



Broker Price Opinion

Exterior Inspection
 Interior Inspection

Property Address:	255 MAPLE ROAD	Vendor ID:	7867434.1_318764
City, State, Zip:	NEWBURY PARK, CA 91320	Deal Name:	
Loan Number:	001036	Inspection Date:	01/23/2020
2nd Loan / Client #:		Subject APN:	673-0-100-140

Property Occupancy Status	Owner	Does the Property Appear Secure?	Yes	Est. Monthly Rent	\$2,000	Sold in the last 12 Months?	
Currently Listed		Currently List Broker		List Broker Contact #		Initial List Price	
		Initial List Date		Current List Price		DOM / CDOM	
	No						
Is the Subject Listing Currently Pending?		Date of Contract		CDOM to Contract		Sale Price:	
						Sale Date:	



Subject Property Comments / External Influences

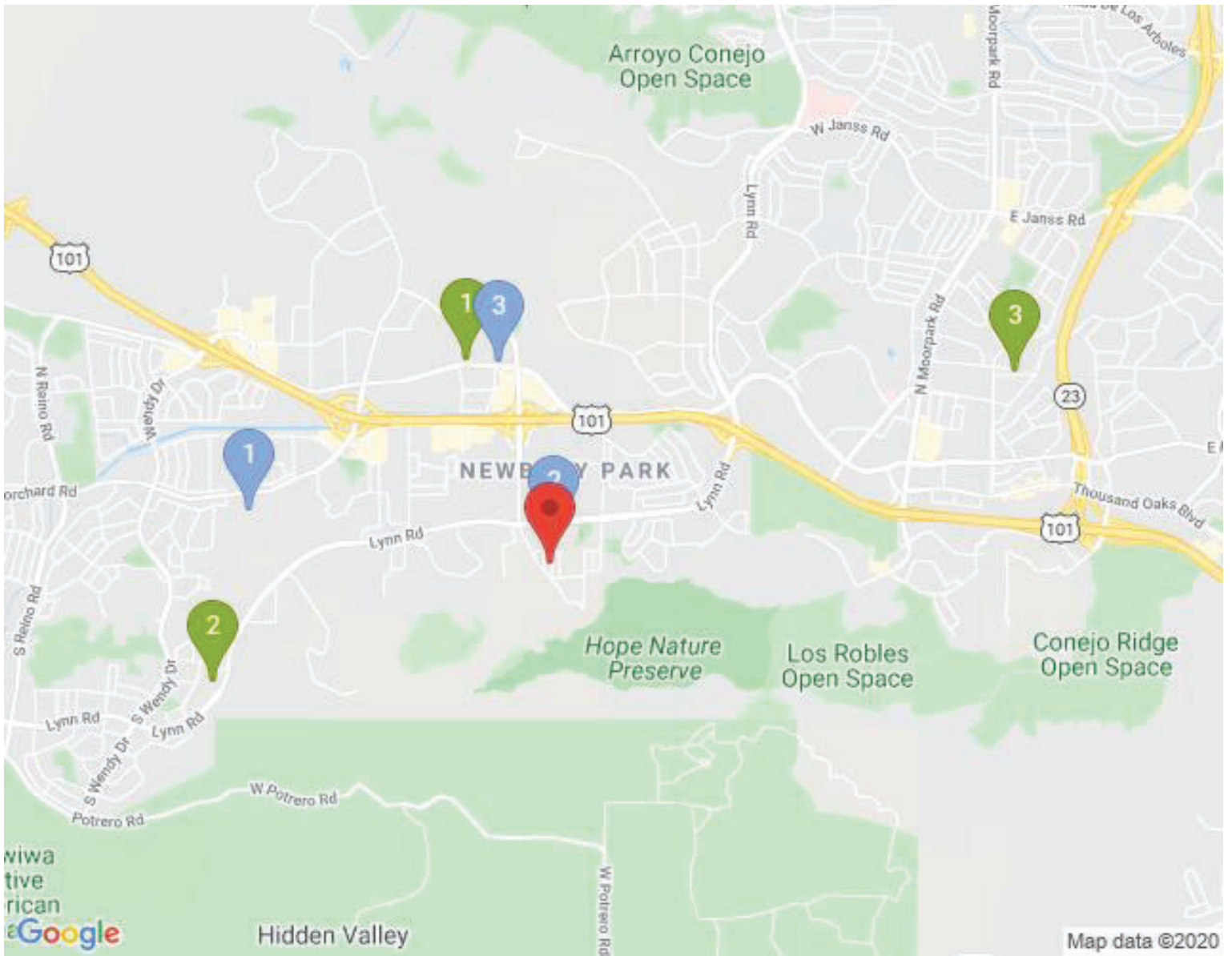
Subject appears average from the exterior visual inspection and conforms to the neighborhood.



