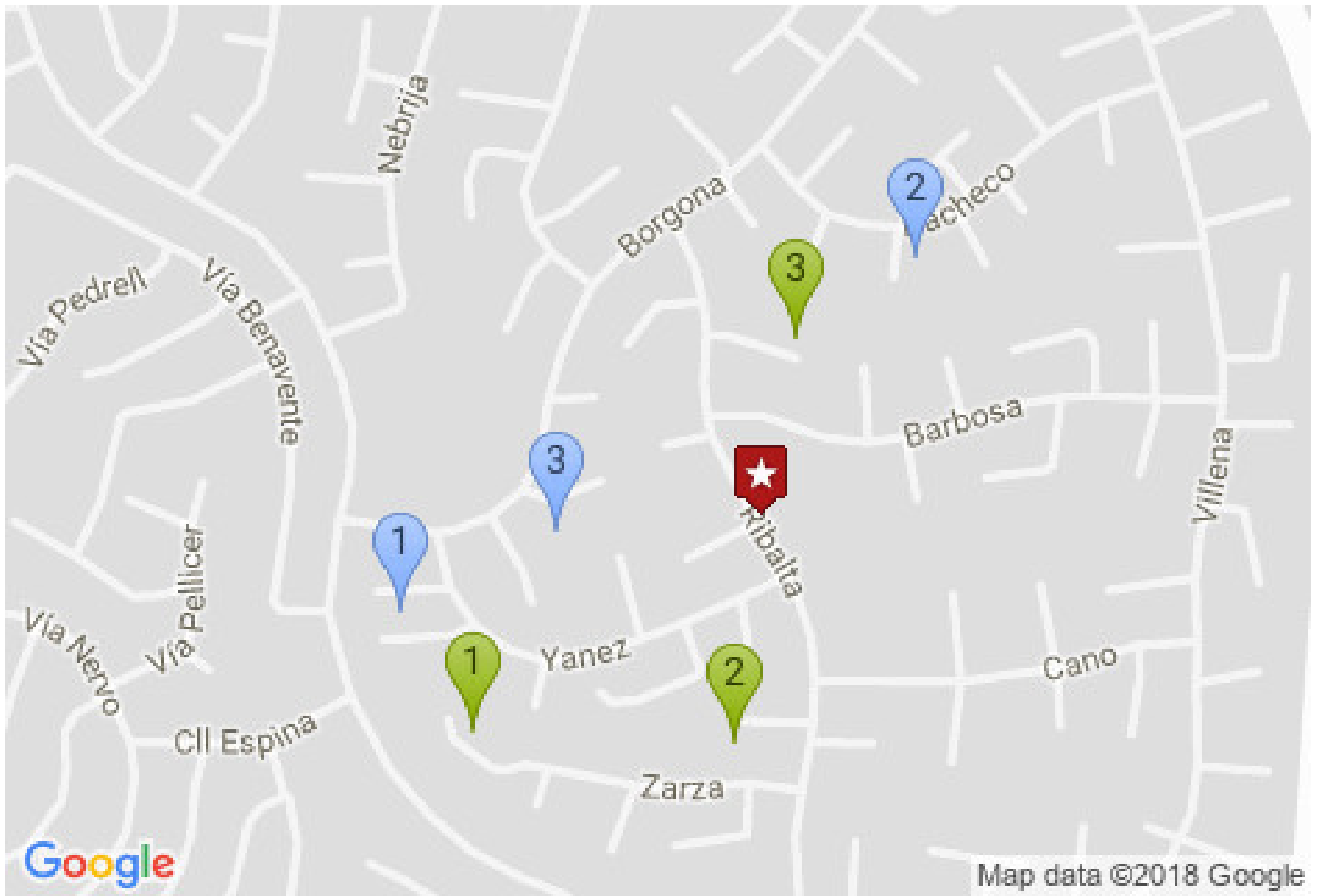
Property Address: 23571 Ribalta	Vendor ID: 4566617
City, State, Zip: Mission Viejo, CA 92692	Deal Name:
Loan Number: 23571Ribalta	Inspection Date: 6/21/2018
2nd Loan / Client #:	Subject APN: 78611120

Property Occupancy Status: Vacant	Does the Property Appear Secure?: Yes	Est. Monthly Rent: \$3,000	Sold in the last 12 Months?: No
Currently Listed: Yes	Currently List Broker: REMAX	List Broker Contact #: 7143232965	Initial List Price: \$569,900
	Initial List Date: 3/27/2018	Current List Price: \$569,900	DOM / CDOM: 86 / 86
Is the Subject Listing Currently Pending?: No	Date of Contract:	CDOM to Contract:	Sale Price:
			Sale Date:

Subject Property Comments / External Influences
Conforming neighborhood with homes of similar style and age. Neighborhood appears maintained and near school, parks, and rec

