

Broker Price Opinion

☒ Exterior Inspection
☐ Interior Inspection

| | | | |
|----------------------|------------------|------------------|-------------|
| Property Address: | 3714 Chiles Road | Vendor ID: | 4086210 |
| City, State, Zip: | Davis, CA 95618 | Deal Name: | |
| Loan Number: | 3714CHILES | Inspection Date: | 11/09/2016 |
| 2nd Loan / Client #: | | Subject APN: | 069-140-000 |

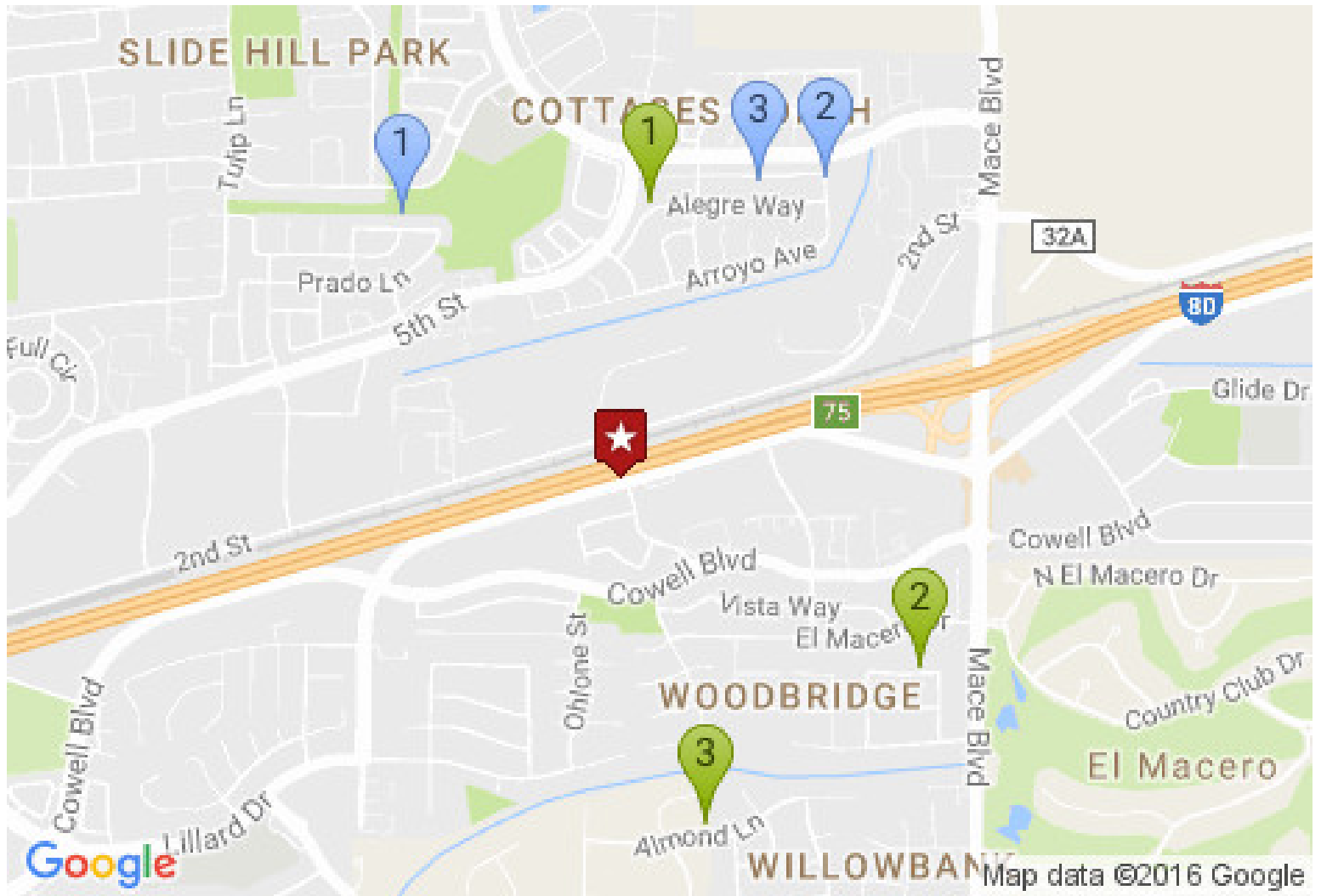
| | | | | | | | |
|---|-------|----------------------------------|------------------------|-----------------------|----------------|-----------------------------|-----------|
| Property Occupancy Status | Owner | Does the Property Appear Secure? | Yes | Est. Monthly Rent | \$3,000 | Sold in the last 12 Months? | No |
| Currently Listed | Yes | Currently List Broker | Century 21 M&M and Ass | List Broker Contact # | (707) 330-7054 | Initial List Price | \$789,900 |
| | | | | Initial List Date | 7/15/2016 | Current List Price | \$779,900 |
| | | | | DOM / CDOM | 114 / 118 | Sale Price: | |
| Is the Subject Listing Currently Pending? | No | Date of Contract | | CDOM to Contract | | Sale Date: | |