	Primary Values (0-30 Days)		Secondary Values (0-90 Days)	
	As-Is	As-Repaired	As-Is	As-Repaired
Probable Sale Price:	\$448,000	\$455,000	\$448,000	\$455,000
Recommended List Price:	\$454,000	\$459,000	\$454,000	\$459,000
Recommended Sales Strategy:	<input checked="" type="checkbox"/> As - Is	<input type="checkbox"/> Repaired	Land Only Price:	\$124,000

Selected Comparable Sales and Listings

	Subject	Sold Comp 1		Sold Comp 2		Sold Comp 3		List Comp 1		List Comp 2		List Comp 3	
													
Address	255 MAPLE ROAD NEWBURY PARK, CA 91320	29 E KELLY RD NEWBURY PARK, CA 91320	162 MAPLE RD NEWBURY PARK, CA 91320	1584 AMADOR LN NEWBURY PARK, CA 91320	1672 AMADOR LANE NEWBURY PARK, CA 91320	2916 COTTONWOOD NEWBURY PARK, CA 91320	572 GALSWORTHY ST NEWBURY PARK, CA 91320						
Proximity		1.58	0.14	1.08	1.13	1.84	2.6						
Sale/List Price		\$655,000	\$562,500	\$563,000	\$589,000	\$574,500	\$599,900						
Sale Date		12/30/2019	11/26/2019	11/27/2019	01/23/2020	12/12/2019	12/18/2019						
Price Per Sq.ft.	\$355.56	\$433.76	\$413.60	\$448.61	\$469.31	\$505.27	\$482.62						
Initial List Price		\$689,000	\$589,000	\$619,000	\$58,900	\$574,500	\$599,900						
Initial List Date		07/04/2019	07/10/2019	09/19/2019	01/23/2020	12/12/2019	12/18/2019						
Current/Final List		\$669,999	\$565,000	\$599,000	\$589,000	\$574,500	\$599,900						
DOM/CDOM		132 / 132	244 / 139	35 / 35	19 / 19	12 / 12	33 / 33						
Sales Type		Fair Market	Fair Market	Fair Market	Fair Market	Fair Market	Fair Market						
		Datapoint	Adj.	Datapoint	Adj.	Datapoint	Adj.	Datapoint	Adj.	Datapoint	Adj.	Datapoint	Adj.
Finance Incentives		0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0
Assessment	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Living Area	1260	1510	-\$20,000	1360	-\$8,000	1255	\$0	1255	\$0	1137	\$9,840	1243	\$0
Total Rooms	7	7	\$0	6	\$0	6	\$0	6	\$0	6	\$0	6	\$0
Bedrooms	3	3	\$0	3	\$0	3	\$0	3	\$0	3	\$0	3	\$0
Bathrooms	2	2	\$0	2	\$0	2	\$0	2	\$0	2	\$0	2	\$0
Year Built	1970	1979	\$0	1978	\$0	1978	\$0	1979	\$0	1971	\$0	1979	\$0
Has Basement	No	No	\$0	No	\$0	No	\$0	No	\$0	No	\$0	No	\$0
Basement SqFt			\$0		\$0		\$0		\$0		\$0		\$0
Basement % Finished			\$0		\$0		\$0		\$0		\$0		\$0
Lot Size	0.11	0.17	\$5,000	0.11	\$0	0.12	\$0	0.12	\$0	0.18	-\$5,768	0.11	\$0
Property Type	SF Detach	SF Detach		SF Detach		SF Detach		SF Detach		SF Detach		SF Detach	
Style	2-Story Conv	2-Story Conv	\$0	2-Story Conv	\$0	2-Story Conv	\$0	Single Story	\$0	Single Story	\$0	Single Story	\$0
Construction Quality	Q5	Q4	-\$25,000	Q4	-\$25,000	Q4	-\$25,000	Q4	-\$25,000	Q4	-\$25,000	Q4	-\$25,000
