

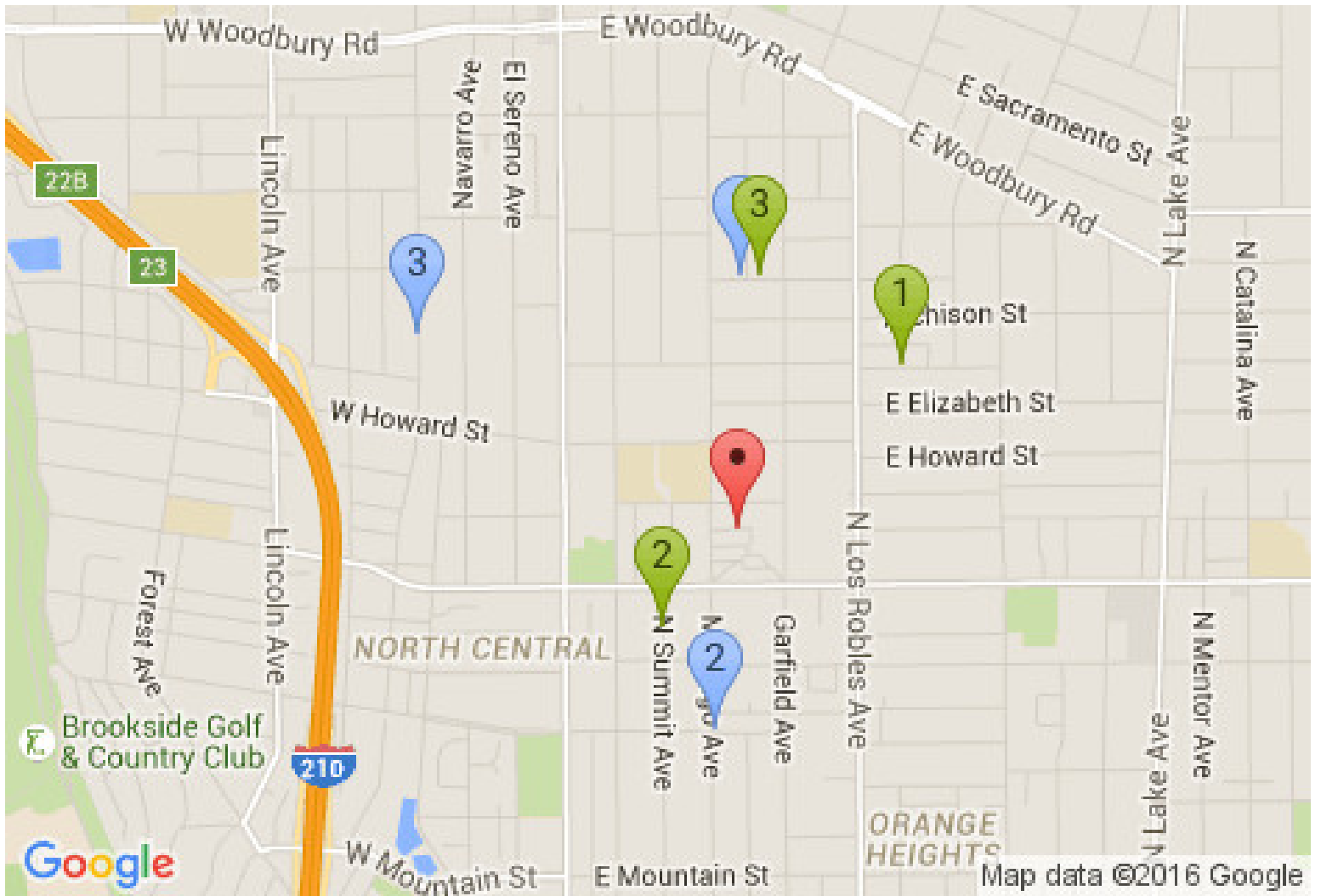
Property Address:	265 Plymouth Drive	Vendor ID:	3865326
City, State, Zip:	Pasadena, CA 91104	Deal Name:	
Loan Number:	265PLYMOUTH	Inspection Date:	4/05/2016
2nd Loan / Client #:		Subject APN:	5729009020

Property Occupancy Status	Tenant	Does the Property Appear Secure?	Yes	Est. Monthly Rent	\$1,600	Sold in the last 12 Months?	No
Currently Listed	Yes	Currently List Broker	Nordine Realtors, Inc.	List Broker Contact #	(310) 379-8800	Initial List Price	\$415,000
		Initial List Date	3/25/2016	Current List Price	\$415,000	DOM / CDOM	12 / 12
Is the Subject Listing Currently Pending?	Yes	Date of Contract	4/04/2016	CDOM to Contract	11	Sale Price:	
		Sale Date:					