Subject Property Comments / External Influences

The subject appears to be maintained in average condition. No damage or repairs visible.

| | Subject | Sold Comp 1 | Sold Comp 2 | Sold Comp 3 | List Comp 1 | List Comp 2 | List Comp 3 |
|---------------------|---|---|---|--|---|---|---|
| |  |  |  |  |  |  |  |
| Address | 3714 Chiles Road Davis, CA 95618 | 1141 Entrada Dr Davis, CA 95618 | 4508 San Ramon Dr Davis, CA 95618 | 43332 Almond Ln Davis, CA 95618 | 1229 Villaverde Ln Davis, CA 95618 | 4219 Alegre Way Davis, CA 95618 | 4020 Alegre Way Davis, CA 95618 |
| Proximity | | 0.47 Miles | 0.58 Miles | 0.58 Miles | 0.58 Miles | 0.61 Miles | 0.55 Miles |
| Sale/List Price | | \$680,000 | \$775,000 | \$810,000 | \$718,500 | \$749,000 | \$725,000 |
| Sale Date | | 6/15/2016 | 6/15/2016 | 8/30/2016 | | | |
| Price Per Sq.ft. | \$287.41 | \$294.88 | \$305.36 | \$351.87 | \$292.07 | \$321.74 | \$254.03 |
| Initial List Price | \$789,900 | \$699,000 | \$769,000 | \$929,000 | \$743,500 | \$749,000 | \$800,000 |
| Initial List Date | 7/15/2016 | 2/26/2016 | 4/12/2016 | 4/19/2016 | 8/31/2016 | 6/17/2016 | 5/18/2016 |
| Current/Final List | \$779,900 | \$699,000 | \$769,900 | \$859,000 | \$718,500 | \$749,000 | \$725,000 |
| DOM/CDOM | 114 / 118 | 110 / 59 | 64 / 25 | 133 / 101 | 70 / 68 | 145 / 145 | 175 / 170 |
| 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 | 2644 | 2306 | 2538 | 2302 | 2460 | 2328 | 2854 |
| #Rooms/Bed/Bath 1 | 10 / 5 / 4.0 | 8 / 4 / 3.0 | 8 / 4 / 2.0 | 9 / 5 / 2.0 | 9 / 5 / 3.0 | 8 / 4 / 3.0 | 8 / 4 / 3.0 |
| Year Built | 1966 | 1999 | 1969 | 1961 | 1993 | 1999 | 1998 |
| Bsmnt SF/% Finished | | | | | | | |
| Lot Size | 0.18ac | 0.13ac | 0.21ac | 0.46ac | 0.13ac | 0.16ac | 0.14ac |
| Property Type | SF Detach | SF Detach | SF Detach | SF Detach | SF Detach | SF Detach | SF Detach |
| Style / Quality | 2-Story Conv / Q3 | 2-Story Conv / Q3 | Single Story / Q3 | Single Story / Q3 | 2-Story Conv / Q3 | 2-Story Conv / Q3 | 2-Story Conv / 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 / 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 | 3 Attached | 2 Attached | 2 Attached | 3 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 | El Macero Vista | Mace Ranch | Rancho Macero | Willowbank | Unknown | Unknown | Mace Ranch |
| School District | Davis Unified | Davis Unified | Davis Unified | Davis Unified | Davis Unified | Davis Unified | Davis Unified |
| Data Source - ID | County Tax - 16045830 | MLS - 16011163 | MLS - 16021931 | MLS - 16023555 | MLS - 16057482 | MLS - 16039018 | MLS - 16031296 |

