

Broker Price Opinion

 Exterior Inspection
 Interior Inspection

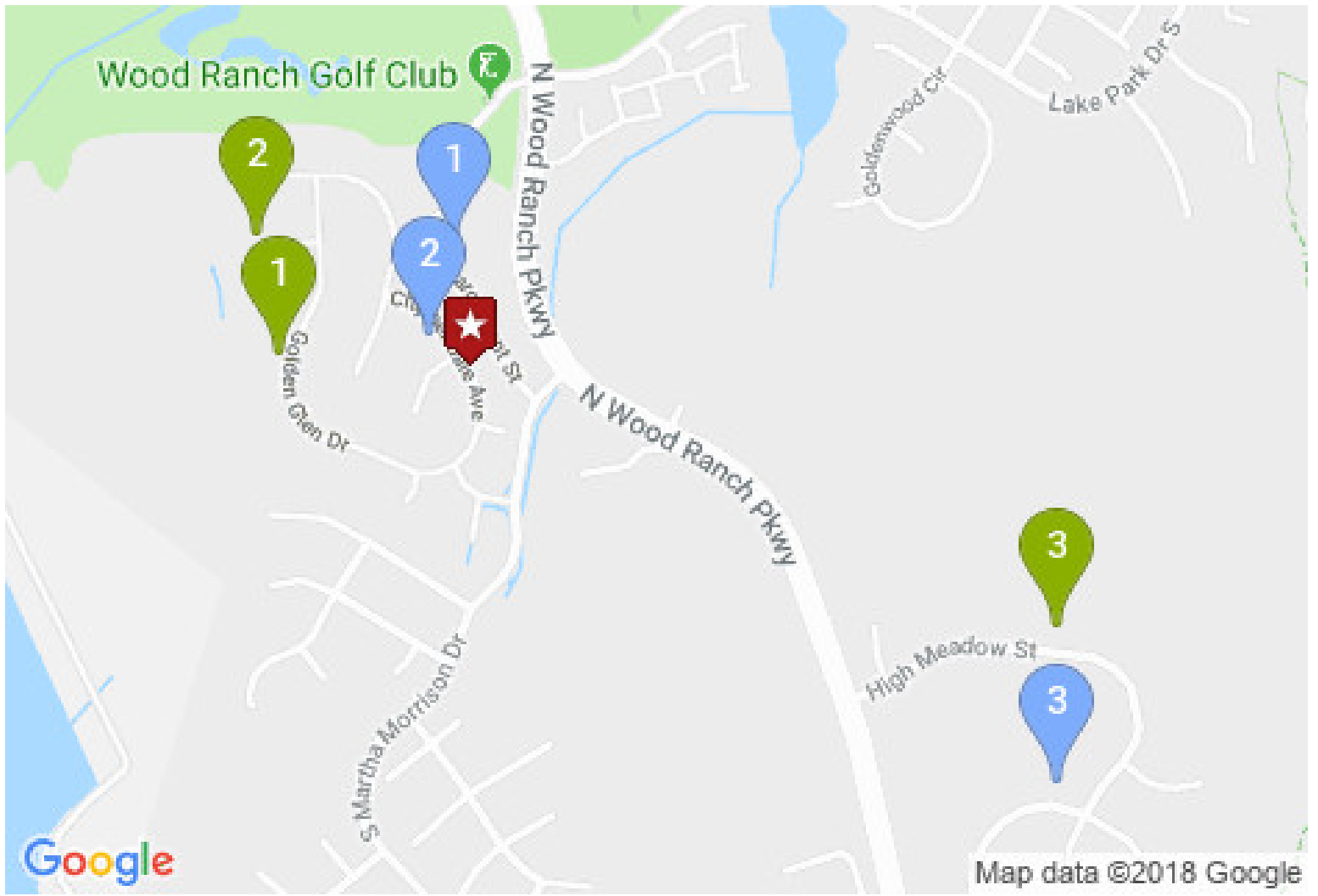
| | |
|---|----------------------------|
| Property Address: 585 Chippendale Ave | Vendor ID: 4598674 |
| City, State, Zip: Simi Valley, CA 93065 | Deal Name: |
| Loan Number: 585 Chippendale Ave | Inspection Date: 7/30/2018 |
| 2nd Loan / Client #: | Subject APN: 580-0-370-105 |

| | | | |
|---|--|-----------------------------------|---------------------------------|
| Property Occupancy Status: Vacant | Does the Property Appear Secure?: Yes | Est. Monthly Rent: \$5,000 | Sold in the last 12 Months?: No |
| Currently Listed: Yes | Currently List Broker: Keller Williams | List Broker Contact #: 8057777117 | Sale Price: |
| Initial List Price: \$929,000 | Initial List Date: 5/07/2018 | Current List Price: \$841,000 | DOM / CDOM: 84 / 84 |
| Is the Subject Listing Currently Pending?: No | Date of Contract: | CDOM to Contract: | Sale Date: |

