

Broker Price Opinion

 Exterior Inspection
 Interior Inspection

Property Address: 4684 Oakwood Ct	Vendor ID: 4210742
City, State, Zip: Riverside, CA 92506	Deal Name:
Loan Number: 000577	Inspection Date: 4/06/2017
2nd Loan / Client #:	Subject APN: 218-121-008

Property Occupancy Status: <input type="text" value="Owner"/>	Does the Property Appear Secure?: <input type="text" value="No"/>	Est. Monthly Rent: <input type="text" value="\$1,750"/>	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	4684 Oakwood Ct Riverside, CA 92506	4275 Larchwood pl Riverside, CA 92506	4526 Rosewood pl Riverside, CA 92506	4343 Elmwood ct Riverside, CA 92506	4325 Linwood pl Riverside, CA 92506	4443 Elmwood ct Riverside, CA 92506	5668 Grand Ave Riverside, CA 92504
Proximity		0.61 Miles	2 Blocks	0.39 Miles	0.33 Miles	0.32 Miles	0.29 Miles
Sale/List Price		\$288,500	\$304,000	\$334,400	\$299,900	\$339,900	\$300,000
Sale Date		10/14/2016	2/9/2017	11/17/2016			
Price Per Sq.ft.	\$316.97	\$320.56	\$264.81	\$294.37	\$343.14	\$413.50	\$270.27
Initial List Price		\$299,000	\$299,900	\$389,900	\$299,900	\$339,900	\$309,900
Initial List Date		9/6/2016	11/8/2016	7/11/2016	3/25/2017	3/17/2017	2/2/2017
Current/Final List		\$299,000	\$299,900	\$339,900	\$299,900	\$339,900	\$300,000
DOM/CDOM		7 / 7	24 / 24	92 / 92	1 / 1	20 / 20	63 / 63
Sales Type		Fair Market	Fair Market	Fair Market	Fair Market	Fair Market	Fair Market
Finance Incentives		0	0	0	0	0	0
Living Area	978	900	1148	1136	874	822	1110
#Rooms/Bed/Bath 1	4 / 2 / 1.0	4 / 2 / 1.0	4 / 2 / 1.0	6 / 3 / 2.0	4 / 2 / 1.0	4 / 2 / 1.0	5 / 3 / 1.0
Year Built	1943	1926	1932	1925	1941	1926	1924
Bsmnt SF/% Finished							
Lot Size	0.20ac	0.16ac	0.14ac	0.22ac	0.19ac	0.22ac	0.18ac
Property Type	SF Detach	SF Detach	SF Detach	SF Detach	SF Detach	SF Detach	SF Detach
Style / Quality	Ranch / 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 / Yes / No	Yes / Yes / No	Yes / Yes / No	Yes / Yes / No	Yes / No / No	Yes / Yes / No	Yes / Yes / No
Fireplace	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Garage	2 Attached	2 Detached	2 Detached	2 Detached	2 Attached	2 Detached	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	Jurupa	jurupa	Jurupa	Jurupa	Jurupa	Jurupa	Jurupa
Data Source - ID	County Tax - none	MLS - IG16196393	MLS - IV1642423	MLS - IG16150591	MLS - IV17071772	MLS - WS17054095	MLS - IG17022091

