

# Broker Price Opinion

 Exterior Inspection  
 Interior Inspection

Property Address: 4909 Park Avenue	Vendor ID: 4137909
City, State, Zip: Riverside, CA 92507	Deal Name:
Loan Number: 000517	Inspection Date: 1/05/2017
2nd Loan / Client #:	Subject APN: 219-201-006

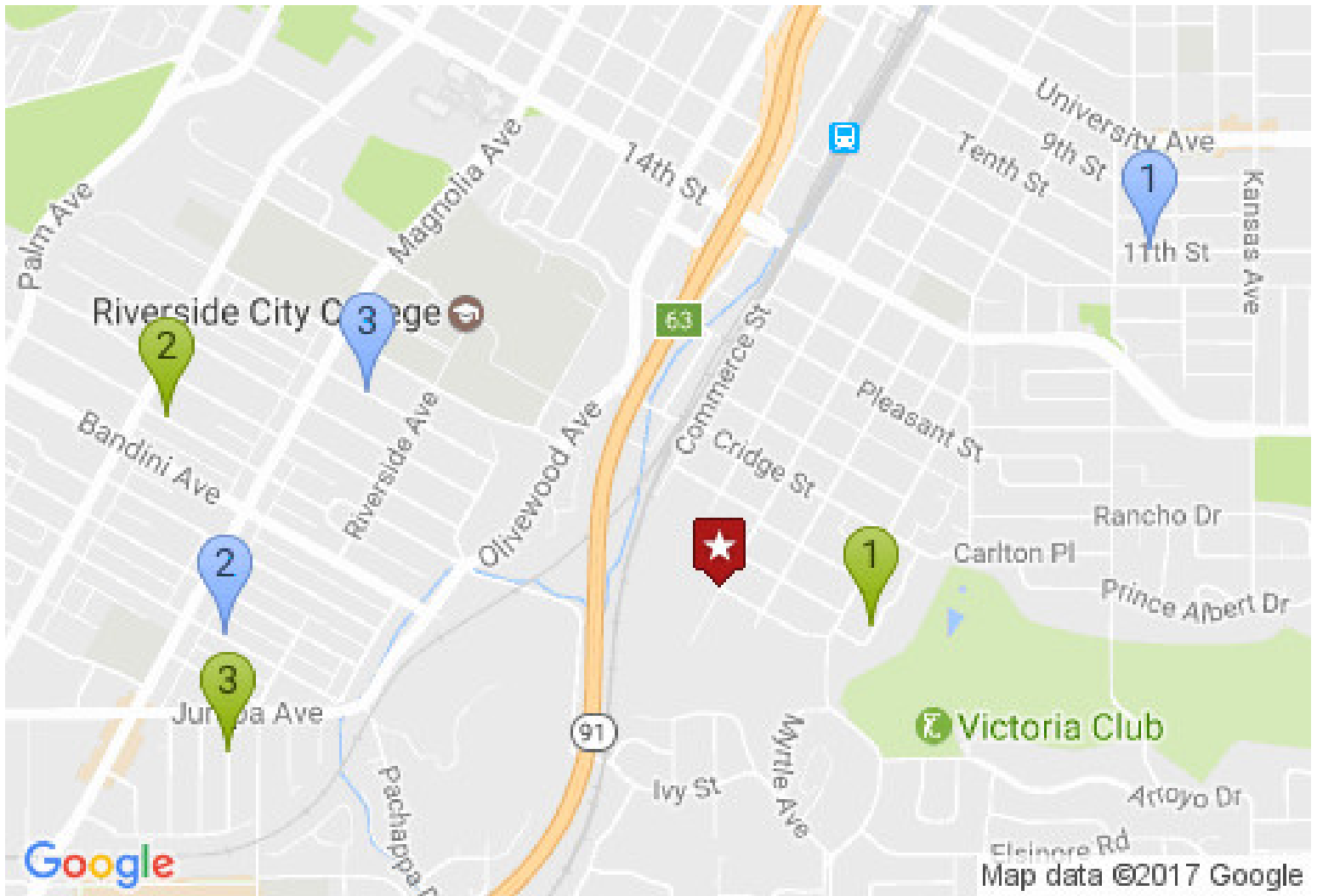
Property Occupancy Status: <input type="text" value="Owner"/>	Does the Property Appear Secure?: <input type="text" value="Yes"/>	Est. Monthly Rent: <input type="text" value="\$1,950"/>	Sold in the last 12 Months?: <input type="text" value="No"/>
Currently Listed: <input type="text" value="No"/>	Currently List Broker:	List Broker Contact #:	Sale Price:
Initial List Price:	Initial List Date:	Current List Price:	Sale Date:
DOM / CDOM:	Is the Subject Listing Currently Pending?: <input type="text"/>	Date of Contract:	CDOM to Contract:

### Subject Property Comments / External Influences

Based on agents exterior drive by inspection, no necessary repairs were observed or noted as of the date of inspection.

	Subject	Sold Comp 1	Sold Comp 2	Sold Comp 3	List Comp 1	List Comp 2	List Comp 3
Address	4909 Park Avenue Riverside, CA 92507	4831 Somerset Dr Riverside, CA 92507	4033 Elmwood Ct Riverside, CA 92506	6069 Del Ray Ct Riverside, CA 92506	2344 11th st Riverside, CA 92507	3716 Rosewood Pl Riverside, CA 92506	3708 Larchwood Pl Riverside, CA 92506
Proximity		0.27 Miles	1.03 Miles	0.91 Miles	0.97 Miles	0.88 Miles	0.72 Miles
Sale/List Price		\$330,000	\$359,900	\$365,000	\$330,000	\$369,900	\$398,000
Sale Date		11/4/2016	10/19/2016	12/12/2016			
Price Per Sq.ft.	\$232.76	\$207.42	\$270.60	\$254.18	\$224.49	\$284.54	\$287.57
Initial List Price		\$325,000	\$350,000	\$365,000	\$339,000	\$369,900	\$398,000
Initial List Date		8/28/2016	8/2/2016	10/27/2016	12/5/2016	11/19/2016	11/8/2016
Current/Final List		\$325,000	\$359,900	\$365,000	\$330,000	\$369,900	\$398,000
DOM/CDOM		12 / 12	15 / 15	4 / 4	31 / 31	47 / 47	58 / 58
Sales Type		Fair Market	Fair Market	Fair Market	Fair Market	Fair Market	Fair Market
Finance Incentives		0	0	0	0	0	0
Living Area	1508	1591	1330	1436	1470	1300	1384
#Rooms/Bed/Bath 1	6 / 4 / 1.5	4 / 2 / 1.0	5 / 3 / 1.0	5 / 3 / 1.0	6 / 3 / 2.0	5 / 2 / 1.5	6 / 3 / 1.5
Year Built	1910	1924	1922	1928	1905	1926	1920
Bsmnt SF/% Finished							
Lot Size	0.49ac	0.19ac	0.17ac	0.22ac	0.14ac	0.17ac	0.19ac
Property Type	SF Detach	SF Detach	SF Detach	SF Detach	SF Detach	SF Detach	SF Detach
Style / Quality	2-Story Conv / Q5	Ranch / Q5	Ranch / Q5	Ranch / Q5	Ranch / Q5	Ranch / Q5	Ranch / Q5
# 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	Neighborhood	Neighborhood	Neighborhood	Neighborhood	Neighborhood	Neighborhood	Neighborhood
Porch/Patio/Deck	Yes / No / 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	2 Detached	2 Detached	2 Detached	2 Detached	2 Detached	2 Detached	2 Detached
Other Features	neighborhood	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	Riverside	Jurupa	jurupa	Jurupa	Riverside	Riverside	Riverside
Data Source - ID	County Tax - none	MLS - TR16189735	MLS - IG16171679	MLS - EV16735368	MLS - CV16758341	MLS - IG16750365	MLS - CV16743361

