

Broker Price Opinion

 Exterior Inspection
 Interior Inspection

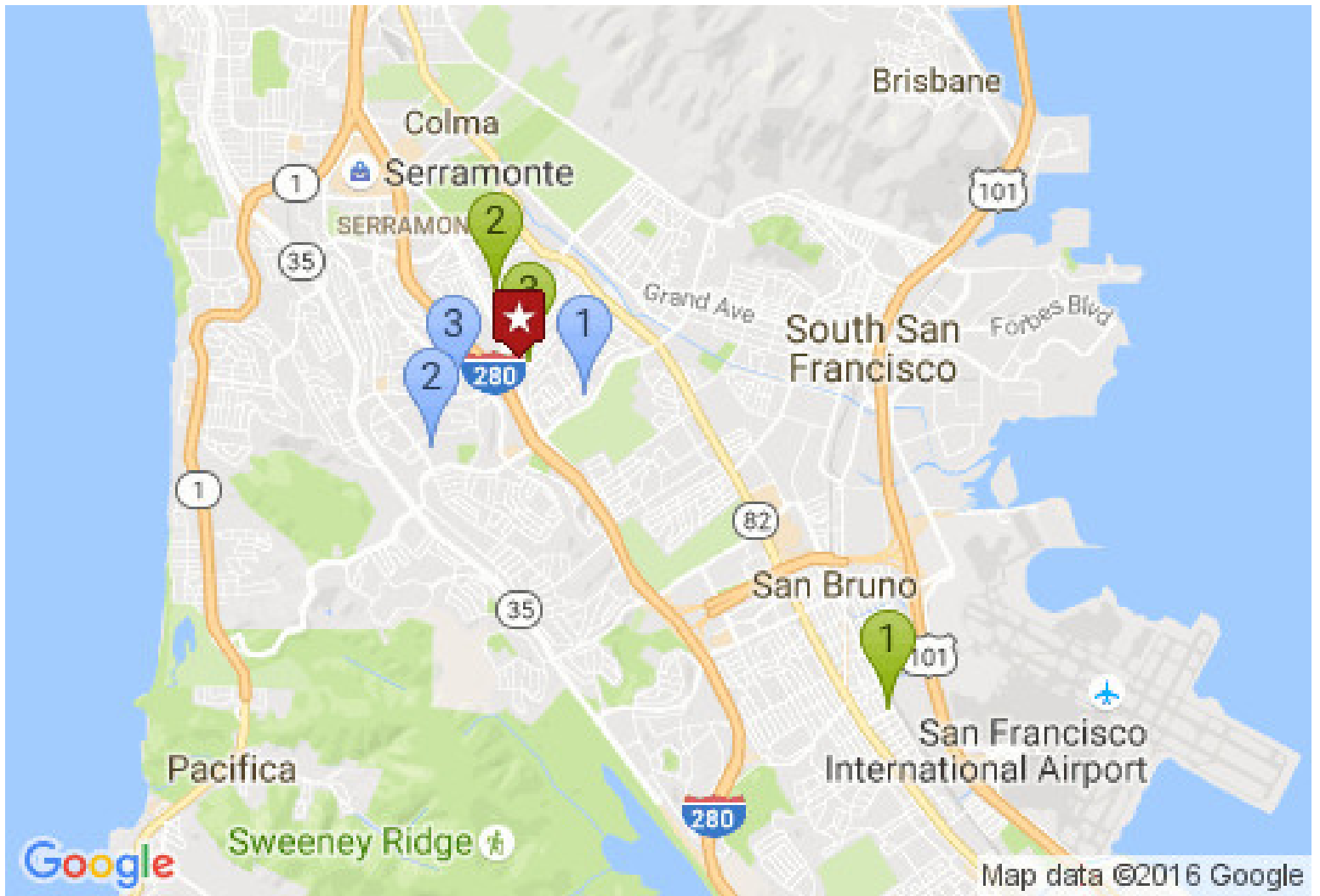
Property Address:	330 Arbor Drive	Vendor ID:	4023537
City, State, Zip:	South San Francisco, CA 94080	Deal Name:	
Loan Number:	330ARBOR	Inspection Date:	8/29/2016
2nd Loan / Client #:		Subject APN:	010-252-160

Property Occupancy Status	Owner	Does the Property Appear Secure?	Yes	Est. Monthly Rent	\$4,000	Sold in the last 12 Months?	No
Currently Listed	Yes	Currently List Broker	Macher Realty, Inc.	List Broker Contact #	(650) 273-0182	Initial List Price	\$829,000
		Initial List Date	2/12/2016	Current List Price	\$829,000	DOM / CDOM	83 / 201
Is the Subject Listing Currently Pending?	No	Date of Contract		CDOM to Contract		Sale Price:	
						Sale Date:	

Subject Property Comments / External Influences
Based on observation the subject property appears to be in average condition and conforming to the neighborhood.