Subject Property Comments / External Influences
Exterior stucco is peeling and discolored throughout; windows are in disrepair and garage door looks worn - poor curb appeal

	Subject	Sold Comp 1	Sold Comp 2	Sold Comp 3	List Comp 1	List Comp 2	List Comp 3
Address	265 Plymouth Drive Pasadena, CA 91104	501 E. Penn St. Pasadena, CA 91104	1275 Summit Ave Pasadena, CA 91103	285 Flower St. Pasadena, CA 91104	253 Flower St Pasadena, CA 91104	1116 N Marengo Ave Pasadena, CA 91103	1696 Glen Avenue Pasadena, CA 91104
Proximity		0.41 Miles	5 Blocks	0.45 Miles	0.45 Miles	0.35 Miles	0.66 Miles
Sale/List Price		\$545,000	\$440,000	\$480,000	\$585,000	\$590,000	\$520,000
Sale Date		12/30/2015	11/17/2015	12/23/2015			
Price Per Sq.ft.	\$394.39	\$556.12	\$391.81	\$471.98	\$520.46	\$438.99	\$422.42
Initial List Price	\$415,000	\$550,000	\$450,000	\$474,900	\$585,000	\$590,000	\$520,000
Initial List Date	3/25/2016	10/26/2015	8/25/2015	10/1/2015	3/18/2016	3/26/2016	1/25/2016
Current/Final List	\$415,000	\$550,000	\$450,000	\$474,900	\$585,000	\$590,000	\$520,000
DOM/CDOM	12 / 12	65 / 65	69 / 69	16 / 16	18 / 18	10 / 10	474 / 71
Sales Type		Fair Market	Fair Market	Fair Market	Fair Market	Fair Market	Fair Market
Finance Incentives	None	None	None (Cash sale)	None (Conventional)	None	None	None
Living Area	1141	980	1123	1017	1124	1344	1231
#Rooms/Bed/Bath 1	5 / 2 / 1.0	5 / 2 / 1.0	5 / 2 / 1.0	5 / 2 / 1.5	5 / 2 / 1.0	5 / 2 / 1.0	6 / 3 / 2.0
Year Built	1930	1930	1922	1929	1925	1908	1955
Bsmnt SF/% Finished							
Lot Size	0.14ac	0.12ac	0.23ac	0.11ac	0.19ac	0.18ac	0.22ac
Property Type	SF Detach	SF Detach	SF Detach	SF Detach	SF Detach	SF Detach	SF Detach
Style / Quality	Single Story / Q5	Single Story / Q4	Single Story / Q5	Single Story / Q4	Single Story / Q4	Single Story / Q4	Single Story / Q4
# of Units	1	1	1	1	1	1	1
Condition	C5	C2	C5	C2	C3	C3	C3
Pool/Spa	None	No / No	No / No	No / No	No / No	No / No	No / No
View	None	None	None	None	None	None	None
Porch/Patio/Deck	Yes / Yes / No	Yes / No / No	No / No / No	No / No / No	Yes / No / No	Yes / No / No	Yes / No / Yes
Fireplace	Yes	Yes	Yes	Yes	Yes	Yes	No
Garage	1 Attached	1 Detached	1 Detached	1 Detached	2 Detached	1 Detached	2 Detached
Other Features	HW Floors	upgraded thruout	fixer	ugraded thruout	overpriced	Historical property	large lot
HOA Fees	0/mo	0/mo	0/mo	0/mo	0/mo	0/mo	0/mo
Subdivision	Tract6431 Lot 10	TR# 8260 Lot 29 Census TR#4615.1	MD Painters Sub S 50 Ft of Lot 12,CensusTR46202	MonteMorada TR S 80 FT Lot 8Census 4615.02	MonteMorada TR Lot 5 Census 4615.02	Garfield Heights Lot 1 Census 4620.01	Woodworth&Beardsley's sub lot 33, census 4609.00
School District	Pasadena	Pasadena Unified	Pasadena Unified	Pasadena Unified	Pasadena Unified	Pasadena Unified	Pasadena Unified
Data Source - ID	County Tax - SB16061756	MLS - 315010642	MLS - AR15189367	MLS - CV15216697	MLS - 316002484	MLS - DW16063792	MLS - WS16016459

Market Time 30-90 days	As-Is Price Estimate	As-Repaired Price Estimate	Land Only Price	Recommended Sales Strategy:
Anticipated Sale Price	\$450,000	\$490,000	\$316,193	<input checked="" type="checkbox"/> As - Is
Recommended List Price	\$450,000	\$490,000		<input type="checkbox"/> Repaired