| | | | |
|--------------------------------|---|-----------------------------------|------------------------|
| Market Time 90-120 days | As-Is Price Estimate | As-Repaired Price Estimate | Land Only Price |
| Anticipated Sale Price | \$759,900 | \$759,900 | \$200,000 |
| Recommended List Price | \$779,900 | \$779,900 | |
| 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 |
|---|--------------------|-------|----|----|----------|----------------|------------|-----------------|------------|
| • | 3714 Chiles Road | Davis | 5 | 4 | 0.18ac | | 1966 | | |
| 1 | 1141 Entrada Dr | Davis | 4 | 3 | 0.13ac | 6/15/2016 | 1999 | \$680,000 | 0.47 Miles |
| 2 | 4508 San Ramon Dr | Davis | 4 | 2 | 0.21ac | 6/15/2016 | 1969 | \$775,000 | 0.58 Miles |
| 3 | 43332 Almond Ln | Davis | 5 | 2 | 0.46ac | 8/30/2016 | 1961 | \$810,000 | 0.58 Miles |
| 1 | 1229 Villaverde Ln | Davis | 5 | 3 | 0.13ac | 8/31/2016 | 1993 | \$718,500 | 0.58 Miles |
| 2 | 4219 Alegre Way | Davis | 4 | 3 | 0.16ac | 6/17/2016 | 1999 | \$749,000 | 0.61 Miles |
| 3 | 4020 Alegre Way | Davis | 4 | 3 | 0.14ac | 5/18/2016 | 1998 | \$725,000 | 0.55 Miles |

Neighborhood Data:

| | | | |
|---|---|--|---|
| Location Type: <input type="text" value="Suburban"/> | Market Trend: <input type="text" value="Appreciating"/> | 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="30"/> |
| Neighborhood Pride of Ownership: <input type="text" value="Average"/> | | Avg Marketing Time of Comparable Listings: <input type="text" value="Under 3 Mos."/> | |
| Price Range: <input type="text" value="\$428,000"/> to <input type="text" value="\$1,200,000"/> | Median Price: <input type="text" value="\$700,000"/> | Predominate Value: <input type="text" value="\$640,000"/> | Average DOM: <input type="text" value="120"/> |
| 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 | Fair market, CHandA, dual pane full, tile roof, stucco exterior, 3 car garage. |
| Sale 2 Comments | Fair market, CHandA, B/I pool, dual pane full, comp roof, stucco exterior, 2 car garage. |
| Sale 3 Comments | Fair market, CHandA, dual pane partial, comp roof, wood exterior, 2 car garage. |
| List 1 Comments | Fair market, CHandA, dual pane full, tile roof, stucco exterior, 3 car garage. |
| List 2 Comments | Fair market, CHandA, dual pane full, comp roof, stucco exterior, 2 car garage. |
| List 3 Comments | Fair market, CHandA, dual pane full, tile roof, stucco exterior, 2 car garage. |

Comments:

Service Provider Comments:

The subject appears to be maintained in average condition. Exterior surfaces appear protected and maintained. Landscaping is groomed and maintained. Upgraded dual pane visible. Currently an Active listing with a L/P of \$779,900 and 114 DOM. No repairs visible. Located in a neighborhood of varying build dates, size and design homes. The subject is located on a frontage road of a I80 Interstate Hwy with increased noise and will negatively affect value. All homes maintained in average condition. The neighborhood appears to be a mixed neighborhood with limited REO/SS and fair market listings. Values appear to be increasing with limited REO/SS listings available.

Vendor Comments:

Service Provider
Signature

/s/ Mike Petterson

Service Provider
Company

Capital Realty Center

BPO Effective Date

11/9/2016

Service Provider Lic.
Num.

01321060

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: | | | \$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

**3714 Chiles Road
Davis, CA 95618**



Address



Side



Side



Street



Street



View across street



Comparable Sale #1

1141 Entrada Dr
Davis, CA 95618
Sale Date: 6/15/2016
Sale Price: \$680,000



Comparable Sale #2

4508 San Ramon Dr
Davis, CA 95618
Sale Date: 6/15/2016
Sale Price: \$775,000



Comparable Sale #3

43332 Almond Ln
Davis, CA 95618
Sale Date: 8/30/2016
Sale Price: \$810,000



Comparable Listing #1

1229 Villaverde Ln
Davis, CA 95618
Current List: \$718,500



Comparable Listing #2

4219 Alegre Way
Davis, CA 95618
Current List: \$749,000



Comparable Listing #3

4020 Alegre Way
Davis, CA 95618
Current List: \$725,000

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