



# Broker Price Opinion

Exterior Inspection  
 Interior Inspection

Property Address: 24518 Nicklaus Drive #10	Vendor ID: 4710510
City, State, Zip: Valencia, CA91355	Deal Name:
Loan Number: 000903	Inspection Date: 12/20/2018
2nd Loan / Client #:	Subject APN: 2851-008-126

Property Occupancy Status: Unknown	Does the Property Appear Secure?: Yes	Est. Monthly Rent: \$1,450	Sold in the last 12 Months?: No
Currently Listed: Yes	Currently List Broker: Pinnacle Estate	List Broker Contact #: 6612195517	Initial List Price: \$245,000
		Initial List Date: 8/14/2018	Current List Price: \$240,000
		DOM / CDOM: 52 / 52	Sale Price:
Is the Subject Listing Currently Pending?: Yes	Date of Contract: 11/26/2018	CDOM to Contract: 52	Sale Date:

Subject Property Comments / External Influences  
 Exterior condition of the subject property appears to be average. Interior condition is unknown as it is an exterior order.

	Subject	Sold Comp 1	Sold Comp 2	Sold Comp 3	List Comp 1	List Comp 2	List Comp 3
							
Address	24518 Nicklaus Drive #10 Valencia, CA91355	25811 Tournament Rd #h11 Valencia, CA91355	24526 Nicklaus Dr #p4 Valencia, CA91355	25825 Tournament Rd #i7 Valencia, CA91355	24518 Nicklaus Dr #o16 Valencia, CA91355	24518 Nicklaus Dr #o10 Valencia, CA91355	25735 Hogan Dr #e6 Valencia, CA91355
Proximity		0.1 Miles	0	0.1 Miles	0	0	0.01 Miles
Sale/List Price		\$240,000	\$240,000	\$250,000	\$235,000	\$240,000	\$292,850
Sale Date		3/28/2018	2/28/2018	11/26/2018	active	active	active
Price Per Sq.ft.	\$346.26	\$326.53	\$332.41	\$328.95	\$325.48	\$332.41	\$281.32
Initial List Price	\$245,000	\$240,000	\$245,000	\$250,000	\$235,000	\$245,000	\$299,850
Initial List Date	8/14/2018	2/22/2018	12/13/2017	10/18/2018	11/27/2018	8/14/2018	11/19/2018
Current/Final List	\$240,000	\$240,000	\$240,000	\$250,000	\$235,000	\$240,000	\$292,850
DOM/CDOM	52 /	3 / 3	57 / 57	6 / 6	16 / 16	52 / 52	33 / 33
Sales Type		Fair Market	Fair Market	Fair Market	Fair Market	Fair Market	Fair Market
Finance Incentives	Conventional	none	none	none	none	none	none
Living Area	722	735	722	760	722	722	1041
#Rooms/Bed/Bath 1	4 / 1 / 1	4 / 1 / 1	4 / 1 / 1	4 / 1 / 1	4 / 1 / 1	4 / 1 / 1	6 / 2 / 2
Year Built	1977	1980	1977	1980	1977	1977	1971
Bsmnt SF/% Finished	/	/	/	/	/	/	/
Lot Size	0.00ac	0.00ac	0.00ac	0.00ac	0.00ac	0.00ac	0.00ac
Property Type	Condo	Condo	Condo	Condo	Condo	Condo	Condo
Style / Quality	2-Story Conv / Q4	2-Story Conv / Q4	2-Story Conv / Q4	2-Story Conv / Q4	2-Story Conv / Q4	2-Story Conv / Q4	2-Story Conv / Q4
# of Units	1	1	1	1	1	1	1
Condition	C4	C4	C4	C4	C4	C4	C4
Pool/Spa	In Ground	Yes / Yes	Yes / Yes	Yes / Yes	Yes / Yes	Yes / Yes	Yes / Yes
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	No	No	No	No	No	No	No
Garage	1 Detached	1 Detached	1 Detached	1 Detached	1 Detached	1 Detached	1 Detached
Other Features	none	none	none	none	none	none	none
HOA Fees	0/mo352/mo	0/mo335/mo	0/mo351/mo	0/mo335/mo	0/mo351/mo	0/mo352/mo	0/mo405/mo
Rent Potential	\$1,450						
Annual Gross Income	\$17,400						
Likely Sale Price					\$2,350	\$2,400	\$2,929
Gross Rent Multiplier	14.37						
School District	unknown	unknown	unknown	unknown	unknown	unknown	unknown
Common Amenities		none	none	none	none	none	none
Data Source - ID	County Tax - Tax Record	MLS - SR18042425	MLS - SR17274758	MLS - SR18252033	MLS - SR18280589	MLS - SR18169098	MLS - SR18277203
Overall Comparison							