	Address	City	BR	BA	Lot Size	Sale/List Date	Year Built	Sale/List Price	Distance
•	265 Plymouth Drive	Pasadena	2	1	0.14ac		1930		
1	501 E. Penn St.	Pasadena	2	1	0.12ac	12/30/2015	1930	\$545,000	0.41 Miles
2	1275 Summit Ave	Pasadena	2	1	0.23ac	11/17/2015	1922	\$440,000	5 Blocks
3	285 Flower St.	Pasadena	2	1.5	0.11ac	12/23/2015	1929	\$480,000	0.45 Miles
1	253 Flower St	Pasadena	2	1	0.19ac	3/18/2016	1925	\$585,000	0.45 Miles
2	1116 N Marengo Ave	Pasadena	2	1	0.18ac	3/26/2016	1908	\$590,000	0.35 Miles
3	1696 Glen Avenue	Pasadena	3	2	0.22ac	1/25/2016	1955	\$520,000	0.66 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:

subject and approx. 5 adjacent properties in significant disrepair

Neighborhood Comments:

Subject and adjacent 4-5 properties are similar, and then there are million dollar homes on the next block; this is a diverse area.

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	Super curb appeal and updated throughout, English cottage style, updated kitchen, covered porch
Sale 2 Comments	Fixer on large lot with formal dining, character details, laundry room, FP in living room
Sale 3 Comments	Super curb appeal and updated throughout, HW floors, remodeled kit and baths
List 1 Comments	overpriced; many vintage/character details, HW floors, mouldings, nice curb appeal.
List 2 Comments	Pricing reflects historical designation of property; 2 bonus rooms, HW floors, large lot
List 3 Comments	Beautiful kitchen, ceiling fans, large lot, HW floors in living room

Comments:

Service Provider Comments:

The subject property is an REO and there are 2 similar active listings in the area that are also REOs - given the parameter of not using REO comparables and the significant low supply of comparable active listings in the area is the reason for the wide variance in pricing - also affected that some of the homes in the area are classified as historical properties which raises their value and desirability. Client also requested to see comparable listings of market value of repaired properties. All of these factors were taken into account in choosing the comparables in this report. Subject needs a lot of work and has poor curb appeal, and as you can see from the repairs cited, it would take a lot of work to bring the subject to the condition of comparable homes of the same size.

Vendor Comments:

Service Provider
Signature

/s/ Angela Porcell

Service Provider
Company

Muller Real Estate Team, Inc.

BPO Effective Date

4/6/2016

Service Provider Lic.
Num.

01083480

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:			\$0
External Repairs		Comment	Total
Roof	-		\$0
Siding/Trim		Facia wood damage	\$2,000
Structural		Eaves wood rotted	\$2,500
Windows/Doors		single pane, wood rotted	\$5,000
Paint		Stucocoo needs to be redone throughout	\$7,000
Foundation		bottom step chipped out	\$800
Garage		worn garage door	\$800
Landscaping		needs grass, sprinkler system, debris removal	\$2,000
Fence	-		\$0
Other		electrical box rusted out; chimney cap	\$3,000
External Repair Total:			\$23,100
Repair Total:			\$23,100



Subject Front

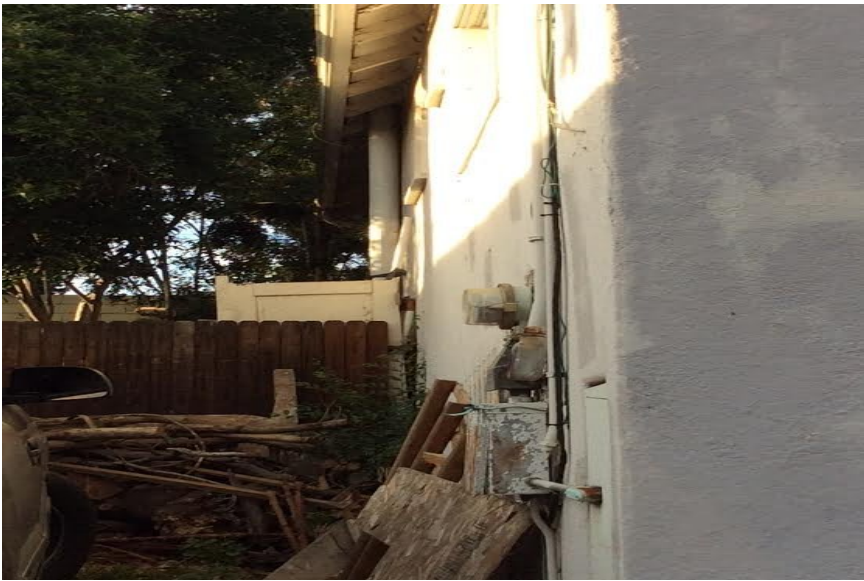
**265 Plymouth Drive
Pasadena, CA 91104**