# of Units	1	1		1		1		1		1		1	
Condition	C5	C4	-\$50,000	C4	-\$50,000	C4	-\$50,000	C4	-\$50,000	C4	-\$50,000	C4	-\$50,000
Pool	None	No	\$0	No	\$0	No	\$0	Yes	\$0	No	\$0	Yes	\$0
Spa		No	\$0	No	\$0	No	\$0	Yes	\$0	No	\$0	Yes	\$0
View	Residential	Residential	\$0	Residential	\$0	Residential	\$0	Residential	\$0	Residential	\$0	Residential	\$0
Design/Appeal	Fair	average	-\$30,000	average	-\$30,000	average	-\$30,000	Average	-\$30,000	Average	-\$30,000	Average	-\$30,000
Location Rating	Neutral	Neutral	\$0	Neutral	\$0	Neutral	\$0	Neutral	\$0	Neutral	\$0	Neutral	\$0
Location Comment	suburban area	suburban area		suburban area		suburban area		suburban area		suburban area		suburban area	
Porch	No	No	\$0	No	\$0	No	\$0	No	\$0	No	\$0	No	\$0
Patio	No	No	\$0	No	\$0	No	\$0	No	\$0	No	\$0	No	\$0
Deck	No	No	\$0	No	\$0	No	\$0	No	\$0	No	\$0	No	\$0
Fireplace	No	Yes	\$0	No	\$0	Yes	\$0	Yes	\$0	Yes	\$0	Yes	\$0
Garage	2 Carport	2 Attached	-\$10,000	2 Attached	-\$10,000	2 Attached	-\$10,000	2 Attached	-\$10,000	2 Attached	-\$10,000	2 Attached	-\$10,000
Other Features	none	none	\$0	none	\$0	none	\$0	none	\$0	none	\$0	none	\$0
HOA Fees	\$0	\$0		\$0		\$0		\$0		\$0		\$90	
Subdivision	VENTU PARK CLUB & CABIN SITES	Newbury Park		VENTU PARK		Running Springs Village		other		American Oaks		Kelly Park	
Rent Potential	\$2,000												
Annual Gross Income	\$24,000												
Gross Rent Multiplier	18.67												
School District	newbury park	newbury park		newbury park		newbury park		newbury park		newbury park		newbury park	
Common Amenities													
Data Source - ID	County Tax	MLS-SR-19158020		MLS-219008604		MLS-SR-19223901		MLS-sr-20015931		MLS-SR-1927991		MLS-219012933	
Total Adjustments		-\$130,000		-\$123,000		-\$115,000		-\$115,000		-\$110,928		-\$115,000	
Adjustment Impact		Superior		Superior		Superior		Superior		Superior		Superior	
Gross Adjustments		\$140,000		\$123,000		\$115,000		\$115,000		\$130,608		\$115,000	
Adjusted Value		\$525,000		\$439,500		\$448,000		\$474,000		\$463,572		\$484,900	



	Address	City	BR	BA	Lot Size	Sale/List Date	Year Built	Sale/List Price	Distance
•	255 MAPLE ROAD	NEWBURY PARK	3	2	0.11		1970		
1	29 E KELLY RD	NEWBURY PARK	3	2	0.17	12/30/2019	1979	\$655,000	1.58
2	162 MAPLE RD	NEWBURY PARK	3	2	0.11	11/26/2019	1978	\$562,500	0.14
3	1584 AMADOR LN	NEWBURY PARK	3	2	0.12	11/27/2019	1978	\$563,000	1.08
1	1672 AMADOR LANE	NEWBURY PARK	3	2	0.12	01/23/2020	1979	\$589,000	1.13
2	2916 COTTONWOOD	NEWBURY PARK	3	2	0.18	12/12/2019	1971	\$574,500	1.84
3	572 GALSWORTHY ST	NEWBURY PARK	3	2	0.11	12/18/2019	1979	\$599,900	2.6

