










# Broker Price Opinion

Exterior Inspection  
 Interior Inspection

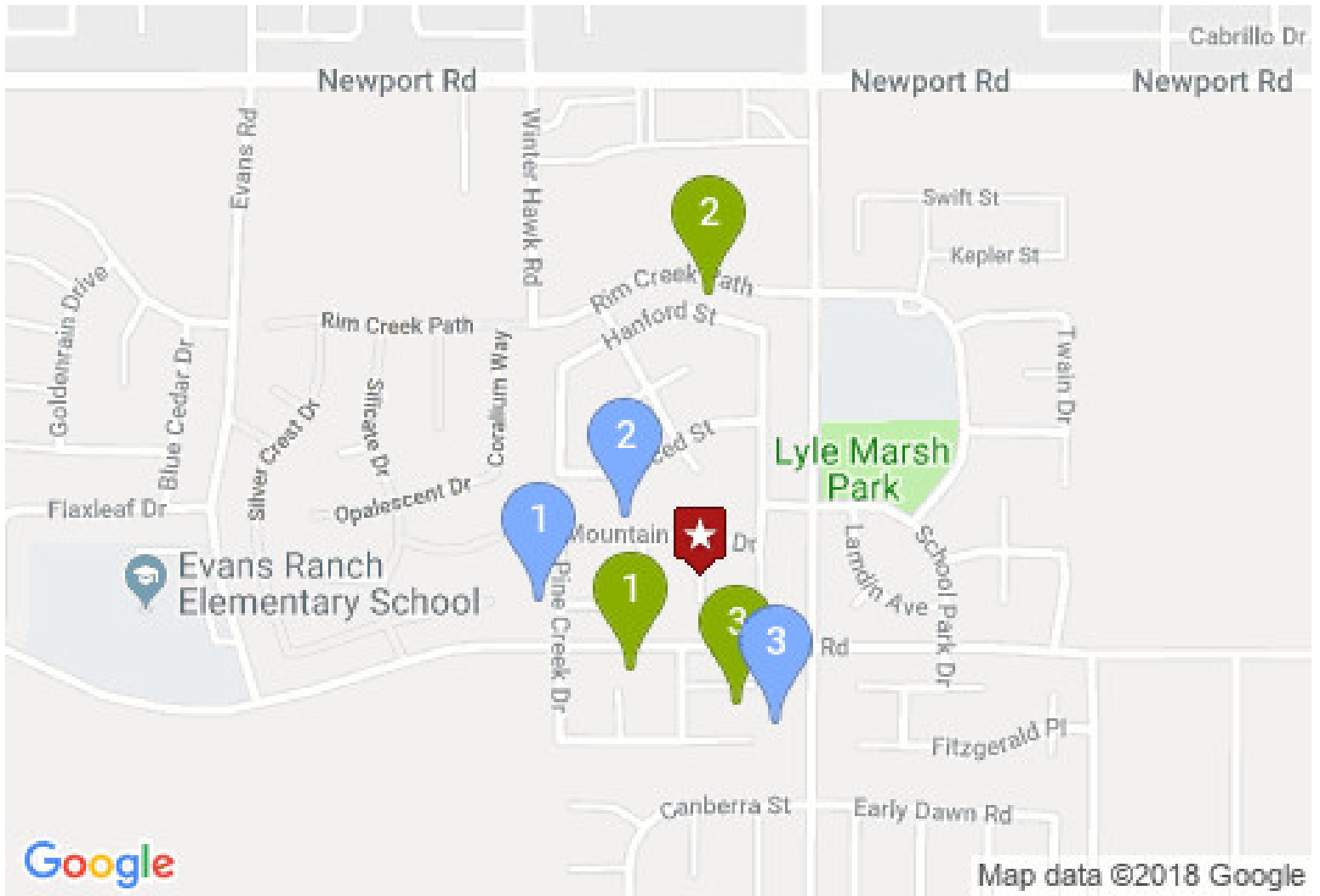
Property Address: 30463 Misty Creek	Vendor ID: 4684040
City, State, Zip: Menifee, CA 92584	Deal Name:
Loan Number: 000876	Inspection Date: 11/16/2018
2nd Loan / Client #:	Subject APN: 360-472-028