Address



Side



Side



Side



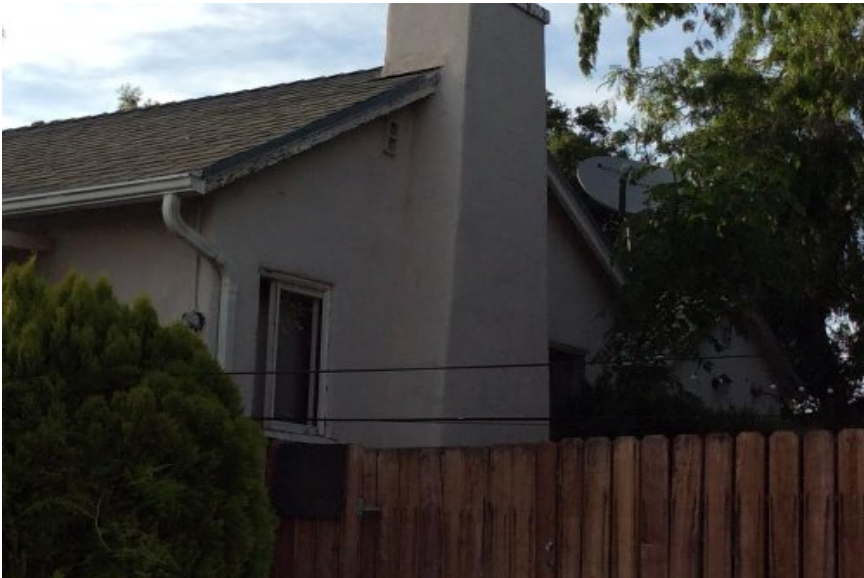
Street



Street



Damage Photo



Damage Photo



Damage Photo



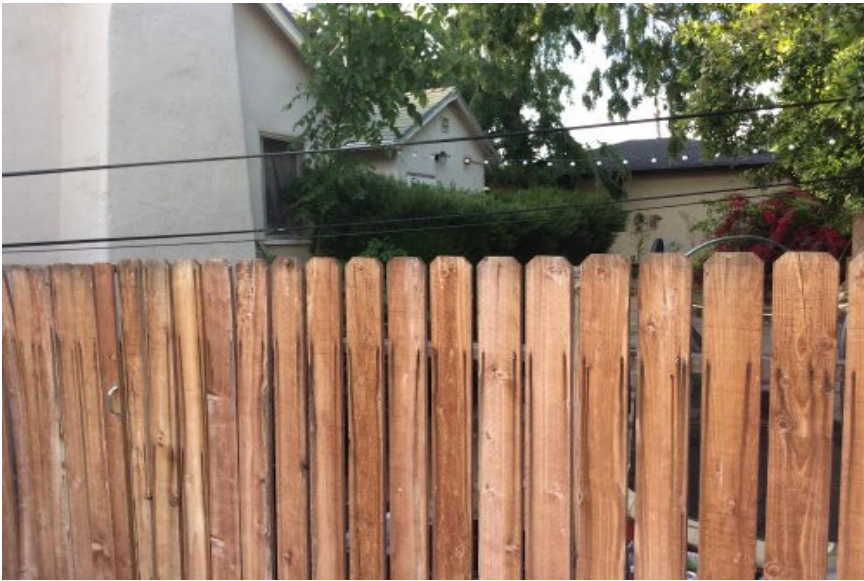
Damage Photo



Damage Photo



Other



Other



View across street



Comparable Sale #1

501 E. Penn St.
Pasadena, CA 91104
Sale Date: 12/30/2015
Sale Price: \$545,000



Comparable Sale #2

1275 Summit Ave
Pasadena, CA 91103
Sale Date: 11/17/2015
Sale Price: \$440,000



Comparable Sale #3

285 Flower St.
Pasadena, CA 91104
Sale Date: 12/23/2015
Sale Price: \$480,000



Comparable Listing #1

253 Flower St
Pasadena, CA 91104
Current List: \$585,000



Comparable Listing #2

1116 N Marengo Ave
Pasadena, CA 91103
Current List: \$590,000



Comparable Listing #3

1696 Glen Avenue
Pasadena, CA 91104
Current List: \$520,000

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