Neighborhood Data:

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

Housing Supply: REO Driven?: Avg Age of Home:

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:

Comparables:

Sale 1 Comments	Fair market sale. Superior in GLA. Superior in age. Superior in lot size.
Sale 2 Comments	Fair market sale. Similar in GLA. Superior in age. Similar in lot size.
Sale 3 Comments	Fair market sale. Similar in GLA. Superior in age. Similar in lot size.
List 1 Comments	Fair market sale. Superior in GLA. Superior in age. Inferior in lot size.
List 2 Comments	Fair market sale. Similar in GLA. Similar in age. Superior in lot size.
List 3 Comments	Fair market sale. Similar in GLA. Superior in age. Similar in lot size.

Comments:

Service Provider Comments:

Subject appears in fair condition from the outside and it conforms well to the neighborhood. Market is stable at this time and houses area not selling as quick as before and this might due elections coming up. I did not recommended repairs because I am unable to determine repairs from a drive by broker price opinion house seems in fair condition and i made adjusments for different condition then comps since I was not able to find similar comps

Vendor Comments:

Service Provider Signature

/s/ Ana Arriaga

Service Provider Company

Ana M. Arriaga

BPO Effective Date

01/24/2020

Service Provider Lic. Num.

01300542

RepairsRecommended Repairs would bring the subject to:

Internal Repairs		Comment	Total
Painting			\$ 0
Walls/Ceiling			\$ 0
Carpet/Floors			\$ 0
Cabinet/Counter			\$ 0
Plumbing			\$ 0
Electrical			\$ 0
Heating/AC			\$ 0
Appliances			\$ 0
Doors/Trim			\$ 0
Cleaning/Trash Removal			\$ 0
Other			\$ 0
Internal Repair Total:			\$ 0
External Repairs		Comment	Total
Roof			\$ 0
Siding/Trim			\$ 0
Structural			\$ 0
Windows/Doors			\$ 0
Painting	painting the hosue		\$ 5000
Foundation			\$ 0
Garage			\$ 0
Landscaping			\$ 0
Fence			\$ 0
Other			\$ 0
External Repair Total:			\$ 5000
Repair Total:			\$ 5000