Subject Property Comments / External Influences
SFR, currently listed.

| | Subject | Sold Comp 1 | Sold Comp 2 | Sold Comp 3 | List Comp 1 | List Comp 2 | List Comp 3 |
|---------------------|--|--|---|---|--|---|---|
| | | | | | | | |
| Address | 585 Chippendale Ave Simi Valley, CA 93065 | 724 Donnington Ct Simi Valley, CA 93065 | 785 Twillin Ct Simi Valley, CA 93065 | 267 High Meadow St Simi Valley, CA 93065 | 238 Heath Meadow Ct Simi Valley, CA 93065 | 642chippendale Ave Simi Valley, CA 93065 | 213 Sycamore Grove Simi Valley, CA 93065 |
| Proximity | | 0.19 Miles | 0.25 Miles | 0.54 Miles | 0.13 Miles | 0.07 Miles | 0.61 Miles |
| Sale/List Price | | \$1,089,000 | \$1,123,900 | \$986,000 | \$1,189,000 | \$1,165,000 | \$1,099,900 |
| Sale Date | | 3/12/2018 | 5/24/2018 | 5/14/2018 | active | pending | active |
| Price Per Sq.ft. | \$267.71 | \$346.26 | \$320.56 | \$234.43 | \$301.17 | \$283.52 | \$267.55 |
| Initial List Price | \$929,000 | \$1,089,000 | \$1,123,900 | \$999,900 | \$1,189,000 | \$1,165,000 | \$1,099,900 |
| Initial List Date | 5/07/2018 | 1/14/2018 | 4/3/2018 | 2/16/2018 | 7/11/2018 | 3/27/2018 | 7/24/2018 |
| Current/Final List | \$841,000 | \$0 | \$0 | \$0 | \$1,189,000 | \$1,165,000 | \$1,099,900 |
| DOM/CDOM | 84 / 84 | 8 / 8 | 5 / 5 | 77 / 77 | 20 / 20 | 126 / 126 | 7 / 7 |
| Sales Type | | Fair Market | Fair Market | Fair Market | Fair Market | Fair Market | Fair Market |
| Finance Incentives | 0 | none | none | none | 0 | 0 | 0 |
| Living Area | 4109 | 3145 | 3506 | 4206 | 3948 | 4109 | 4111 |
| #Rooms/Bed/Bath 1 | 10 / 4 / 4.5 | 10 / 4 / 3.5 | 10 / 4 / 4.5 | 10 / 4 / 4.5 | 10 / 5 / 5.5 | 10 / 4 / 4.5 | 10 / 5 / 4.5 |
| Year Built | 1990 | 1993 | 1993 | 1992 | 1998 | 1990 | 2000 |
| Bsmnt SF/% Finished | | | | | | | |
| Lot Size | 0.29ac | 0.28ac | 0.26ac | 0.32ac | 0.29ac | 0.27ac | 0.26ac |
| Property Type | SF Detach | SF Detach | SF Detach | SF Detach | SF Detach | SF Detach | SF Detach |
| Style / Quality | Contemp / Q4 | Contemp / Q4 | Contemp / Q4 | Contemp / Q4 | Contemp / Q4 | Contemp / Q4 | Contemp / Q4 |
| # of Units | 1 | 1 | 1 | 1 | 1 | 1 | 1 |
| Condition | C3 | C3 | C3 | C3 | C3 | C3 | C3 |
| Pool/Spa | In Ground w/ Spa | Yes / Yes | Yes / Yes | Yes / Yes | Yes / Yes | Yes / Yes | Yes / Yes |
| View | Residential | Residential | Residential | Residential | Residential | Residential | Residential |
| Porch/Patio/Deck | Yes / Yes / Yes | Yes / Yes / Yes | Yes / Yes / Yes | Yes / Yes / Yes | Yes / Yes / Yes | Yes / Yes / Yes | Yes / Yes / Yes |
| 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 | 201/mo | 201/mo | 201/mo | 118/mo | 201/mo | 201/mo | 145/mo |
| Subdivision | Legacy Collection | Legacy Collection | Legacy Collection | Sycamore Heights | Legacy Collection | Legacy Collection | Shadow Hawk |
| School District | Simi Valley | Simi Valley | Simi Valley | Simi Valley | Simi Valley | Simi Valley | Simi Valley |
| Common Amenities | | | | | | | |
| Data Source - ID | County Tax - 580-0-370-105 | MLS - 218000582 | MLS - 218003920 | MLS - 218001794 | MLS - 218008705 | MLS - 218003575 | MLS - 218009294 |