<b>Market Time 90-120 days</b>	<b>As-Is Price Estimate</b>	<b>As-Repaired Price Estimate</b>	<b>Land Only Price</b>
Anticipated Sale Price	<input type="text" value="\$351,000"/>	<input type="text" value="\$351,000"/>	<input type="text" value="\$45,000"/>
Recommended List Price	<input type="text" value="\$351,000"/>	<input type="text" value="\$351,000"/>	
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
•	4909 Park Avenue	Riverside	4	1.5	0.49ac		1910		
1	4831 Somerset Dr	Riverside	2	1	0.19ac	11/4/2016	1924	\$330,000	0.27 Miles
2	4033 Elmwood Ct	Riverside	3	1	0.17ac	10/19/2016	1922	\$359,900	1.03 Miles
3	6069 Del Ray Ct	Riverside	3	1	0.22ac	12/12/2016	1928	\$365,000	0.91 Miles
1	2344 11th st	Riverside	3	2	0.14ac	12/5/2016	1905	\$330,000	0.97 Miles
2	3716 Rosewood Pl	Riverside	2	1.5	0.17ac	11/19/2016	1926	\$369,900	0.88 Miles
3	3708 Larchwood Pl	Riverside	3	1.5	0.19ac	11/8/2016	1920	\$398,000	0.72 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	Located in the Historic District. Craftsman home has hardwood flooring, Central AC, French windows, ceiling fans and utility room. Living Room has cozy fireplace and built in bookshelves. Entertain your guests in large dining room. Study room or office is surrounded by Fren
Sale 2 Comments	Back on the market. Wood Streets 1922 Bungalow with 3 bedrooms, 1 bathroom plus guest quarters. Fresh exterior paint and new front landscaping are a great start to this cutie pie that still needs central air/heat and backyard landscaping. Kitchen with tile counter tops, dishwas
Sale 3 Comments	Come walk down one of the most darling, vintage streets in Riverside - located in the Woods Streets! This single story home has curb appeal with charming arches, awnings, 1928 architect and was recently painted outside. As you enter, the unique living room with it's high curved c
List 1 Comments	similar year built slightly smaller GLA locatd in similar neighborhood less than 1 mile away
List 2 Comments	Desirable Spanish-Mediterranean Wood Streets home with 2 bedrooms, 2 bathrooms. In addition to the 1926 curb appeal and interior charm with barrel ceilings and fireplace, there are upgraded features such as central air/heat, modern kitchen, remodeled master bathroom, and pass-t
List 3 Comments	Charming Cratsman Home in the highly desirable Wood Streets of Riverside. Upgraded from A to Z. Glass door opens to Redwood wood floors family room with Custom Stone Fireplace & chimney Flue. Porcelain stone tile bathrooms, kitchen and laundry room. Custom Cedar walls in the in

**Comments:**

Service Provider Comments:

Heaviest weight of value is being placed on sold comparable as they best represent what buyers will pay for homes of similar qualities and amenities. All homes are within Similar or comparable neighborhoods. Homes are of similar age, construction and amenities homes are in average condition and conform to area. Homes are competing for the same buyers pool.

Vendor Comments:

Service Provider  
Signature

/s/ Tonya Davis

Service Provider  
Company

Elite REO Services

BPO Effective Date

1/5/2017

Service Provider Lic.  
Num.

01302630

**Repairs**Recommended Repairs would bring the subject to: 

<b>Internal Repairs</b>		<b>Comment</b>	<b>Total</b>
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
<b>External Repairs</b>		<b>Comment</b>	<b>Total</b>
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

**4909 Park Avenue  
Riverside, CA 92507**



Address



Side



Side



Street



Street



View across street



**Comparable Sale #1**

4831 Somerset Dr  
Riverside, CA 92507  
Sale Date: 11/4/2016  
Sale Price: \$330,000



**Comparable Sale #2**

4033 Elmwood Ct  
Riverside, CA 92506  
Sale Date: 10/19/2016  
Sale Price: \$359,900



**Comparable Sale #3**

6069 Del Ray Ct  
Riverside, CA 92506  
Sale Date: 12/12/2016  
Sale Price: \$365,000



**Comparable Listing #1**

2344 11th st  
Riverside, CA 92507  
Current List: \$330,000



**Comparable Listing #2**

3716 Rosewood Pl  
Riverside, CA 92506  
Current List: \$369,900



**Comparable Listing #3**

3708 Larchwood Pl  
Riversidfe, CA 92506  
Current List: \$398,000

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