Subject Front

255 MAPLE ROAD
NEWBURY PARK, CA 91320



Subject Side

255 MAPLE ROAD
NEWBURY PARK, CA 91320



Subject Side

255 MAPLE ROAD
NEWBURY PARK, CA 91320



Subject Address Verification

255 MAPLE ROAD
NEWBURY PARK, CA 91320



Subject Street

255 MAPLE ROAD
NEWBURY PARK, CA 91320



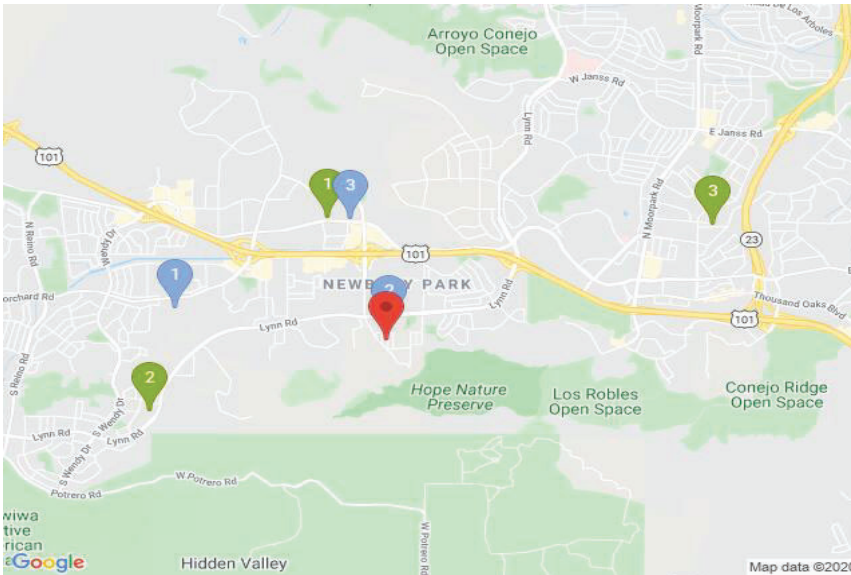
Subject Street

255 MAPLE ROAD
NEWBURY PARK, CA 91320



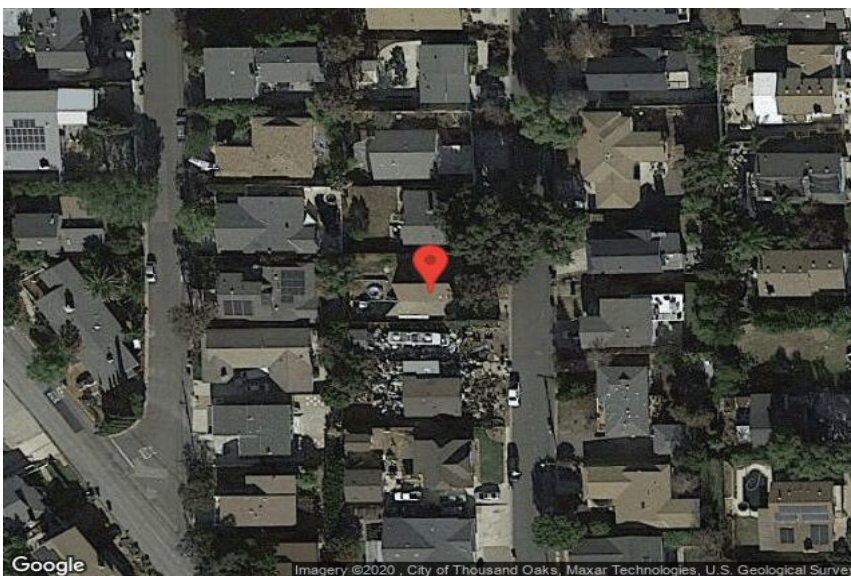
Subject View From Across the Street

255 MAPLE ROAD
NEWBURY PARK, CA 91320



Subject Static Map

255 MAPLE ROAD
NEWBURY PARK, CA 91320



Subject Satellite View

255 MAPLE ROAD
NEWBURY PARK, CA 91320



Comparable Sale #1

29 E KELLY RD
NEWBURY PARK, CA 91320
Sale Date: 12/30/2019
Sale Price: \$655,000



Comparable Sale #2

162 MAPLE RD
NEWBURY PARK, CA 91320
Sale Date: 11/26/2019
Sale Price: \$562,500



Comparable Sale #3

1584 AMADOR LN
NEWBURY PARK, CA 91320
Sale Date: 11/27/2019
Sale Price: \$563,000



Comparable Listing #1

1672 AMADOR LANE
NEWBURY PARK, CA 91320
Current List: \$589,000



Comparable Listing #2

2916 COTTONWOOD
NEWBURY PARK, CA 91320
Current List: \$574,500



Comparable Listing #3

572 GALSWORTHY ST
NEWBURY PARK, CA 91320
Current List: \$599,900

Disclaimer (CA)

This evaluation was prepared by a licensed real estate broker (or agent) and is not an appraisal. This evaluation cannot be used for the purposes of obtaining financing.

Disclaimer (Xome)

Copyright © 2020 Xome Inc., Xome CT LLC (for CT properties only). All rights reserved. Xome Inc., 750 Highway 121 BYP, Suite 100, Lewisville, TX 75067. MLS Data provisioned under license on behalf of Xome Inc. Brokers at www.xome.com/pages/licensing