

Broker Price Opinion

 Exterior Inspection
 Interior Inspection

Property Address: 1466 E Tam O Shanter Street	Vendor ID: 4133152
City, State, Zip: Ontario, CA 91761	Deal Name:
Loan Number: 000515	Inspection Date: 12/30/2016
2nd Loan / Client #:	Subject APN: 0216-391-13-0000

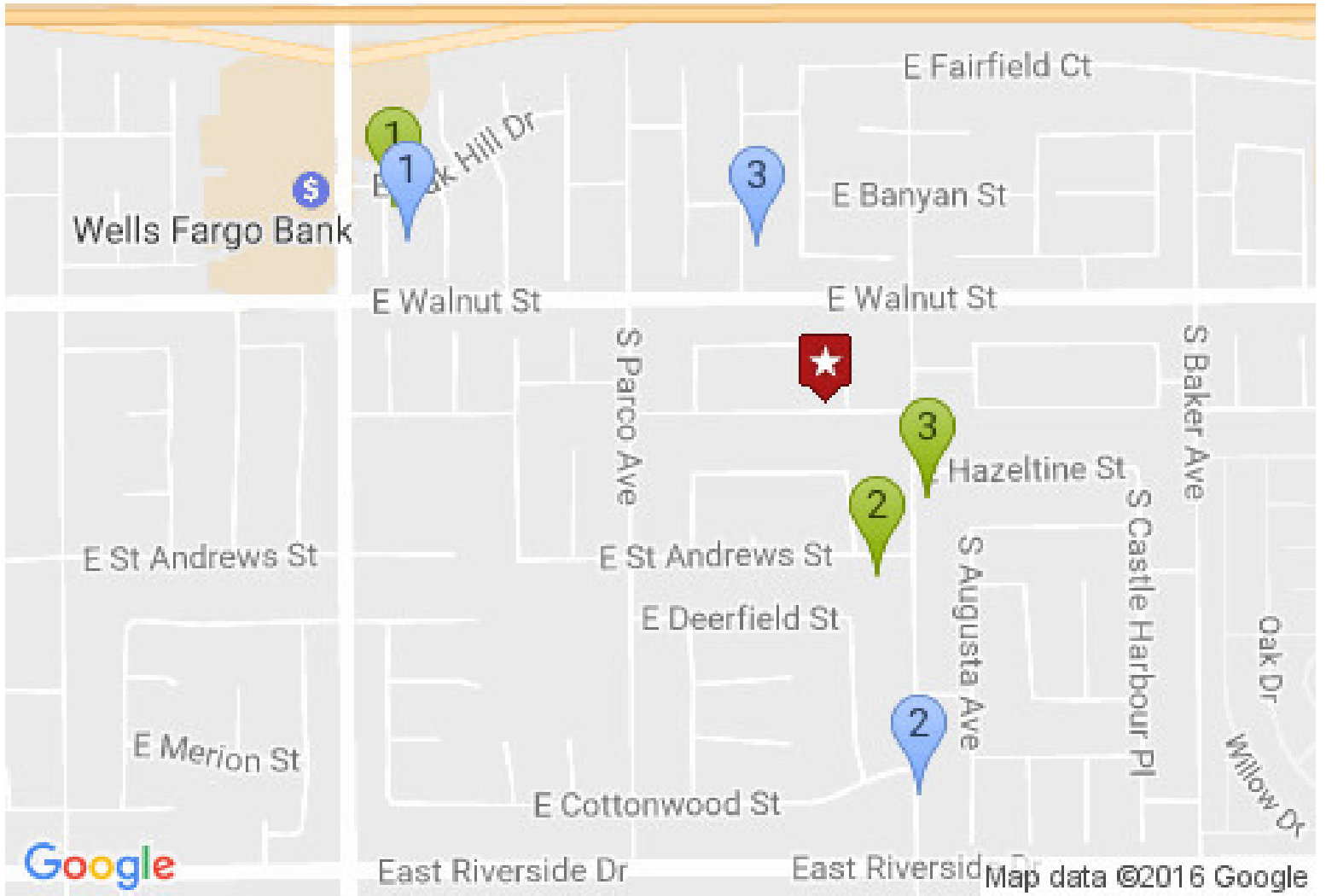
Property Occupancy Status: <input type="text" value="Owner"/>	Does the Property Appear Secure?: <input type="text" value="Yes"/>	Est. Monthly Rent: <input type="text" value="\$2,000"/>	Sold in the last 12 Months?: <input type="text" value="No"/>
Currently Listed: <input type="text" value="Yes"/>	Currently List Broker: INTERO REAL ESTATE	List Broker Contact #: (909) 212-0329	Initial List Price: \$360,000
		Initial List Date: 6/15/2016	Current List Price: \$360,000
		DOM / CDOM: 1 / 199	Sale Price:
Is the Subject Listing Currently Pending?: <input type="text" value="Yes"/>	Date of Contract: 9/30/2016	CDOM to Contract: 107	Sale Date:

