



Broker Price Opinion

Exterior Inspection
 Interior Inspection

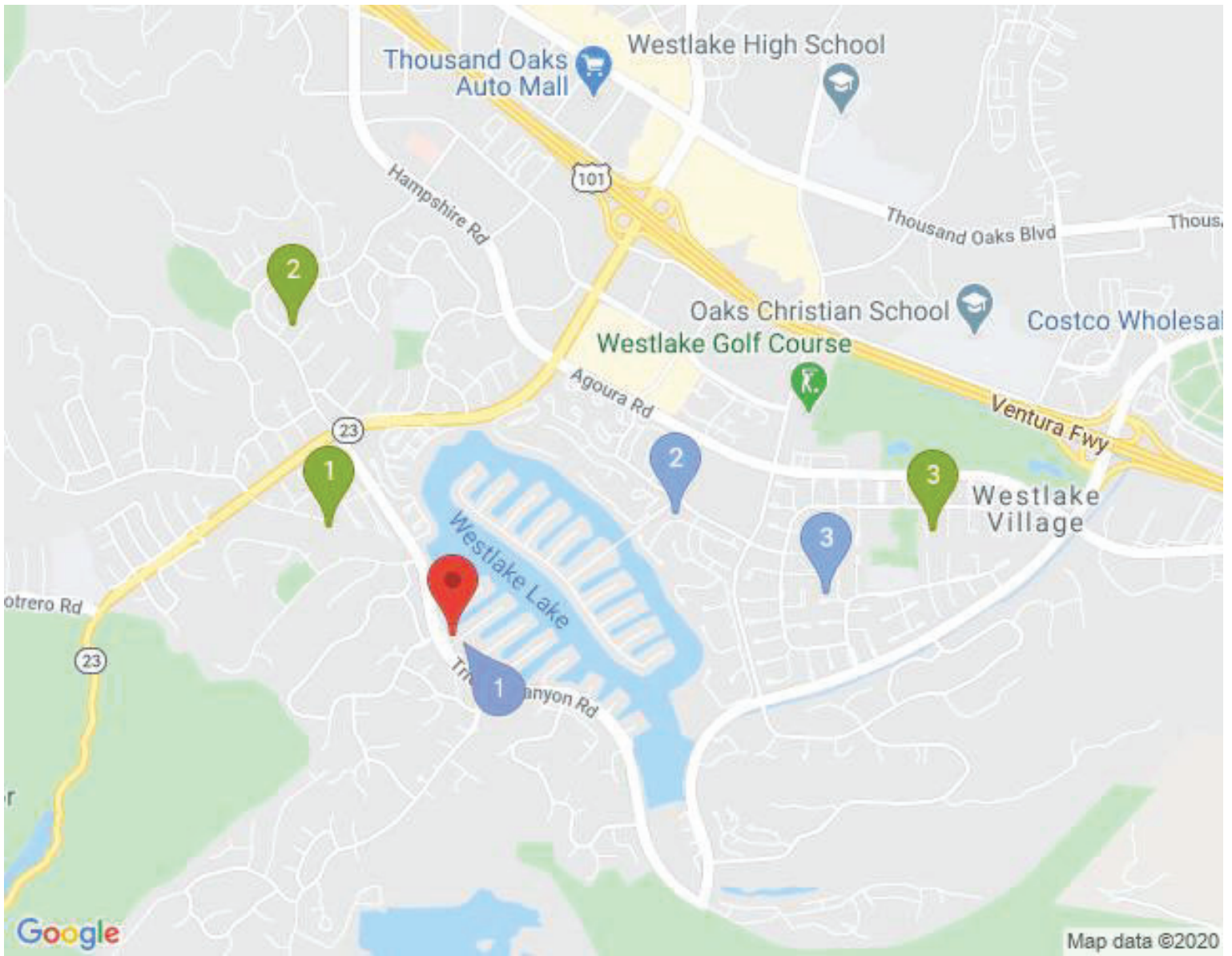
Property Address:	2363 LEEWARD CIRCLE	Vendor ID:	9521838.1_191362
City, State, Zip:	WESTLAKE VILLAGE, CA 91361	Deal Name:	
Loan Number:	001090	Inspection Date:	06/13/2020
2nd Loan / Client #:		Subject APN:	699-0-190-375

