

# Broker Price Opinion

 Exterior Inspection  
 Interior Inspection

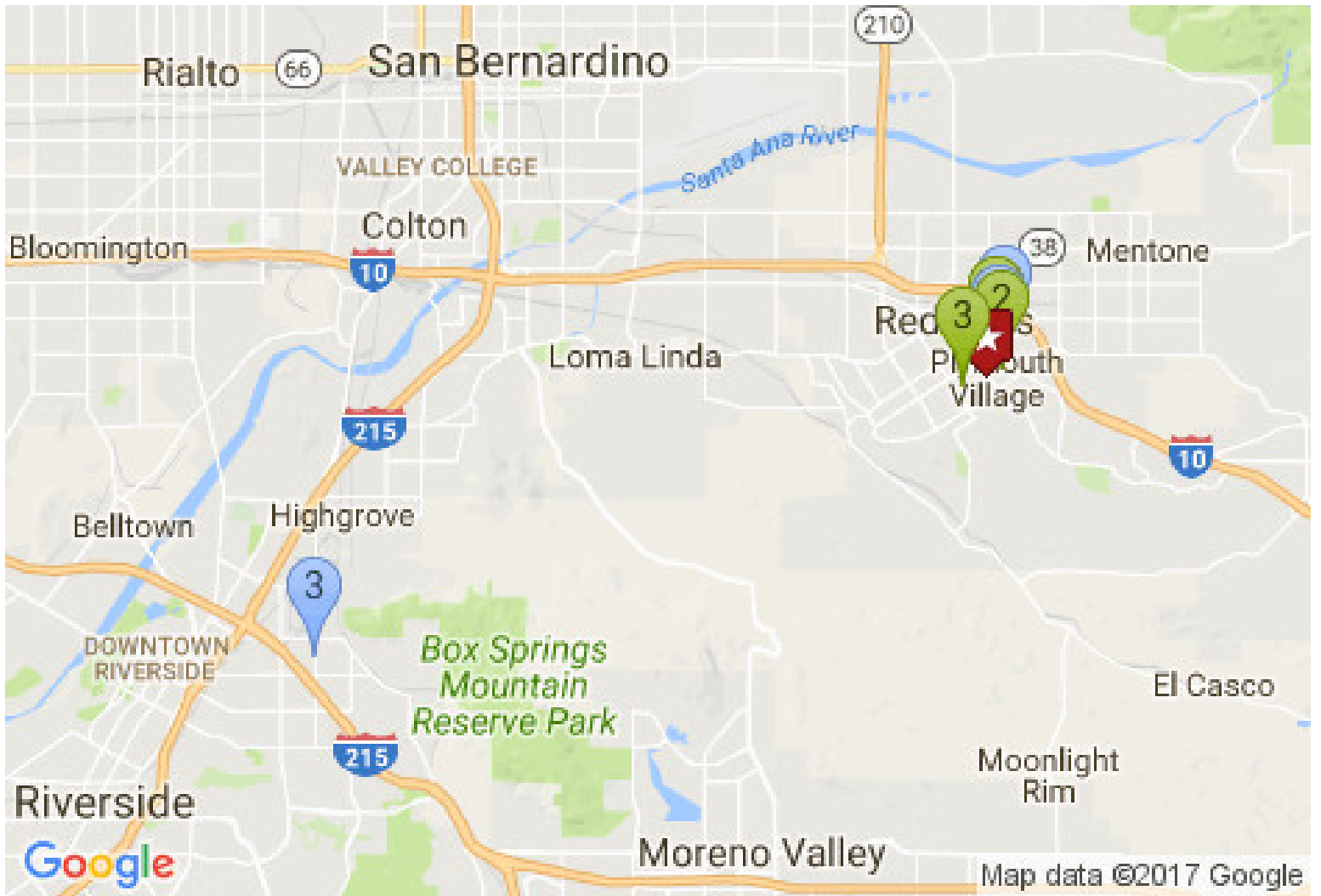
Property Address: 822 Banyan Drive	Vendor ID: 4233719
City, State, Zip: Redlands, CA 92373	Deal Name:
Loan Number: 000594	Inspection Date: 5/08/2017
2nd Loan / Client #:	Subject APN: 0173-242-09-0000