Subject Property Comments / External Influences

conforms well to the area

	Subject	Sold Comp 1	Sold Comp 2	Sold Comp 3	List Comp 1	List Comp 2	List Comp 3
Address	1466 E Tam O Shanter Street Ontario, CA 91761	1219 E Oak Hill Dr ontario, CA 91761	1476 E Saint Andrews ST ontario, CA 91761	1463 E Hazeltine ST ontario, CA 91761	2535 S Amador PL ontario, CA 91761	1483 E Cottonwood ST ontario, CA 91761	2535 S Imperial PL ontario, CA 91761
Proximity		0.42 Miles	3 Blocks	2 Blocks	0.4 Miles	0.35 Miles	2 Blocks
Sale/List Price		\$430,000	\$450,000	\$480,000	\$435,000	\$435,000	\$499,900
Sale Date		8/31/2016	8/5/2016	12/21/2016			
Price Per Sq.ft.	\$226.24	\$249.85	\$261.93	\$240.84	\$250.87	\$218.26	\$234.69
Initial List Price	\$360,000	\$430,000	\$450,000	\$480,000	\$435,000	\$435,000	\$499,900
Initial List Date	6/15/2016	6/22/2016	5/2/2016	9/25/2016	12/8/2016	11/30/2016	11/17/2016
Current/Final List	\$360,000	\$430,000	\$450,000	\$480,000	\$435,000	\$435,000	\$499,900
DOM/CDOM	1 / 199	98 / 98	93 / 93	86 / 86	22 / 22	30 / 30	43 / 43
Sales Type		Fair Market	Fair Market	Fair Market	Fair Market	Fair Market	Fair Market
Finance Incentives	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Living Area	1989	1721	1718	1993	1734	1993	2130
#Rooms/Bed/Bath 1	9 / 4 / 2.5	9 / 4 / 2.0	9 / 4 / 3.0	9 / 4 / 2.5	9 / 4 / 2.5	9 / 4 / 2.5	9 / 4 / 3.0
Year Built	1979	1978	1979	1979	1977	1981	1979
Bsmnt SF/% Finished							
Lot Size	0.17ac	0.17ac	0.17ac	0.16ac	0.17ac	0.17ac	0.17ac
Property Type	SF Detach	SF Detach	SF Detach	SF Detach	SF Detach	SF Detach	SF Detach
Style / Quality	2-Story Conv / Q3	2-Story Conv / Q3	2-Story Conv / Q3	2-Story Conv / Q3	2-Story Conv / Q3	2-Story Conv / Q3	2-Story Conv / Q3
# of Units	1	1	1	1	1	1	1
Condition	C3	C3	C3	C3	C3	C3	C3
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	No / Yes / No	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	Yes
Garage	3 Attached	3 Attached	3 Attached	3 Attached	3 Attached	3 Attached	3 Attached
Other Features	n/a	n/a	n/a	n/a	n/a	n/a	n/a
HOA Fees	0/mo	0/mo	0/mo	0/mo	0/mo	0/mo	0/mo
Subdivision	ontario	ontario	ontario	ontario	ontario	ontario	ontario
School District	Chino City	Chino City	Chino City	Chino City	Chino City	Chino City	Chino City
Data Source - ID	County Tax - 0216-391-13-0000	MLS - TR16109412	MLS - TR16122503	MLS - IV16192374	MLS - IV16706235	MLS - IV16740976	MLS - TR16747287

