

Broker Price Opinion

☒ Exterior Inspection
☐ Interior Inspection

Property Address:	9312 Salem Church Road	Vendor ID:	3925733
City, State, Zip:	North Chesterfield, VA 23237	Deal Name:	2016 Q2-BPO order
Loan Number:	421512	Inspection Date:	6/13/2016
2nd Loan / Client #:		Subject APN:	778667261500000

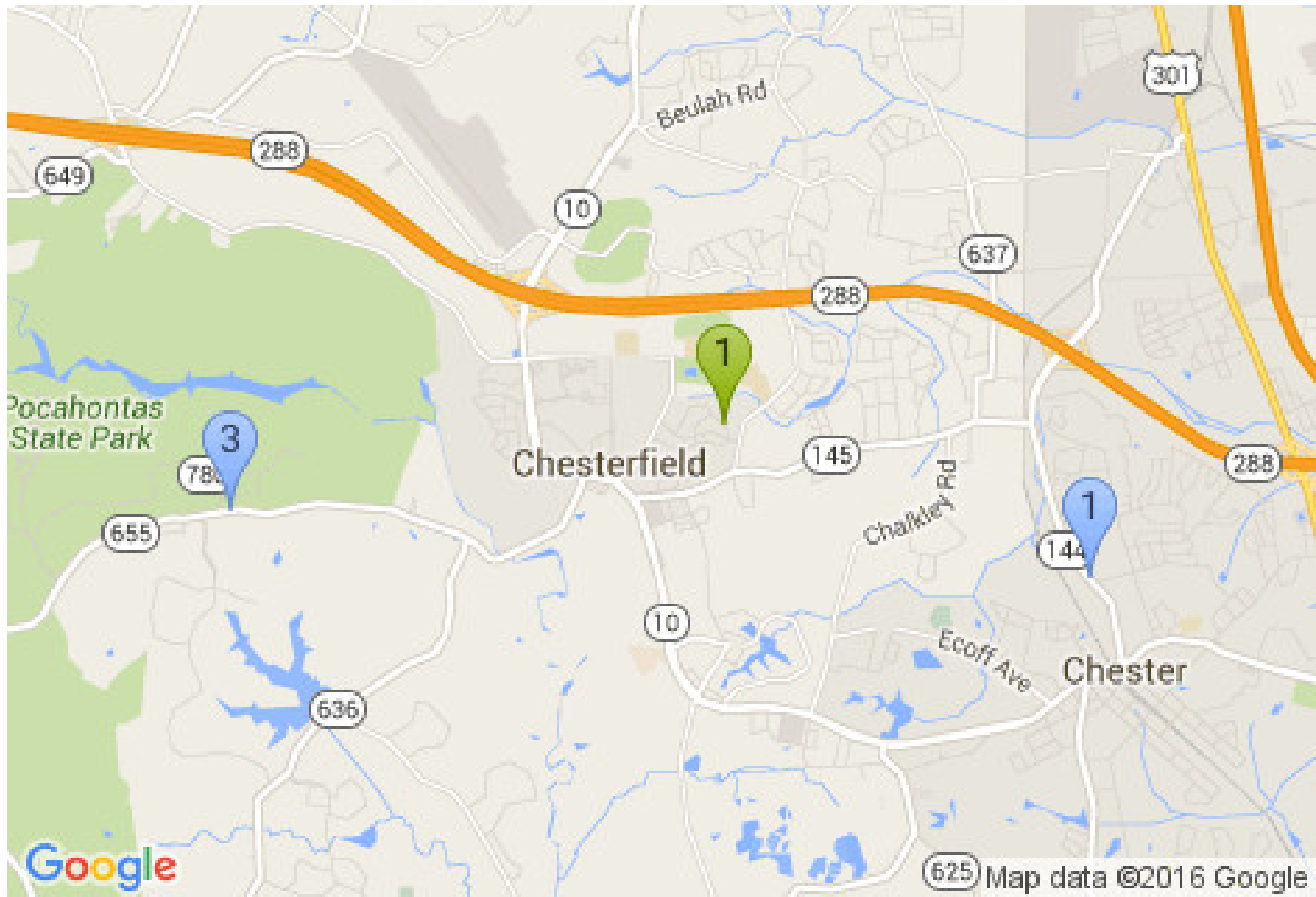
Property Occupancy Status	Owner	Does the Property Appear Secure?	Yes	Est. Monthly Rent	\$1,400	Sold in the last 12 Months?	No
Currently Listed	No	Currently List Broker		List Broker Contact #		Initial List Price	
Initial List Date		Current List Price		DOM / CDOM		Sale Price:	
Is the Subject Listing Currently Pending?		Date of Contract		CDOM to Contract		Sale Date:	

