

Freddie
Mac

BROKER'S PRICE OPINION

Freddie Mac Loan # N/A
 Servicer Loan # N/A

Exterior /Curb Side Interior
 Reason **INFORMAL EXTERIOR VALUATION** BPO # N/A

BPO Firm Name <u>N/A</u>	Broker JEANNETTE LYON Associate ROW Agent	Phone <u>(530) 621-5313</u>
SUBJECT PROPERTY DESCRIPTION		
Property Address <u>6940 PERKS COURT</u>	Unit #	
City <u>PLACERVILLE</u>	County <u>EL DORADO</u>	State <u>CA</u>
Zip <u>95667</u>		
Is property currently listed for sale with a real estate firm? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Name of Listing Broker, Salesperson or Firm <u>N/A</u>	Phone <u>N/A</u>
Property Type: <input type="checkbox"/> Townhouse <input type="checkbox"/> SFD <input checked="" type="checkbox"/> 2 Fam <input checked="" type="checkbox"/> 3 Fam <input type="checkbox"/> 4 Fam <input type="checkbox"/> Condo <input type="checkbox"/> Mfg Home	Condo Fee \$	
Occupant: <input type="checkbox"/> Owner <input checked="" type="checkbox"/> Tenant <input type="checkbox"/> Vacant		
Estimate of repairs needed for subject property		
Interior:	Exterior:	
Painting \$ <u>---</u>	Painting \$ <u>---</u>	
Structural \$ <u>---</u>	Structural \$ <u>---</u>	
Appliances \$ <u>---</u>	Landscaping \$ <u>---</u>	
Utilities \$ <u>---</u>	Roof \$ <u>---</u>	
Carpet/Floors \$ <u>---</u>	Windows \$ <u>---</u>	
Other \$ <u>---</u>	Other \$ <u>---</u>	
Cleaning/Trash Removal \$ <u>---</u>	Do you recommend repairs? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Repairs Total: \$ <u>NO IMMEDIATE NEED FOR REPAIRS VISIBLE</u>		

Overall Property Condition: Excellent Good Fair Poor
 Are there any items that require IMMEDIATE attention/action? Yes No
 Title/Legal Issues? Yes No
 Do any environmental issues affect the value of the property? Yes No
 If yes to any of the above, please explain:

SPECIAL NOTATION: PROPERTY IS LEASED TO UNITED OUTREACH AND OPERATES AS A HOMELESS SHELTER

NEIGHBORHOOD

Property Values: Increasing Stable Declining
 Predominant Occupancy Owner Tenant
 Marketing Time: Under 3 Mos. 3-6 Mos. Over 6
 Vacancy Rate 0-5% 5-10% 10-20% 20% +
 No. of Active Listings in Neighborhood: 6 Price Range of Active Listings in Neighborhood: \$ 150,000 to \$ 979,000
COMMENTS DUE TO LIMITED COMPARABLE MARKET DATA RELATIVE TO SUBJECT, SEARCH RADIUS EXTENDED TO INCLUDE SURROUNDING COMMUNITIES OF PLACERVILLE, CAMERON PARK, SHINGLE SPRINGS, CAMINO AND POLLOCK PINES, WITH CLOSED SALES EXTENDING TO JANUARY 1, 2013. MARKET VALUES ARE INCREASING SLIGHTLY, AVERAGING 12%/YR. LOCAL MARKET RESIDENTIAL INCOME/SPECIAL PURPOSE RENTS AVERAGE \$11-14.00/SQ/YR.

VALUE ESTIMATION

Probable Sale Price	90-Day Marketing Time	120-Day Marketing Time	180-Day Marketing Time
As Is	\$225,000	\$229,500	\$233,500
As Repaired	\$225,000	\$229,500	\$233,500

Property should be listed: As Is: As Repaired:
 Anticipated Seller-Paid Financing Costs: \$ 0.00
COMMENTS: (Describe your marketing strategy and reasons for As Is/As Repaired recommendations)
 SUBJECT PROPERTY IS MAINTAINED IN APPROPRIATE CONDITION BASED ON AGE, LOCATION AND EXTERIOR ONLY VIEW. SUBJECT CONSISTS OF 3 SEPARATE UNITS ON A SINGLE 3.56 ACRE PARCEL. ALTHOUGH SITUATED ON A LARGE PARCEL, A MAJORITY OF THE PROPERTY IS DEEMED UNUSABLE DUE TO TERRAIN. PARCEL ABUTS US HWY50 WITH AUDIBLE TRAFFIC NOISE. (TAX RECORDS DIFFER FROM ACTUAL - LISTED AS VACANT LAND, WHEREAS, ACTUAL IS IMPROVED RESIDENTIAL INCOME).
 PREPARED BY: [Signature] Date 9/21/2014