Market Time 90-120 days

Anticipated Sale Price

\$310,000

As-Is Price Estimate

\$310,000

As-Repaired Price Estimate

\$90,000

Land Only Price

Recommended List Price

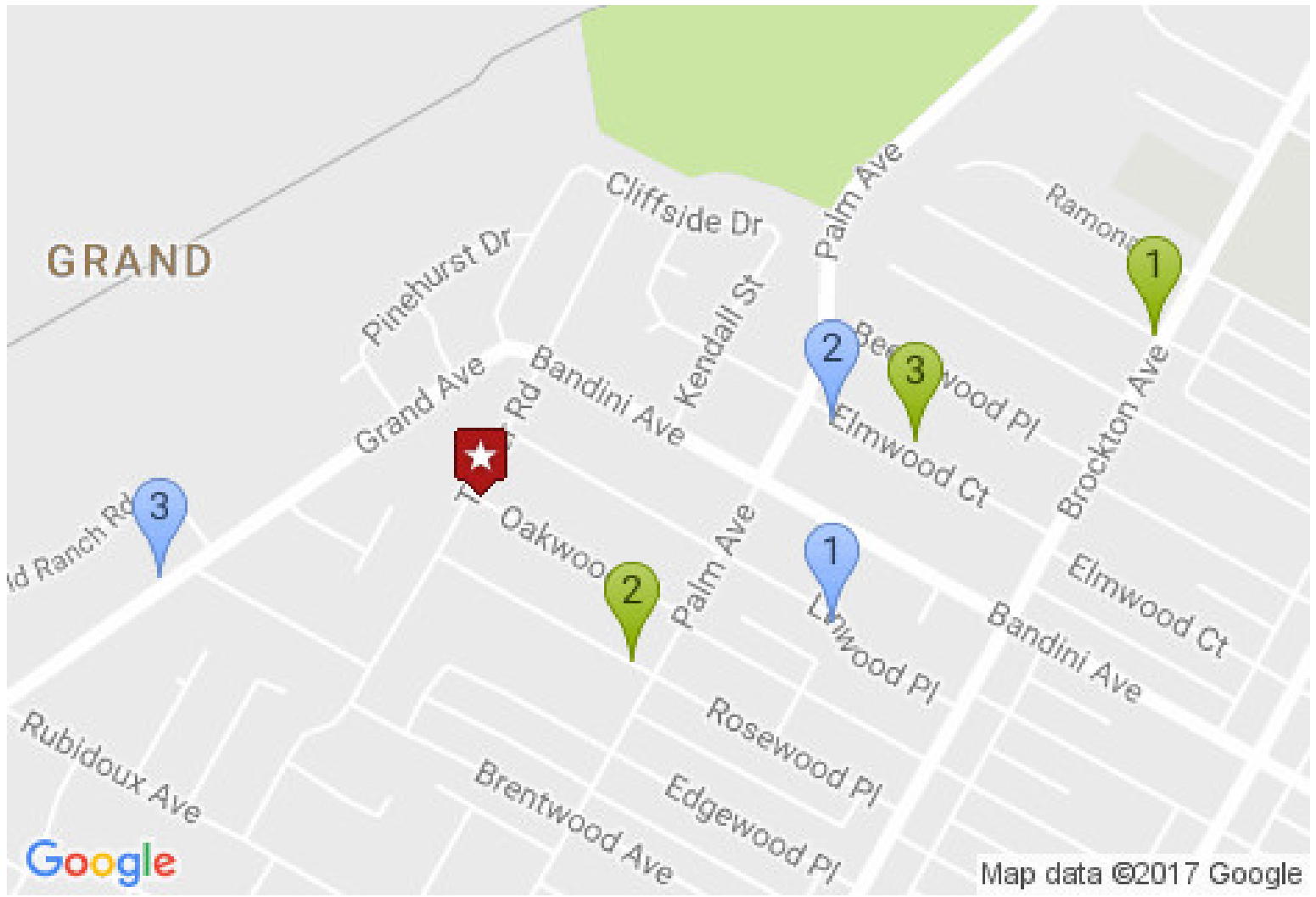
\$310,000

\$310,000

Recommended Sales Strategy:

As - Is

Repaired



	Address	City	BR	BA	Lot Size	Sale/List Date	Year Built	Sale/List Price	Distance
•	4684 Oakwood Ct	Riverside	2	1	0.20ac		1943		
1	4275 Larchwood pl	Riverside	2	1	0.16ac	10/14/2016	1926	\$288,500	0.61 Miles
2	4526 Rosewood pl	Riverside	2	1	0.14ac	2/9/2017	1932	\$304,000	2 Blocks
3	4343 Elmwood ct	Riverside	3	2	0.22ac	11/17/2016	1925	\$334,400	0.39 Miles
1	4325 Linwood pl	Riverside	2	1	0.19ac	3/25/2017	1941	\$299,900	0.33 Miles
2	4443 Elmwood ct	Riverside	2	1	0.22ac	3/17/2017	1926	\$339,900	0.32 Miles
3	5668 Grand Ave	Riverside	3	1	0.18ac	2/2/2017	1924	\$300,000	0.29 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	One of the smaller Wood Streets homes, but huge on charm! If there were a magazine called Small Homes R Us this turnkey cottage would be the featured home! Seller states that square footage is 900 sq ft. Amazing upgraded features include central air/heat, plantation window sh
Comments	
Sale 2	Wood Streets Special!!! Your opportunity to buy an early Christmas present for yourself this season. This highly desirable & freshly painted Wood streets home features 2 bedrooms 1 bathroom with a permitted (224sqft) bonus room which can be used for a indoor gym, a crafts room, o
Comments	
Sale 3	***REDUCED PRICE***Don't miss your opportunity to own this incredible Fannie Mae HomePath single story home located in the highly desirable and historic Wood Streets area of Riverside! Featuring 3 Bedrooms, 2 Bathrooms and also including New Interior and Exterior Paint - New Floo
Comments	
List 1	Great Opportunity to Live in The Wood Streets! Perfect Home for First Time Buyer's. This traditional home with Original Hardwood Floors, has newer updates, forced air and heat, dual panel windows and additional insulation. Home features two spacious bedrooms, one bathroom. Large
Comments	
List 2	Charming Spanish-style home nestled in a quiet Riverside neighborhood. Upon walking in you'll immediately notice the rich flooring and ornate built-in shelving in the living and dining rooms. The decorative fireplace in living room adds a lovely accent. The renovated kitchen feat
Comments	
List 3	REDUCED! PRICED TO SELL * STANDARD SALE * MOVE IN READY * REFINISHED * Great opportunity to own this refurbished charming home with lots of character in the woods area of Riverside. The front porch welcomes you into the spacious living room, leading to your remodeled kitchen wi
Comments	

Comments:

Service Provider Comments:

Actual address for this property is 4684 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:

[Empty box for Vendor Comments]

Service Provider
Signature

/s/ Tonya Davis

Service Provider
Company

Elite REO Services

BPO Effective Date

4/6/2017

Service Provider Lic.
Num.

01302630

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

**4684 Oakwood Ct
Riverside, CA 92506**



Address



Side



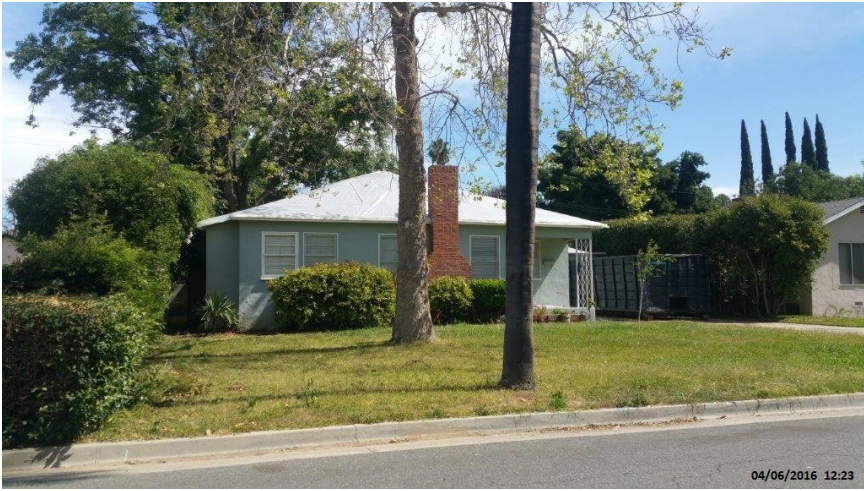
Side



Street



Street



View across street



Comparable Sale #1

4275 Larchwood pl
Riverside, CA 92506
Sale Date: 10/14/2016
Sale Price: \$288,500



Comparable Sale #2

4526 Rosewood pl
Riverside, CA 92506
Sale Date: 2/9/2017
Sale Price: \$304,000



Comparable Sale #3

4343 Elmwood ct
Riverside, CA 92506
Sale Date: 11/17/2016
Sale Price: \$334,400



Comparable Listing #1

4325 Linwood pl
Riverside, CA 92506
Current List: \$299,900



Comparable Listing #2

4443 Elmwood ct
Riverside, CA 92506
Current List: \$339,900



Comparable Listing #3

5668 Grand Ave
Riverside, CA 92504
Current List: \$300,000

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