Property Occupancy Status	Owner	Does the Property Appear Secure?	Yes	Est. Monthly Rent	\$6,850	Sold in the last	
Currently Listed	Currently List Broker	List Broker Contact #	Initial List Price	Initial List Date	Current List Price	DOM / CDOM	12 Months?
Yes	Re/Max Gold Coast	(805) 339-3500	\$1,049,900	02/10/2020	\$1,049,900	123 / 123	Sale Price:
Is the Subject Listing	Currently Pending?	Yes	Date of Contract	06/12/2020	CDOM to Contract	122	Sale Date:

Subject Property Comments / External Influences
Subject does not appear to have a guest house.

Subject	Sold Comp 1	Sold Comp 2	Sold Comp 3	List Comp 1	List Comp 2	List Comp 3
						
Address	2363 LEEWARD CIRCLE WESTLAKE VILLAGE, CA 91361	4149 BEACHMEADOW LN WESTLAKE VILLAGE, CA 91361	31827 LANGSPUR CT WESTLAKE VILLAGE, CA 91361	2144 BRIDGEGATE CT WESTLAKE VILLAGE, CA 91361	2036 ROSEBAY ST WESTLAKE VILLAGE, CA 91361	4412 YORKFIELD CT WESTLAKE VILLAGE, CA 91361
Proximity	0.03	0.65	0.97	0.43	0.9	1.27
Sale/List Price	\$1,085,000	\$950,000	\$1,095,000	\$1,099,000	\$919,000	\$1,175,000
Sale Date	2/11/2020	04/21/2020	03/13/2020	2/24/2020	03/08/2020	05/08/2020
Price Per Sq.ft.	\$522.96	\$674.33	\$422.97	\$560.96	\$477.82	\$563
Initial List Price	\$1,049,900	\$1,125,000	\$929,000	\$995,000	\$1,099,000	\$935,000
Initial List Date	02/10/2020	11/18/2019	02/21/2020	02/14/2020	2/24/2020	03/08/2020
Current/Final List	\$1,049,900	\$1,085,000	\$929,000	\$995,000	\$1,099,000	\$919,000
DOM/CDOM	123	85 / 85	60 / 60	28 / 28	109 / 109	95 / 95
Sales Type	Fair Market	Fair Market	Fair Market	Fair Market	Fair Market	Fair Market
Finance Incentives	Unknown	Unknown	Unknown	Unknown	Unknown	Unknown
Living Area	1960	1609	2246	1952	2300	2087
#Rooms/Bed/Bath All	8 / 4 / 2	6 / 2 / 2	7 / 3 / 2	8 / 4 / 2	8 / 4 / 3	8 / 4 / 2
Year Built	1976	1976	1969	1967	1969	1973
Bsmnt SqFt/Finished						
Lot Size	0.13	0.13	0.07	0.14	0.19	0.17
Property Type	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
# of Units	1	1	1	1	1	1
Condition	C3	C3	C3	C3	C3	C3
Pool/Spa	None	No / No	No / No	No / No	Yes / Yes	No / No
View	Lake	Lake	Lake	Residential	Lake	Residential
Porch/Patio/Deck	Yes / Yes / No	Yes / Yes / No	Yes / Yes / No	Yes / Yes / No	Yes / Yes / No	Yes / Yes / No
Fireplace	Yes	Yes	Yes	Yes	Yes	Yes
Garage	2 Attached	2 Attached	2 Attached	2 Attached	2 Attached	2 Attached
Other Features	Unknown	Unknown	Unknown	Unknown	Unknown	Unknown
HOA Fees	\$0	\$0	\$0	\$0	\$0	\$0
Subdivision	WINDWARD SHORES	WINDWARD SHORES	WESTLAKE VILLAGE	WESTLAKE VILLAGE	TRIUNFO WEST	WESTLAKE VILLAGE
Rent Potential	\$6,850					
Annual Gross Income	\$82,200					
Likely Sale Price				\$1,099,000	\$919,000	\$1,175,000
Gross Rent Multiplier	12.47					
School District	Conejo Valley ...	Conejo Valley ...	Conejo Valley ...	Conejo Valley ...	Conejo Valley ...	Conejo Valley ...
Common Amenities						
Data Source - ID	County Tax-Dat...	MLS-219013881	MLS-220001990	MLS-220001743	MLS-20-557244	MLS-220002725