COMPETITIVE LISTINGS							
ITEM	SUBJECT	COMPARABLE NO. 1	COMPARABLE NO. 2	COMPARABLE NO. 3			
Address	6940 PERKS COURT	N/A	N/A	N/A			
Proximity to Subject							
Current List Price	\$	\$	\$	\$			
Current List Date	LISTINGS NOT UTILIZED TO ESTABLISH VALUES WITHIN THIS REPORT						
Original List Price	\$	\$	\$	\$			
Original List Date							
VALUE ADJUSTMENTS (Use the following codes for the adjustments: S=Superior E=Equal I=Inferior U=Unknown)							
DESCRIPTION	DESCRIPTION	DESCRIPTION	ADJ	DESCRIPTION	ADJ	DESCRIPTION	ADJ
Above Grade Room Count	Total # of Rooms Bdrm Baths	Total # of Rooms Bdrm Baths		Total # of Rooms Bdrm Baths		Total # of Rooms Bdrm Baths	
Gross Living Area	Sq. Ft.	Sq. Ft.	Code	Sq. Ft.	Code	Sq. Ft.	Code
Location							
Site/Lot Size							
Design and Appeal							
Age (number of yrs. since house was built)							
Overall Condition							
Garage/Carport							
Porch, Patio Deck, Pool, Fence							
Overall Rating/Est.\$ Value of Adjustments							
Indicate Property Most Comparable to Subject (Check One)		<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>	
COMMENTS:							
LISTINGS NOT UTILIZED TO ESTABLISH VALUES WITHIN THIS REPORT							

CLOSED SALES							
ITEM	SUBJECT	COMPARABLE NO. 1	COMPARABLE NO. 2	COMPARABLE NO. 3			
Address	6940 PERKS COURT	3066-70 CEDAR RAVINE	3999 HARRIS ROAD	2969 OAK STREET			
Proximity to Subject		3.75 MILES	11 MILES	20 MILES			
Original List Price	\$ N/A	\$ 300,000	\$ 189,000	\$ 179,900			
List Price When Sold	\$ N/A	\$ 300,000	\$ 189,000	\$ 179,900			
Sales Price	\$ 230,000	\$ 300,000	\$ 195,833	\$ 178,000			
Sales Date	08/12/2003	05/31/2013	06/02/2014	05/09/2014			
Days on Market	N/A	14	252	41			
VALUE ADJUSTMENTS (Use the following codes for the adjustments: S=Superior E=Equal I=Inferior U=Unknown)							
DESCRIPTION	DESCRIPTION	DESCRIPTION	ADJ	DESCRIPTION	ADJ	DESCRIPTION	ADJ
Above Grade Room Count	Total # of Rooms Bdrm Baths	Total # of Rooms Bdrm Baths		Total # of Rooms Bdrm Baths		Total # of Rooms Bdrm Baths	
Gross Living Area	Sq. Ft. 1266	Sq. Ft. 2600	Code	Sq. Ft. 1600	Code	Sq. Ft. 2350	Code
Sales or Financing Concessions	N/A	CONV \$4000 BCC	I	CASH \$3000 SLR CR	I	CASH NO CONC	E
Location	RURAL	RURAL	E	RURAL	E	RURAL	E
Site/Lot Size	3.56 ACRES	.41 ACRE	I	.25 ACRE	I	.31 ACRE	I
Landscaping	FAIR	GOOD	S	FAIR	E	FAIR	E
Design and Appeal	TRADITIONAL	TRADITIONAL	E	BUNGALOW	F	TRADITIONAL	F
Age (number of yrs. since house was built)	UNKNOWN	UNKNOWN	E	75	I	29	S
Overall Condition	AVERAGE	AVERAGE	F	AVERAGE	E	POOR	I
Garage/Carport	N/A	N/A	E	1 CAR & CARPORT	S	N/A	E
Porch, Patio Deck, Pool, Fence	N/A	PORCH	S	PORCH	S	PORCH	S
Overall Rating/Est.\$ Value of Adjustments	N/A	-75,000	S	25,000	I	35,000	I
Indicate Property Most Comparable to Subject (Check One)		<input type="checkbox"/>		<input checked="" type="checkbox"/>		<input type="checkbox"/>	
COMMENTS: (1) SUPERIOR WELL MAINTAINED & FINISHED NEWER DUAL PANED WINDOWS, ROOF AND PAINT. SUPERIOR LOCATION. COMPARABLE USUABLE ACREAGE (2) WELL CARED FOR BUNGALOWS WITH UPGRADED WINDOWS, NEWER NEWER ROOF, PAINT AND UPGRADED BATHS. QUIANT LOCATION -15 MINUTES TO GENERAL COMMERCE. (3) BANK OWNED 4PLEX IN NEED OF BOTH COSMETIC AND CURATIVE REPAIRS. INFERIOR LOCATION - 20 MINUTES TO GENERAL COMMERCE							