| | | | |
|--------------------------------|---|-----------------------------------|------------------------|
| Market Time 90-120 days | As-Is Price Estimate | As-Repaired Price Estimate | Land Only Price |
| Anticipated Sale Price | \$1,100,000 | \$1,100,000 | \$450,000 |
| Recommended List Price | \$1,149,000 | \$1,149,000 | |
| 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 |
|---|---------------------|-------------|----|-----|----------|----------------|------------|-----------------|------------|
| • | 585 Chippendale Ave | Simi Valley | 4 | 4.5 | 0.29ac | | 1990 | | |
| 1 | 724 Donnington Ct | Simi Valley | 4 | 3.5 | 0.28ac | 3/12/2018 | 1993 | \$1,089,000 | 0.19 Miles |
| 2 | 785 Twillin Ct | Simi Valley | 4 | 4.5 | 0.26ac | 5/24/2018 | 1993 | \$1,123,900 | 0.25 Miles |
| 3 | 267 High Meadow St | Simi Valley | 4 | 4.5 | 0.32ac | 5/14/2018 | 1992 | \$986,000 | 0.54 Miles |
| 1 | 238 Heath Meadow Ct | Simi Valley | 5 | 5.5 | 0.29ac | 7/11/2018 | 1998 | \$1,189,000 | 0.13 Miles |
| 2 | 642chippendale Ave | Simi Valley | 4 | 4.5 | 0.27ac | 3/27/2018 | 1990 | \$1,165,000 | 0.07 Miles |
| 3 | 213 Sycamore Grove | Simi Valley | 5 | 4.5 | 0.26ac | 7/24/2018 | 2000 | \$1,099,900 | 0.61 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 | less GLA, but similar in appeal and market location within the same development. This comparable had to be considered due to proximity to subject. |
| Sale 2 Comments | Equal development location, with similar style and slightly less GLA but with similar features overall including pool and spa. |
| Sale 3 Comments | From neighboring development with similar features and GLA, Also has pool and similar overall features. |
| List 1 Comments | Similar but with slightly different floorplan, equal market area and development. Slightly newer, but very similar features. |
| List 2 Comments | Equal market location and street. Similar features with equal GLA and similar features overall. |
| List 3 Comments | From neighboring development very proximate to subject. Maintained and occupied with overall similar GLA and features. |

Comments:

Service Provider Comments:

property appears vacant and is for sale currently in auction status. It appears to be underpriced but maybe that is a starting point for auction. It appears vacant and conforms well in features, style as well as overall conformity with the others in this immediate and surrounding neighborhood.

Vendor Comments:

Service Provider
Signature

/s/ MARK CORRADETTI

Service Provider
Company

Elite REO Services

BPO Effective Date

7/31/2018

Service Provider Lic.
Num.

02044495

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

**585 Chippendale Ave
Simi Valley, CA 93065**



Address



Side



Side



Street



Street



View across street



Comparable Sale #1

724 Donnington Ct
Simi Valley, CA 93065
Sale Date: 3/12/2018
Sale Price: \$1,089,000



Comparable Sale #2

785 Twillin Ct
Simi Valley, CA 93065
Sale Date: 5/24/2018
Sale Price: \$1,123,900



Comparable Sale #3

267 High Meadow St
Simi Valley, CA 93065
Sale Date: 5/14/2018
Sale Price: \$986,000



Comparable Listing #1

238 Heath Meadow Ct
Simi Valley, CA 93065
Current List: \$1,189,000



Comparable Listing #2

642chippendale Ave
Simi Valley, CA 93065
Current List: \$1,165,000



Comparable Listing #3

213 Sycamore Grove
Simi Valley, CA 93065
Current List: \$1,099,900

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