Market Time 90-120 days	As-Is Price Estimate	As-Repaired Price Estimate	Land Only Price	30-Day Quick Sale Price
90-Day Marketing Time	\$1,025,000	\$1,025,000	\$291,500	\$1,010,000
Recommended List Price	\$1,049,000	\$1,049,000		
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
•	2363 LEEWARD CIRCLE	WESTLAKE VILLAGE	4	2	0.13		1976		
1	2362 LEEWARD CIR	WESTLAKE VILLAGE	2	2	0.13	2/11/2020	1976	\$1,085,000	0.03
2	4149 BEACHMEADOW LN	WESTLAKE VILLAGE	3	2	0.07	04/21/2020	1969	\$950,000	0.65
3	31827 LANGSPUR CT	WESTLAKE VILLAGE	4	2	0.14	03/13/2020	1967	\$1,095,000	0.97
1	2144 BRIDGEGATE CT	WESTLAKE VILLAGE	4	3	0.19	2/24/2020	1969	\$1,099,000	0.43
2	2036 ROSEBAY ST	WESTLAKE VILLAGE	4	2	0.15	03/08/2020	1973	\$919,000	0.9
3	4412 YORKFIELD CT	WESTLAKE VILLAGE	4	2	0.17	05/08/2020	1967	\$1,175,000	1.27

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:

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 comp is similar to the subject in key areas such as style, condition, amenities, and most important location. Comp is inferior in GLA and in room count. Comp is directly across the street and a good indicator of the subjects market.
Sale 2 Comments	This comp is similar to the subject in key areas such as style, condition, amenities, and most important location. Comp is superior in GLA and inferior in room count. Comp is similar and a good indicator of the subjects market.
Sale 3 Comments	This comp is similar to the subject in key areas such as room count, GLA, style, condition, amenities, and most important location. Comp is equal in GLA and in room count. Comp is similar and a good indicator of the subjects market.
List 1 Comments	This comp is similar to the subject in key areas such as room count, style, condition, and most important location. Comp is superior in GLA and equal in room count. Comp is three blocks away and a good indicator of the subjects market.
List 2 Comments	This comp is similar to the subject in key areas such as room count, GLA, style, condition, amenities, and most important location. Comp is slightly inferior in GLA and equal in room count. Comp is similar and a good indicator of the subjects market.
List 3 Comments	This comp is similar to the subject in key areas such as room count, GLA, style, condition, amenities, and most important location. Comp is slightly superior in GLA but equal in room count. Comp is similar and a good indicator of the subjects market.

Comments:

Service Provider Comments:

A physical inspection, with photos, was used to confirm subject's physical condition. The subject is well represented by the comparables on the basis of all major value drivers, including age, condition, GLA, room counts and proximity. Price opinion is consistent with the sold comps. At least one sold and one list comp are within .5 mile of the subject. Sold comps closed within 6 months. The values are based on the current market trends in this area. Values have stabilized over the past 3 months on all property in this area. In this current market the values are based on the recent sales and listings in this area taking into account the current market trends. Based on the recent sales and listings you can establish a basic idea on the true market value of the subject at this time. Report utilized most similar comparable sold comp 1 to provide value.

Vendor Comments:

Service Provider Signature

Service Provider Company

BPO Effective Date

Service Provider Lic. Num.