Subject Property Comments / External Influences

The subject is in average condition with no major repairs noted from exterior observation..

	Subject	Sold Comp 1	Sold Comp 2	Sold Comp 3	List Comp 1	List Comp 2	List Comp 3
							
Address	9312 Salem Church Road North Chesterfield, VA 23237	6260 Barrister Rd Chesterfield, VA 23832	5104 Timbercreek Dr North Chesterfield, VA 23237	9601 Tilehurst Ct North Chesterfield, VA 23237	11433 Chester Rd Chester, VA 23831	5312 Verlinda Dr North Chesterfield, VA 23237	9201 Beach Rd Chesterfield, VA 23838
Proximity		3/4 Miles	1/2 Miles	1.25 Miles	2.5 Miles	3/4 Miles	4.0 Miles
Sale/List Price		\$175,000	\$168,000	\$199,000	\$179,000	\$199,900	\$199,000
Sale Date		4/29/2016	2/12/2016	3/24/2016			
Price Per Sq.ft.	\$90.60	\$90.30	\$98.82	\$98.61	\$89.37	\$101.16	\$117.06
Initial List Price		\$175,000	\$168,000	\$199,000	\$179,000	\$199,900	\$199,000
Initial List Date		2/20/2016	12/20/2015	1/25/2016	5/10/2016	4/15/2016	4/5/2016
Current/Final List		\$175,000	\$168,000	\$199,000	\$179,000	\$199,900	\$199,000
DOM/CDOM		69 / 69	54 / 54	59 / 59	35 / 35	60 / 60	70 / 70
Sales Type		Fair Market	Fair Market	Fair Market	Fair Market	Fair Market	Fair Market
Finance Incentives		0	0	0	0	0	0
Living Area	2042	1938	1700	2018	2003	1976	1700
#Rooms/Bed/Bath 1	8 / 3 / 1.5	8 / 3 / 2.0	9 / 4 / 2.5	9 / 4 / 2.0	9 / 4 / 2.0	8 / 3 / 2.5	8 / 3 / 2.0
Year Built	1947	1974	1991	1976	1958	1978	1961
Bsmnt SF/% Finished					801 / 70		
Lot Size	1.72ac	0.36ac	1.23ac	0.58ac	0.78ac	0.31ac	1.00ac
Property Type	SF Detach	SF Detach	SF Detach	SF Detach	SF Detach	SF Detach	SF Detach
Style / Quality	Colonial / Q4	Split/Bi-Level / Q4	Colonial / Q4	Colonial / Q4	Ranch / Q4	Colonial / Q4	Ranch / Q4
# of Units	1	1	1	1	1	1	1
Condition	C4	C4	C4	C4	C4	C4	C4
Pool/Spa	None	No / No	No / No	No / No	No / No	No / No	No / No
View	Residential	Residential	Residential	Residential	Residential	Residential	Residential
Porch/Patio/Deck	Yes / Yes / No	Yes / Yes / No	Yes / Yes / No	Yes / Yes / No	Yes / Yes / No	Yes / Yes / No	Yes / Yes / No
Fireplace	No	No	No	No	Yes	No	Yes
Garage	None	None	1 Attached	None	1 Carport	2 Attached	2 Detached
Other Features	None	None	None	None	None	None	None
HOA Fees	0/mo	0/mo	0/mo	0/mo	0/mo	0/mo	0/mo
Subdivision	Unknown	Unknown	Unknown	Unknown	Unknown	Unknown	Unknown
School District	Chesterfield	Chesterfield	Chesterfield	Chesterfield	Chesterfield	Chesterfield	Chesterfield
Data Source - ID	County Tax - Unknown	MLS - 1526288	MLS - 1524747	MLS - 1601418	MLS - 18987319	MLS - 1619633	MLS - 18954355