Property Occupancy Status: Vacant	Does the Property Appear Secure?: Yes	Est. Monthly Rent: \$1,800	Sold in the last 12 Months?: No
Currently Listed: Yes	Currently List Broker: Re/Max Olson Estates	List Broker Contact #: 8005794380	Initial List Price: \$335,000
	Initial List Date: 4/20/2017	Current List Price: \$335,000	DOM / CDOM: 18 / 18
Is the Subject Listing Currently Pending?: Yes	Date of Contract: 5/04/2017	CDOM to Contract: 18	Sale Price:
			Sale Date:

Subject Property Comments / External Influences  
**Based on exterior inspections property appears to be maintained.**

	Subject	Sold Comp 1	Sold Comp 2	Sold Comp 3	List Comp 1	List Comp 2	List Comp 3
Address	822 Banyan Drive Redlands, CA 92373	623 Hibiscus Dr Redlands, CA 92373	230 Lotus Ave Redlands, CA 92373	727 Esther Way Redlands, CA 92373	618 E Cypress Ave Redlands, CA 92374	216 Gardenia Ave Redlands, CA 92373	266 E Crescent Ave Redlands, CA 92373
Proximity		0.43 Miles	0.3 Miles	0.3 Miles	0.6 Miles	0.34 Miles	10.24 Miles
Sale/List Price		\$340,000	\$336,000	\$375,000	\$340,000	\$399,900	\$397,000
Sale Date		1/20/2017	1/6/2017	5/5/2017			
Price Per Sq.ft.	\$233.52	\$258.75	\$256.88	\$283.02	\$257.97	\$278.09	\$294.07
Initial List Price	\$335,000	\$359,000	\$332,000	\$369,950	\$350,000	\$399,900	\$397,000
Initial List Date	4/20/2017	11/4/2016	10/8/2016	3/16/2017	3/14/2017	5/2/2017	3/24/2017
Current/Final List	\$335,000	\$349,000	\$332,000	\$369,950	\$340,000	\$399,900	\$397,000
DOM/CDOM	18 / 18	29 / 29	5 / 5	19 / 19	55 / 55	6 / 6	8 / 8
Sales Type		Fair Market	Fair Market	Fair Market	Fair Market	Fair Market	Fair Market
Finance Incentives	0	0	0	0	0	0	0
Living Area	1456	1314	1308	1325	1318	1438	1350
#Rooms/Bed/Bath 1	7 / 4 / 2	7 / 4 / 2	6 / 3 / 2	6 / 3 / 2	6 / 3 / 2	7 / 4 / 2	6 / 3 / 1
Year Built	1962	1955	1959	1955	1957	1958	1948
Bsmnt SF/% Finished							
Lot Size	0.19ac	0.15ac	0.19ac	0.19ac	0.15ac	0.2ac	0.14ac
Property Type	SF Detach	SF Detach	SF Detach	SF Detach	SF Detach	SF Detach	SF Detach
Style / Quality	Single Story / Q3	Single Story / Q3	Single Story / Q3	Single Story / Q3	Single Story / Q3	Single Story / Q3	Single Story / Q3
# of Units	1	1	1	1	1	1	1
Condition	C4	C3	C4	C3	C3	C3	C3
Pool/Spa	In Ground	No / No	No / No	No / No	No / No	No / No	No / No
View	Residential	Residential	Residential	Residential	Residential	Residential	Residential
Porch/Patio/Deck	No / No / No	No / No / No	No / No / No	No / No / No	No / No / No	No / No / No	No / No / No
Fireplace	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Garage	2 Attached	2 Attached	2 Attached	2 Attached	2 Attached	2 Attached	1 Detached
Other Features	n/a	n/a	n/a	n/a	n/a	n/a	n/a
HOA Fees	0/mo	0/yr	0/yr	0/yr	0/yr	0/yr	0/yr
Subdivision	Unknown	Unknown	Southside	Unknown	Palm Terrace	Cypress Grove	Unknown
School District	Redlands	Redlands Unified	Redlands Unified	Redlands Unified	Redlands Unified	Redlands Unified	Redlands Unified
Data Source - ID	County Tax - SR17084986	MLS - EV16740206	MLS - EV16721024	MLS - EV17054020	MLS - EV17052128	MLS - CV17089664	MLS - EV17058393