Market Time 90-120 days	As-Is Price Estimate	As-Repaired Price Estimate	Land Only Price
Anticipated Sale Price	<input type="text" value="\$450,000"/>	<input type="text" value="\$450,000"/>	<input type="text" value="\$50,000"/>
Recommended List Price	<input type="text" value="\$455,000"/>	<input type="text" value="\$455,000"/>	
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
•	1466 E Tam O Shanter Street	Ontario	4	2.5	0.17ac		1979		
1	1219 E Oak Hill Dr	ontario	4	2	0.17ac	8/31/2016	1978	\$430,000	0.42 Miles
2	1476 E Saint Andrews ST	ontario	4	3	0.17ac	8/5/2016	1979	\$450,000	3 Blocks
3	1463 E Hazeltine ST	ontario	4	2.5	0.16ac	12/21/2016	1979	\$480,000	2 Blocks
1	2535 S Amador PL	ontario	4	2.5	0.17ac	12/8/2016	1977	\$435,000	0.4 Miles
2	1483 E Cottonwood ST	ontario	4	2.5	0.17ac	11/30/2016	1981	\$435,000	0.35 Miles
3	2535 S Imperial PL	ontario	4	3	0.17ac	11/17/2016	1979	\$499,900	2 Blocks

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	4 BEDROOMS WITH 2 FULL BATHS. MASTER BEDROOMS ON THE FIRST LEVEL . PERFECT HOME TO GROW YOUR FAMILY.
Sale 2 Comments	new cabinets, new granite countertops w/ backsplash, brand-new stainless steel appliances, new custom recessed lighting
Sale 3 Comments	formal dining and living room with fireplace. Walk into this attention to detail home with vaulted ceilings; and beautiful tile/
List 1 Comments	appliances, new cabinets with pull out shelves in pantry, granite counter tops, custom back splash, under cabinet lighting, and recessed
List 2 Comments	fixtures. All newer dual pane windows and sliders throughout. There is also a leased solar system and is set up to save you hundreds
List 3 Comments	good sized bedrooms and a fabulous master suite plus a very large bonus room that can provide endless possibilities!

Comments:

Service Provider Comments:

no HOA Current market is stable with values remaining stable and listings balancing out the sold. Subject property is located in a established neighborhood. No visible deferred maintenance was seen from inspection. Likely buyer would be a first time homeowner. Subject is located within a half a mile of schools and shopping and has easy freeway access. SEE ATTACHED MLS ONLY ACTIVE 1 DAY Subject listed as a short sale well below recent solds and current listings, I valued competitively at current market

Vendor Comments:

Service Provider
Signature

/s/ Raylene Brooks

Service Provider
Company

Continental Realty

BPO Effective Date

12/30/2016

Service Provider Lic.
Num.

01815084

Repairs

Recommended 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

1466 E Tam O Shanter Street
Ontario, CA 91761



Address



Side



Side



Street



Street



View across street



Comparable Sale #1

1219 E Oak Hill Dr
ontario, CA 91761
Sale Date: 8/31/2016
Sale Price: \$430,000



Comparable Sale #2

1476 E Saint Andrews ST
ontario, CA 91761
Sale Date: 8/5/2016
Sale Price: \$450,000



Comparable Sale #3

1463 E Hazeltine ST
ontario, CA 91761
Sale Date: 12/21/2016
Sale Price: \$480,000



Comparable Listing #1

2535 S Amador PL
ontario, CA 91761
Current List: \$435,000



Comparable Listing #2

1483 E Cottonwood ST
ontario, CA 91761
Current List: \$435,000



Comparable Listing #3

2535 S Imperial PL
ontario, CA 91761
Current List: \$499,900

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