Market Time 90-120 days	As-Is Price Estimate	As-Repaired Price Estimate	Land Only Price	Recommended Sales Strategy:
Anticipated Sale Price	\$185,000	\$185,000	\$46,700	<input checked="" type="checkbox"/> As - Is
Recommended List Price	\$195,000	\$195,000		<input type="checkbox"/> Repaired



	Address	City	BR	BA	Lot Size	Sale/List Date	Year Built	Sale/List Price	Distance
•	9312 Salem Church Road	North Chesterfield	3	1.5	1.72ac		1947		
1	6260 Barrister Rd	Chesterfield	3	2	0.36ac	4/29/2016	1974	\$175,000	3/4 Miles
2	5104 Timbercreek Dr	North Chesterfield	4	2.5	1.23ac	2/12/2016	1991	\$168,000	1/2 Miles
3	9601 Tilehurst Ct	North Chesterfield	4	2	0.58ac	3/24/2016	1976	\$199,000	1.25 Miles
1	11433 Chester Rd	Chester	4	2	0.78ac	5/10/2016	1958	\$179,000	2.5 Miles
2	5312 Verlinda Dr	North Chesterfield	3	2.5	0.31ac	4/15/2016	1978	\$199,900	3/4 Miles
3	9201 Beach Rd	Chesterfield	3	2	1.00ac	4/5/2016	1961	\$199,000	4.0 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:

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	3/2 floorplan, smaller lot size, similar style, GLA, same condition, newer in age.
Sale 2 Comments	Has 1car garage, superior room count, same style, condition, inferior GLA.
Sale 3 Comments	Superior room count, similar GLA, style, newer in age, smaller lot size.
List 1 Comments	Active, smaller lot size, similar style, GLA, superior room count, has 1 carport.
List 2 Comments	Active, same style, condition, newer in age, similar GLA, smaller lot size, has 2 car garage.
List 3 Comments	Active, 3/2 floorplan, newer in age, smaller lot size, inferior GLA, same condiiton.

Comments:

Service Provider Comments:

Most likely buyer is a move up buyer. The subject is located in an established neighborhood with homes in average to good condition. The value of the subject was derived by trying to stay within the range of the listed and sold in the area, and holding more weight to those comps that were most similar overall. The comps i have chosen are the best and closest comps and more weighted to determine the price of subject. This comps is located in the same market area as the subject. I had to broaden the proximity to 4 miles, sale date to 12 months back, lot size, GLA, age and bedroom count to locate a similar comp in the same market area that competes with the subject.

Vendor Comments:

Address photo hard to read, Address verified via prior BPO.

Service Provider
Signature

/s/ Jaymi Goldberg

Service Provider
Company

Turnkey Solutions LLC

BPO Effective Date

6/17/2016

Service Provider Lic.
Num.

225201703

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			\$0
Structural			\$0
Windows/Doors			\$0
Paint			\$0
Foundation			\$0
Garage			\$0
Landscaping			\$0
Fence			\$0
Other			\$0
External Repair Total:			\$0
Repair Total:			\$0



Subject Front

**9312 Salem Church Road
North Chesterfield, VA 23237**



Address



Side



Side



Street



Street



View across street



Comparable Sale #1

6260 Barrister Rd
 Chesterfield, VA 23832
 Sale Date: 4/29/2016
 Sale Price: \$175,000



Comparable Sale #2

5104 Timbercreek Dr
 North Chesterfield, VA 23237
 Sale Date: 2/12/2016
 Sale Price: \$168,000



Comparable Sale #3

9601 Tilehurst Ct
 North Chesterfield, VA 23237
 Sale Date: 3/24/2016
 Sale Price: \$199,000



Comparable Listing #1

11433 Chester Rd
Chester, VA 23831
Current List: \$179,000



Comparable Listing #2

5312 Verlinda Dr
North Chesterfield, VA 23237
Current List: \$199,900



Comparable Listing #3

9201 Beach Rd
Chesterfield, VA 23838
Current List: \$199,000

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