	Subject	Sold Comp 1	Sold Comp 2	Sold Comp 3	List Comp 1	List Comp 2	List Comp 3
Address	23571 Ribalta Mission Viejo, CA 92692	28251 Zarza Mission Viejo, CA 92692	23675 Ribalta Mission Viejo, CA 92692	23516 Ribalta Mission Viejo, CA 92692	28252 Yanez Mission Viejo, CA 92692	28456 Pacheco Mission Viejo, CA 92692	28272 Borgona Mission Viejo, CA 92692
Proximity		0.15 Miles	0.1 Miles	0.09 Miles	0.15 Miles	0.14 Miles	0.08 Miles
Sale/List Price		\$705,000	\$810,000	\$795,000	\$739,900	\$649,000	\$638,000
Sale Date		6/27/2017	3/26/2018	3/5/2018	active	active	active
Price Per Sq.ft.	\$495.92	\$469.06	\$550.27	\$530.00	\$492.28	\$440.90	\$424.48
Initial List Price	\$569,900	\$725,000	\$839,900	\$799,000	\$769,000	\$669,000	\$685,000
Initial List Date	3/27/2018	4/24/2017	2/1/2018	12/14/2017	5/13/2018	5/14/2018	3/16/2018
Current/Final List	\$569,900	\$720,000	\$820,000	\$799,000	\$739,900	\$649,000	\$638,000
DOM/CDOM	86 / 86	30 / 30	35 / 35	35 / 35	40 / 40	40 / 40	97 / 97
Sales Type		Fair Market	Fair Market	Fair Market	Fair Market	Fair Market	Fair Market
Finance Incentives	0	0	0	0	00	0	0
Living Area	1472	1503	1472	1500	1503	1472	1503
#Rooms/Bed/Bath 1	6 / 3 / 2	6 / 3 / 2	6 / 3 / 2	5 / 2 / 2	5 / 2 / 2	6 / 3 / 2	6 / 3 / 2
Year Built	1980	1980	1980	1984	1980	1984	1981
Bsmnt SF/% Finished							
Lot Size	0.08ac	0.08ac	0.08ac	0.08ac	0.08ac	0.08ac	0.08ac
Property Type	SF Detach	SF Detach	SF Detach	SF Detach	SF Detach	SF Detach	SF Detach
Style / Quality	Single Story / Q4	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	Residential	Residential	Residential	Residential	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	2 Attached	2 Attached	2 Attached	2 Attached	2 Attached	2 Attached	2 Attached
Other Features	n/a	n/a	n/a	n/a	n/a	n/a	n/a
HOA Fees	359/mo	343/mo	359/mo	359/mo	359/mo	359/mo	359/mo
Subdivision	Casta Del Sol-fiesta	Casta Del Sol-fiesta	Casta Del Sol-fiesta	Casta Del Sol-fiesta	Casta Del Sol-fiesta	Casta Del Sol-fiesta	Casta Del Sol-fiesta
School District	Capistrano Unified	Capistrano Unified	Capistrano Unified	Capistrano Unified	Saddleback Valley Unified	Saddleback Valley Unified	Capistrano Unified
Common Amenities							
Data Source - ID	County Tax - tax	MLS - OC17087634	MLS - OC18022767	MLS - OC17264027	MLS - PW18111989	MLS - OC18112435	MLS - OC18061052

Market Time 90-120 days	As-Is Price Estimate	As-Repaired Price Estimate	Land Only Price
Anticipated Sale Price	\$730,000	\$730,000	\$130,000
Recommended List Price	\$730,000	\$730,000	
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
•	23571 Ribalta	Mission Viejo	3	2	0.08ac		1980		
1	28251 Zarza	Mission Viejo	3	2	0.08ac	6/27/2017	1980	\$705,000	0.15 Miles
2	23675 Ribalta	Mission Viejo	3	2	0.08ac	3/26/2018	1980	\$810,000	0.1 Miles
3	23516 Ribalta	Mission Viejo	2	2	0.08ac	3/5/2018	1984	\$795,000	0.09 Miles
1	28252 Yanez	Mission Viejo	2	2	0.08ac	5/13/2018	1980	\$739,900	0.15 Miles
2	28456 Pacheco	Mission Viejo	3	2	0.08ac	5/14/2018	1984	\$649,000	0.14 Miles
3	28272 Borgona	Mission Viejo	3	2	0.08ac	3/16/2018	1981	\$638,000	0.08 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	Custom cabinets through-out accented with unique granite slabs and top of the line appliances.
Sale 2 Comments	This home has a great location with views on a large greenbelt! Remodeled throughout
Sale 3 Comments	single story, two bedrooms with family room, den/office, living room, and A LARGE INSIDE LAUNDRY ROOM
List 1 Comments	SFR with Expert Craftsmanship, 2 Bedrooms + Study and 2 Bathrooms in 1503 SF of Luxury
List 2 Comments	home on a large lot affords greenery views from every position with large greenbelt
List 3 Comments	Large Side Greenbelt and Convenient Guest Parking. This is the popular Rosa Model with 2 BR + optional 3rd BR

Comments:

Service Provider Comments:

Address photo is of street which enters gated community . The subject property is located within a gated development and, as such, was unable to view the home. This report utilizes public records data for the subject's characteristics and we assume that the home includes the GLA total, site size, age, rooms and amenities that are reported by this source. The home is also assumed to be absent of needed repair and in at least average or good condition. If any significant differences exist between what we have reported and what the subject is eventually found to include, we reserve the right to alter the content of this valuation accordingly.

Vendor Comments:

Service Provider
Signature

/s/ BENJAMIN GARCIA

Service Provider
Company

Pulse Realty & Investments

BPO Effective Date

6/23/2018

Service Provider Lic.
Num.

01724215

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

**23571 Ribalta
Mission Viejo, CA 92692**



Address



Side



Side



Street



Street



View across street



Comparable Sale #1

28251 Zarza
Mission Viejo, CA 92692
Sale Date: 6/27/2017
Sale Price: \$705,000



Comparable Sale #2

23675 Ribalta
Mission Viejo, CA 92692
Sale Date: 3/26/2018
Sale Price: \$810,000



Comparable Sale #3

23516 Ribalta
Mission Viejo, CA 92692
Sale Date: 3/5/2018
Sale Price: \$795,000



Comparable Listing #1

28252 Yanez
Mission Viejo, CA 92692
Current List: \$739,900



Comparable Listing #2

28456 Pacheco
Mission Viejo, CA 92692
Current List: \$649,000



Comparable Listing #3

28272 Borgona
Mission Viejo, CA 92692
Current List: \$638,000

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