<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	\$340,000	\$340,000	\$12,397
Recommended List Price	\$355,000	\$355,000	
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
•	822 Banyan Drive	Redlands	4	2	0.19ac		1962		
1	623 Hibiscus Dr	Redlands	4	2	0.15ac	1/20/2017	1955	\$340,000	0.43 Miles
2	230 Lotus Ave	Redlands	3	2	0.19ac	1/6/2017	1959	\$336,000	0.3 Miles
3	727 Esther Way	Redlands	3	2	0.19ac	5/5/2017	1955	\$375,000	0.3 Miles
1	618 E Cypress Ave	Redlands	3	2	0.15ac	3/14/2017	1957	\$340,000	0.6 Miles
2	216 Gardenia Ave	Redlands	4	2	0.2ac	5/2/2017	1958	\$399,900	0.34 Miles
3	266 E Crescent Ave	Redlands	3	1	0.14ac	3/24/2017	1948	\$397,000	10.24 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	Great house on a shady tree lined street in highly desirable south Redlands. Completely remodeled bathrooms with new tile floors, vanities, counter tops, tiled shower and new fixtures.
Sale 2 Comments	This home is in a very desirable area of redlands. Located in a quiet peaceful cul-de-sac, this 3 bedroom 2 bath home offers a master suite with bath + two additional bedrooms all with large closets.
Sale 3 Comments	Here's the one you've been waiting for. Classic mid-century modern; freshly painted and tastefully renovated with modern convenience while keeping all of it's 1950's charm.
List 1 Comments	Great Family Home in South Redlands with 3 bedrooms and 2 bathrooms with a peek-a-boo view of the mountains. This Home has been fully upgraded with new windows, new kitchen, granite counter tops, new floors, new air and heating
List 2 Comments	When you think of South Redlands, this is the home that comes to mind. Located on a quiet, tree-lined street, this corner lot beauty features new carpet and paint, an updated kitchen, fireplace, large backyard with covered patio, ceiling fans, and so much more that you must see
List 3 Comments	This California style Adobe home built in 1948 by George W . Pratt offers you original charm, AND FABULOUS MOUNTAIN VIEWS! This is one of 6 homes very close to Historical Prospect Park that were built during this era that are terraced. The front yard has a welcoming patio - perfe

**Comments:**

Service Provider Comments:

Based on exterior inspections of subject it appears to be maintained and in overall similar condition as the neighboring homes in area. Subject is currently listed in the MLS and states that there are repairs needed to property. From street view of exterior no repairs visible that will be needed. Subject area is overall maintained and desirable.

Vendor Comments:

Service Provider  
Signature

/s/ Abnash Sambhi

Service Provider  
Company

Elite REO Services

BPO Effective Date

5/9/2017

Service Provider Lic.  
Num.

01420179

**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:			
<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:			
Repair Total:			



Subject Front

**822 Banyan Drive  
Redlands, CA 92373**



Address



Side



Side



Street



Street



Street



View across street



**Comparable Sale #1**

623 Hibiscus Dr  
Redlands, CA 92373  
Sale Date: 1/20/2017  
Sale Price: \$340,000



**Comparable Sale #2**

230 Lotus Ave  
Redlands, CA 92373  
Sale Date: 1/6/2017  
Sale Price: \$336,000



**Comparable Sale #3**

727 Esther Way  
Redlands, CA 92373  
Sale Date: 5/5/2017  
Sale Price: \$375,000



**Comparable Listing #1**

618 E Cypress Ave  
Redlands, CA 92374  
Current List: \$340,000



**Comparable Listing #2**

216 Gardenia Ave  
Redlands, CA 92373  
Current List: \$399,900



**Comparable Listing #3**

266 E Crescent Ave  
Redlands, CA 92373  
Current List: \$397,000

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