**Market Time 30-90 days**

**As-Is Price Estimate**

**As-Repaired Price Estimate**

**Land Only Price**

90-Day Marketing Time

**\$250,000**

**\$250,000**

**\$0**

Recommended List Price

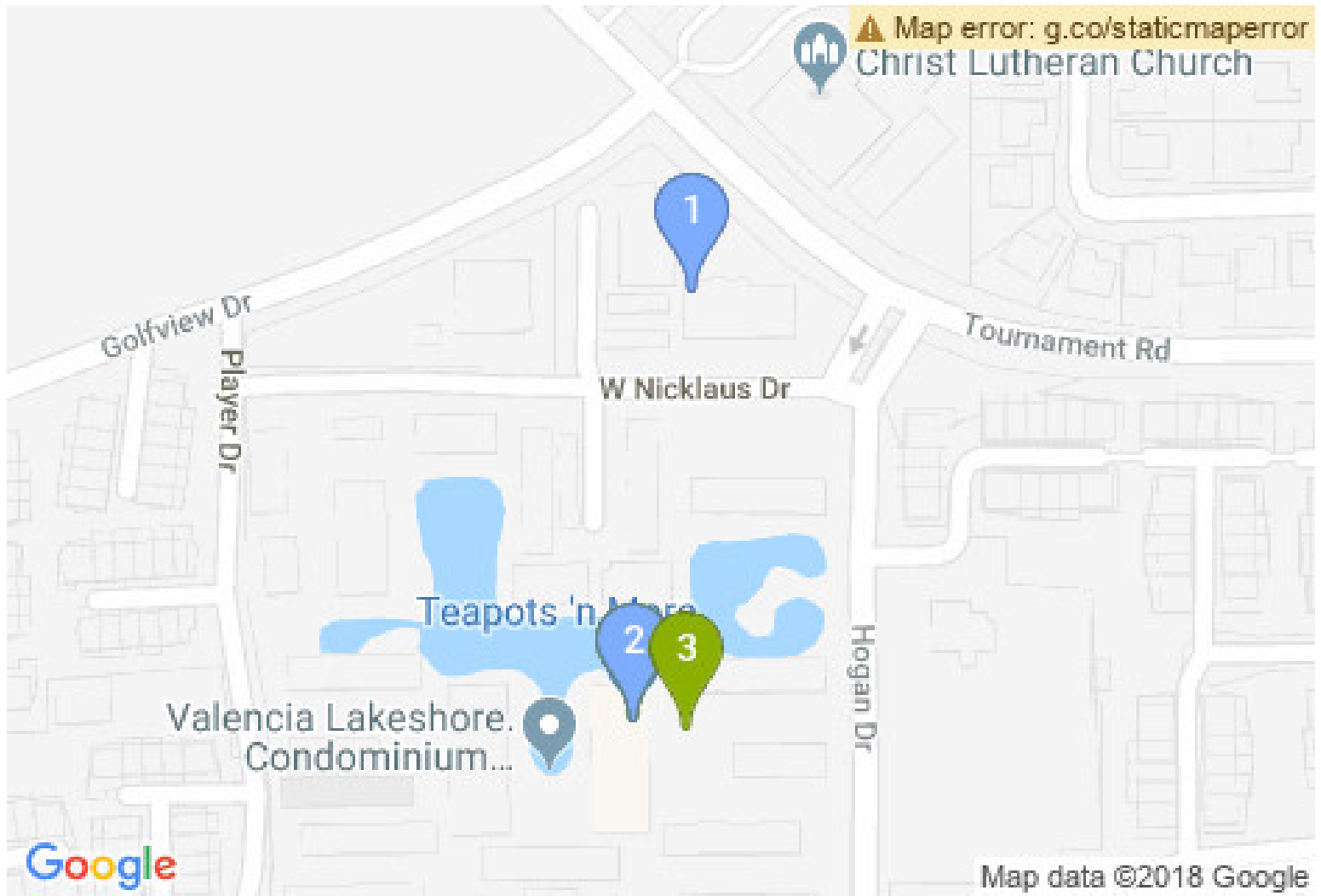
**\$260,000**

**\$260,000**

Recommended Sales Strategy:

As - Is

Repaired



	Address	City	BR	BA	Lot Size	Sale/List Date	Year Built	Sale/List Price	Distance
•	24518 Nicklaus Drive #10	Valencia	1	1	0.00ac		1977		
1	25811 Tournament Rd #h11	Valencia	1	1	0.00ac	3/28/2018	1980	\$240,000	0.1 Miles
2	24526 Nicklaus Dr #p4	Valencia	1	1	0.00ac	2/28/2018	1977	\$240,000	0
3	25825 Tournament Rd #7	Valencia	1	1	0.00ac	11/26/2018	1980	\$250,000	0.1 Miles
1	24518 Nicklaus Dr #o16	Valencia	1	1	0.00ac	11/27/2018	1977	\$235,000	0
2	24518 Nicklaus Dr #o10	Valencia	1	1	0.00ac	8/14/2018	1977	\$240,000	0
3	25735 Hogan Dr #e6	Valencia	2	2	0.00ac	11/19/2018	1971	\$292,850	0.01 Miles

**Neighborhood Data:**

Location Type:  Market Trend:  Economic Trend:  Neighborhood Trend:

Housing Supply:  Crime/Vandalism:  REO Driven?:  Avg Age of Home:

Sale to List Ratio:  Neighborhood Pride of Ownership:  Avg Marketing Time of Comparable Listings:

Price Range:  to  Median Price:  Predominate Value:  Average DOM:

% Owners:  % Tenants:  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	This is a Fair Market listing. It has 1-car garage, Hardwood flooring, ceiling fans, central heating, etc.
Sale 2 Comments	This is a Fair Market. It has a garage, large back yard, Ceramic Tile, Laminated flooring, composition, shingle roof, etc.
Sale 3 Comments	This is a Fair Market listing. It has 2-car garage, central heating and cooling, Wall-To-Wall Carpet flooring, etc.
List 1 Comments	This is a Fair Market. It has 1-car garage, central heating and cooling, hardwood flooring, etc.
List 2 Comments	This is a Fair Market. It has 1-car garage, central cooling and heating, fireplace, Ceramic Tile, Laminated flooring, etc.
List 3 Comments	This is a Fair Market. It has 1-car garage, central a/c and heating, etc. Close to shops, schools, parks and restaurants.

**Comments:**

## Service Provider Comments:

The subject property is located within a gated development and, such, I was unable to view the home. This report utilizes public records data and/or MLS for the subject's characteristics it is assumed 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, I reserve the right to alter the content of this valuation accordingly. As subject property is located within a gated community, there was no address verification available. All comps provided are the best found in neighborhood. They are all selected based on the similarity and conformity with our subject to be good and it is located in a high demand area. Value is based on the assumption that subject has the characteristics in the report which is based on tax record information.

## Vendor Comments:

Service Provider  
Signature

/s/ Elen Grigoryan

Service Provider  
Company

America Eagle Realty

BPO Effective Date

12/24/2018

Service Provider Lic.  
Num.

01877591

**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

**24518 Nicklaus Drive #10  
Valencia, CA91355**



Address



Side





Side



Street



Street



View across street





**Comparable Sale #1**

25811 Tournament Rd #h11  
Valencia, CA91355  
Sale Date: 3/28/2018  
Sale Price: \$240,000



**Comparable Sale #2**

24526 Nicklaus Dr #p4  
Valencia, CA91355  
Sale Date: 2/28/2018  
Sale Price: \$240,000



**Comparable Sale #3**

25825 Tournament Rd #i7  
Valencia, CA91355  
Sale Date: 11/26/2018  
Sale Price: \$250,000



**Comparable Listing #1**

24518 Nicklaus Dr #o16  
Valencia, CA91355  
Current List: \$235,000



**Comparable Listing #2**

24518 Nicklaus Dr #o10  
Valencia, CA91355  
Current List: \$240,000



**Comparable Listing #3**

25735 Hogan Dr #e6  
Valencia, CA91355  
Current List: \$292,850

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