Property Occupancy Status: N/A	Does the Property Appear Secure?: Yes	Est. Monthly Rent: \$1,650	Sold in the last 12 Months?: No
Currently Listed: No	List Broker Contact #:	Initial List Price:	Initial List Date:
Current List Price:	DOM / CDOM:	Sale Price:	Sale Date:
Is the Subject Listing Currently Pending?:	Date of Contract:	CDOM to Contract:	

Subject Property Comments / External Influences  
**Last Sold 12/27/2012 for \$165,000. Property is Vacant**

	Subject	Sold Comp 1	Sold Comp 2	Sold Comp 3	List Comp 1	List Comp 2	List Comp 3
							
Address	30463 Misty Creek Menifee, CA 92584	30461 Pine Creek Dr Menifee, CA 92584	26838 Mountain Glen Dr Menifee, CA 92584	26960 Wildflower St Menifee, CA 92584	30524 Wyndham Ct Menifee, CA 92584	26932 Hanford St Menifee, CA 92584	26933 Mirabella Ct Menifee, CA 92584
Proximity		0.12 Miles	0.09 Miles	0.14 Miles	0.07 Miles	0.27 Miles	0.1 Miles
Sale/List Price		\$382,000	\$360,000	\$379,900	\$349,000	\$355,000	\$339,999
Sale Date		11/7/2018	9/18/2018	10/18/2018	active	pending	pending
Price Per Sq.ft.	\$175.00	\$191.00	\$204.89	\$216.22	\$198.63	\$202.05	\$253.35
Initial List Price		\$379,000	\$360,000	\$379,900	\$369,000	\$364,900	\$339,999
Initial List Date		8/2/2018	7/30/2018	8/15/2018	8/29/2018	7/6/2018	10/8/2018
Current/Final List		\$379,000	\$360,000	\$379,900	\$349,000	\$355,000	\$339,999
DOM/CDOM		59 / 59	12 / 12	10 / 10	66 / 66	20 / 20	5 / 5
Sales Type		Fair Market	Fair Market	Fair Market	Fair Market	Fair Market	Fair Market
Finance Incentives		9000	3000	3000	0	0	0
Living Area	2000	2000	1757	1757	1757	1757	1342
#Rooms/Bed/Bath 1	12 / 4 / 2.5	12 / 4 / 2.5	10 / 4 / 2	9 / 3 / 2	9 / 3 / 2	9 / 3 / 2	9 / 3 / 2
Year Built	2002	2002	2002	2003	2003	2001	2003
Bsmnt SF/% Finished							
Lot Size	0.13ac	0.13ac	0.13ac	0.22ac	0.27ac	0.15ac	0.12ac
Property Type	SF Detach	SF Detach	SF Detach	SF Detach	SF Detach	SF Detach	SF Detach
Style / Quality	2-Story Conv / Q4	2-Story Conv / 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	C4	C4	C3	C4	C4	C4	C4
Pool/Spa	None	Yes / Yes	No / Yes	Yes / Yes	No / No	No / No	No / No
View	Residential	Residential	Residential	Residential	Residential	Residential	Residential
Porch/Patio/Deck	Yes / Yes / No	Yes / Yes / No	Yes / Yes / No	Yes / Yes / No	Yes / Yes / No	Yes / Yes / No	Yes / Yes / No
Fireplace	No	Yes	Yes	Yes	No	No	Yes
Garage	2 Attached	2 Attached	2 Attached	2 Attached	2 Attached	2 Attached	2 Attached
Other Features	Nothing Noted	Landscaped	Landscaped	Landscaped	RV Parking	Landscaped	Landscaped
HOA Fees	50/mo	0/mo	28/mo	27/mo	25/mo	34/mo	27/mo
Subdivision	None	None	Country Meadows 2	Tba	Country Meadows	Country Meadows	Country Meadows
School District	Riverside Unified	Perris Union High	Perris Union High	Perris Union High	Menifee Union	Menifee Union	Menifee Union
Common Amenities							
Data Source - ID	MLS - 360472028	MLS - SW18187822	MLS - SW18185564	MLS - SW18198673	MLS - SW18210618	MLS - SW18162500	MLS - SW18241587