	Subject	Sold Comp 1	Sold Comp 2	Sold Comp 3	List Comp 1	List Comp 2	List Comp 3
Address	330 Arbor Drive South San Francisco, CA 94080	132 San Felipe Avenue South San Francisco, CA 94080	836 Byron Drive South San Francisco, CA 94080	335 Newman Drive South San Francisco, CA 94080	12 Jacinto LN South San Francisco, CA 94080	3612 Georgetown CT South San Francisco, CA 94080	3972 Fairfax WAY South San Francisco, CA 94080
Proximity		3.4 Miles	0.52 Miles	5 Blocks	0.48 Miles	0.82 Miles	0.5 Miles
Sale/List Price		\$800,000	\$820,000	\$860,000	\$885,000	\$850,000	\$839,000
Sale Date		6/30/2016	5/20/2016	6/9/2016			
Price Per Sq.ft.	\$515.34	\$551.72	\$496.97	\$551.28	\$675.57	\$480.23	\$474.01
Initial List Price	\$829,000	\$799,000	\$849,500	\$798,000	\$885,000	\$850,000	\$839,000
Initial List Date	2/12/2016	6/8/2016	4/22/2016	6/1/2016	8/18/2016	7/18/2016	8/24/2016
Current/Final List	\$829,000	\$799,000	\$818,500	\$798,000	\$885,000	\$850,000	\$839,000
DOM/CDOM	83 / 201	23 / 23	27 / 27	8 / 8	12 / 12	42 / 42	6 / 6
Sales Type		Fair Market	Fair Market	Fair Market	Fair Market	Fair Market	Fair Market
Finance Incentives	None	None	None	None	None	None	None
Living Area	1630	1450	1650	1560	1310	1770	1770
#Rooms/Bed/Bath 1	8 / 4 / 3.0	6 / 3 / 3.0	7 / 4 / 2.0	6 / 3 / 2.0	6 / 3 / 2.0	7 / 4 / 2.0	7 / 4 / 2.5
Year Built	1955	1955	1953	1958	1948	1973	1972
Bsmnt SF/% Finished							
Lot Size	0.11ac	0.12ac	0.15ac	0.10ac	0.10ac	0.11ac	0.12ac
Property Type	SF Detach	SF Detach	SF Detach	SF Detach	SF Detach	SF Detach	SF Detach
Style / Quality	Colonial / Q3	Colonial / Q3	Colonial / Q3	Colonial / Q3	Colonial / Q3	Colonial / Q3	Colonial / 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	Residential	Residential	Residential	Residential	Residential	Residential
Porch/Patio/Deck	No / No / No	No / No / No	No / No / No	No / No / No	No / No / No	No / No / No	No / No / No
Fireplace	Yes	No	No	No	No	No	No
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	Unknown	Unknown	Unknown	Unknown	Unknown	Unknown	Unknown
School District	South San Francisco	Unknown	Unknown	Unknown	Unknown	Unknown	Unknown
Data Source - ID	County Tax - ML81550629	MLS - ML81589488	MLS - ML81581659	MLS - ML81588349	MLS - ML81600703	MLS - ML81595831	MLS - SF449487

Market Time 90-120 days	As-Is Price Estimate	As-Repaired Price Estimate	Land Only Price
Anticipated Sale Price	\$840,000	\$840,000	\$336,000
Recommended List Price	\$850,000	\$850,000	
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
•	330 Arbor Drive	South San Francisco	4	3	0.11ac		1955		
1	132 San Felipe Avenue	South San Francisco	3	3	0.12ac	6/30/2016	1955	\$800,000	3.4 Miles
2	836 Byron Drive	South San Francisco	4	2	0.15ac	5/20/2016	1953	\$820,000	0.52 Miles
3	335 Newman Drive	South San Francisco	3	2	0.10ac	6/9/2016	1958	\$860,000	5 Blocks
1	12 Jacinto LN	South San Francisco	3	2	0.10ac	8/18/2016	1948	\$885,000	0.48 Miles
2	3612 Georgetown CT	South San Francisco	4	2	0.11ac	7/18/2016	1973	\$850,000	0.82 Miles
3	3972 Fairfax WAY	South San Francisco	4	2.5	0.12ac	8/24/2016	1972	\$839,000	0.5 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	Inferior in GLA to the subject property.
Sale 2 Comments	Equal in GLA to the subject property.
Sale 3 Comments	Inferior in GLA to the subject property.
List 1 Comments	Inferior in GLA to the subject property.
List 2 Comments	Equal in GLA to the subject property.
List 3 Comments	Equal in GLA to the subject property.

Comments:

Service Provider Comments:

Subject's final value represents a value with normal marketing times and based on the most similar and proximate comps in this report. The subject property shows well, we recommend to sell the property As-Is. Due to limited available market data for similar properties in the subject's immediate neighborhood, it was necessary to expand proximity guidelines.

Vendor Comments:

Service Provider
Signature

/s/ Brad Thompson

Service Provider
Company

Realty World Good Horizon

BPO Effective Date

8/30/2016

Service Provider Lic.
Num.

00916909

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

**330 Arbor Drive
South San Francisco, CA 94080**



Address



Side



Side



Street



Street



View across street



Comparable Sale #1

132 San Felipe Avenue
South San Francisco, CA 94080
Sale Date: 6/30/2016
Sale Price: \$800,000



Comparable Sale #2

836 Byron Drive
South San Francisco, CA 94080
Sale Date: 5/20/2016
Sale Price: \$820,000



Comparable Sale #3

335 Newman Drive
South San Francisco, CA 94080
Sale Date: 6/9/2016
Sale Price: \$860,000



Comparable Listing #1

12 Jacinto LN
South San Francisco, CA 94080
Current List: \$885,000



Comparable Listing #2

3612 Georgetown CT
South San Francisco, CA 94080
Current List: \$850,000



Comparable Listing #3

3972 Fairfax WAY
South San Francisco, CA 94080
Current List: \$839,000

Neither eMortgage Logic 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.