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			\$ 0
Foundation			\$ 0
Garage			\$ 0
Landscaping			\$ 0
Fence			\$ 0
Other			\$ 0
External Repair Total:			\$ 0
Repair Total:			\$ 0



Subject Front

2363 LEEWARD CIRCLE
WESTLAKE VILLAGE, CA 91361



Subject Side

2363 LEEWARD CIRCLE
WESTLAKE VILLAGE, CA 91361



Subject Side

2363 LEEWARD CIRCLE
WESTLAKE VILLAGE, CA 91361



Subject Address Verification

2363 LEEWARD CIRCLE
WESTLAKE VILLAGE, CA 91361



Subject Street Sign

2363 LEEWARD CIRCLE
WESTLAKE VILLAGE, CA 91361



Subject Street

2363 LEEWARD CIRCLE
WESTLAKE VILLAGE, CA 91361



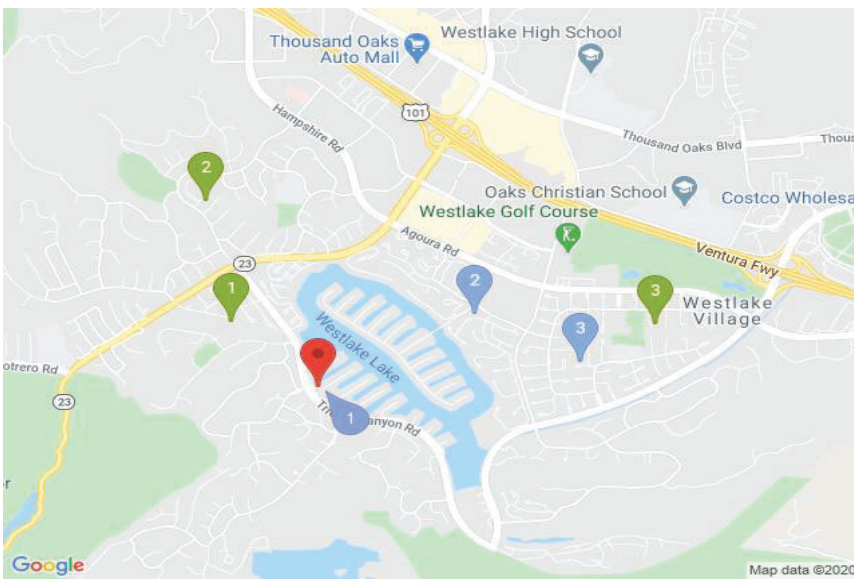
Subject Street

2363 LEEWARD CIRCLE
WESTLAKE VILLAGE, CA 91361



Subject View From Across the Street

2363 LEEWARD CIRCLE
WESTLAKE VILLAGE, CA 91361



Subject Static Map

2363 LEEWARD CIRCLE
WESTLAKE VILLAGE, CA 91361



Subject Satellite View

2363 LEEWARD CIRCLE
WESTLAKE VILLAGE, CA 91361



Comparable Sale #1

2362 LEEWARD CIR
WESTLAKE VILLAGE, CA 91361
Sale Date: 2/11/2020
Sale Price: \$1,085,000



Comparable Sale #2

4149 BEACHMEADOW LN
WESTLAKE VILLAGE, CA 91361
Sale Date: 04/21/2020
Sale Price: \$950,000



Comparable Sale #3

31827 LANGSPUR CT
WESTLAKE VILLAGE, CA 91361
Sale Date: 03/13/2020
Sale Price: \$1,095,000



Comparable Listing #1

2144 BRIDGEGATE CT
WESTLAKE VILLAGE, CA 91361
Current List: \$1,099,000



Comparable Listing #2

2036 ROSEBAY ST
WESTLAKE VILLAGE, CA 91361
Current List: \$919,000



Comparable Listing #3

4412 YORKFIELD CT
WESTLAKE VILLAGE, CA 91361
Current List: \$1,175,000

Disclaimer

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