<b>Market Time 30-90 days</b>	<b>As-Is Price Estimate</b>	<b>As-Repaired Price Estimate</b>	<b>Land Only Price</b>
Anticipated Sale Price	<b>\$350,000</b>	<b>\$350,000</b>	<b>\$54,109</b>
Recommended List Price	<b>\$350,000</b>	<b>\$350,000</b>	
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
•	30463 Misty Creek	Menifee	4	2.5	0.13ac		2002		
1	30461 Pine Creek Dr	Menifee	4	2.5	0.13ac	11/7/2018	2002	\$382,000	0.12 Miles
2	26838 Mountain Glen Dr	Menifee	4	2	0.13ac	9/18/2018	2002	\$360,000	0.09 Miles
3	26960 Wildflower St	Menifee	3	2	0.22ac	10/18/2018	2003	\$379,900	0.14 Miles
1	30524 Wyndham Ct	Menifee	3	2	0.27ac	8/29/2018	2003	\$349,000	0.07 Miles
2	26932 Hanford St	Menifee	3	2	0.15ac	7/6/2018	2001	\$355,000	0.27 Miles
3	26933 Mirabella Ct	Menifee	3	2	0.12ac	10/8/2018	2003	\$339,999	0.1 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 to subject - Most Like subject! Lot size, Living Square footage, bedroom and bath count. Different in that it has a fireplace inside and the yardyard is landscaped also has pool/spa.
Sale 2 Comments	Similar to subject in lot size, it is slightly less square footage and has 1 less half bath. This is a single story property This property has been recently painted an remodeled per MLS.
Sale 3 Comments	Similar to the subject - This property is a single story with 1 less bedroom, slightly less square footage, but has a bigger lot.
List 1 Comments	Superior to subject - Lot is a premium lot size. Property has 1 less bedroom and 1.5 less bathrooms, slightly less square footage.
List 2 Comments	Similar to subject - Slightly less square footage, 1 less bedroom, 1.5 less bathrooms, but has similar lot size. This comp is most like the subject.
List 3 Comments	Inferior to subject - Due to lack of like comps this property was used.

**Comments:**

Service Provider Comments:

Subject needs a little clean up and TLC for marketing. I noticed that the side gate was open and could tell that the property was vacant. I could see into the kitchen area to see that it is pretty dirty inside. There is some animal wear marks on the stucco molding that have been almost chewed off. For the most part I feel it will just need some clean-up.

Vendor Comments:

[Empty text area for Vendor Comments]

Service Provider  
Signature

/s/ Audrey Brosler

Service Provider  
Company

Realty Executives

BPO Effective Date

11/16/2018

Service Provider Lic.  
Num.

01152923

**Repairs**

Recommended Repairs would bring the subject to:

<b>Internal Repairs</b>		<b>Comment</b>	<b>Total</b>
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:			
<b>External Repairs</b>		<b>Comment</b>	<b>Total</b>
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

**30463 Misty Creek  
Menifee, CA 92584**



Address



Side





Side



Rear



Rear



Street



Street



Interior (Kitchen)





Damage Photo



View across street



Street Sign





**Comparable Sale #1**

30461 Pine Creek Dr  
Menifee, CA 92584  
Sale Date: 11/7/2018  
Sale Price: \$382,000



**Comparable Sale #2**

26838 Mountain Glen Dr  
Menifee, CA 92584  
Sale Date: 9/18/2018  
Sale Price: \$360,000



**Comparable Sale #3**

26960 Wildflower St  
Menifee, CA 92584  
Sale Date: 10/18/2018  
Sale Price: \$379,900



**Comparable Listing #1**

30524 Wyndham Ct  
Menifee, CA 92584  
Current List: \$349,000



**Comparable Listing #2**

26932 Hanford St  
Menifee, CA 92584  
Current List: \$355,000



**Comparable Listing #3**

26933 Mirabella Ct  
Menifee, CA 92584  
Current List: \$339,999

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