

Broker Price Opinion

 Exterior Inspection
 Interior Inspection

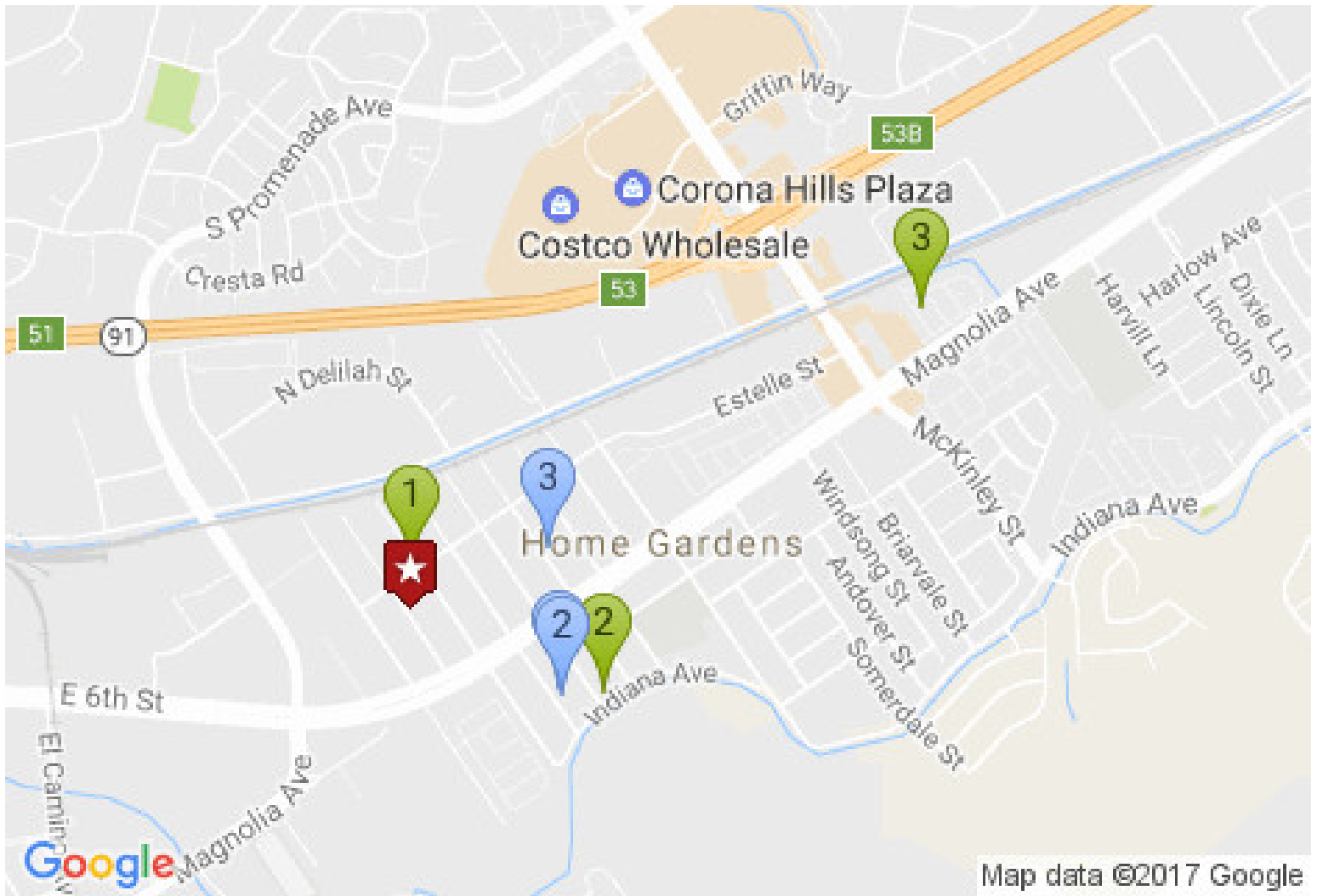
Property Address: 3940 Moody St	Vendor ID: 4250119
City, State, Zip: Corona, CA 92879	Deal Name:
Loan Number: 000607	Inspection Date: 5/31/2017
2nd Loan / Client #:	Subject APN: 115-241-024

Property Occupancy Status: Vacant	Does the Property Appear Secure?: Yes	Est. Monthly Rent: \$800	Sold in the last 12 Months?: No
Currently Listed: Yes	Currently List Broker: KELLER WILLIAMS	List Broker Contact #: 9096289100	Initial List Price: \$165,000
		Initial List Date: 9/26/2016	Current List Price: \$165,000
		DOM / CDOM: 89 / 89	Sale Price:
Is the Subject Listing Currently Pending?: No	Date of Contract:	CDOM to Contract:	Sale Date:

Subject Property Listing Comments / External Influences
 conforms well

	Subject	Sold Comp 1	Sold Comp 2	Sold Comp 3	List Comp 1	List Comp 2	List Comp 3
Address	3940 Moody St Corona, CA 92879	13805 Estelle St Corona, CA 92879	3683 Ellis St Corona, CA 92879	153 Breezewood St Corona, CA 92879	3725 Blair St Corona, CA 92879	3709 Blair St Corona, CA 92879	3899 Byron St Corona, CA 92879
Proximity		0.1 Miles	0.38 Miles	1.07 Miles	0.3 Miles	0.31 Miles	0.29 Miles
Sale/List Price		\$305,000	\$224,000	\$310,000	\$325,000	\$300,000	\$310,000
Sale Date		3/24/2017	4/6/2017	12/20/2016			
Price Per Sq.ft.	\$463.71	\$316.72	\$258.06	\$320.25	\$334.36	\$436.05	\$323.93
Initial List Price	\$165,000	\$305,000	\$260,000	\$310,000	\$325,000	\$300,000	\$310,000
Initial List Date	9/26/2016	9/21/2016	1/27/2017	9/26/2016	3/14/2017	5/18/2017	5/24/2017
Current/Final List	\$165,000	\$305,000	\$260,000	\$305,000	\$325,000	\$300,000	\$310,000
DOM/CDOM	89 / 89	14 / 14	72 / 72	37 / 37	25 / 25	12 / 12	7 / 7
Sales Type		Fair Market	Fair Market	Fair Market	Fair Market	Fair Market	Fair Market
Finance Incentives	0	n/a	n/a	n/a	n/a	n/a	n/a
Living Area	496	963	868	968	972	688	957
#Rooms/Bed/Bath 1	3 / 1 / 1	4 / 2 / 2	3 / 2 / 1	5 / 3 / 2	3 / 2 / 1	4 / 3 / 1	3 / 2 / 1
Year Built	1944	1939	1956	1986	1938	1938	1951
Bsmnt SF/% Finished							
Lot Size	0.21ac	0.19ac	0.17ac	0.08ac	0.22ac	0.22ac	0.21ac
Property Type	SF Detach	SF Detach	SF Detach	SF Detach	SF Detach	SF Detach	SF Detach
Style / Quality	Single Story / Q4	Single Story / Q4	Single Story / Q4	Single Story / Q4	Single Story / Q4	Single Story / Q4	Single Story / Q4
# of Units	1	1	1	1	1	1	1
Condition	C4	C3	C4	C3	C3	C4	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	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	No	No	No
Garage	1 Carport	1 Carport	None	2 Attached	1 Carport	None	1 Carport
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	Corona Palms	Corona	Corona	Mckinley Villa	Corona	Corona	Corona
School District	Corona-Norco Unified	Corona-Norco Unified	Corona-Norco Unified	Alvord Unified	Corona-Norco Unified	Corona-Norco Unified	Corona-Norco Unified
Data Source - ID	County Tax -	MLS - IV16708131	MLS - IG17018314	MLS - SW16711355	MLS - CV17028586	MLS - SW17107513	MLS - IG17114839

Market Time 90-120 days	As-Is Price Estimate	As-Repaired Price Estimate	Land Only Price
Anticipated Sale Price	\$230,000	\$220,000	\$25,000
Recommended List Price	\$235,000	\$225,000	
Recommended Sales Strategy:	<input type="checkbox"/> As - Is <input checked="" type="checkbox"/> Repaired		



	Address	City	BR	BA	Lot Size	Sale/List Date	Year Built	Sale/List Price	Distance
•	3940 Moody St	Corona	1	1	0.21ac		1944		
1	13805 Estelle St	Corona	2	2	0.19ac	3/24/2017	1939	\$305,000	0.1 Miles
2	3683 Ellis St	Corona	2	1	0.17ac	4/6/2017	1956	\$224,000	0.38 Miles
3	153 Breezewood St	Corona	3	2	0.08ac	12/20/2016	1986	\$310,000	1.07 Miles
1	3725 Blair St	Corona	2	1	0.22ac	3/14/2017	1938	\$325,000	0.3 Miles
2	3709 Blair St	Corona	3	1	0.22ac	5/18/2017	1938	\$300,000	0.31 Miles
3	3899 Byron St	Corona	2	1	0.21ac	5/24/2017	1951	\$310,000	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 Comments	Great started home two bedrooms 1 bath with large lot
Sale 2 Comments	Great opportunity for first time buyer or investor. Home has lots of potential
Sale 3 Comments	Many upgrades enhance the charm of this home, all that is needed is your personal touch
List 1 Comments	All Bedrooms Down, Living Room
List 2 Comments	Cute single story. New carpet. Close to everything!
List 3 Comments	Great property for a first time home buyer. Or an investors dream! Based on the list price

Comments:

Service Provider Comments:

used smallest comparables and lowest priced valued on lower end due to boarding and condition from mls photos due to lack of comparables within 30% gl expanded slightly neighborhood and schools are equal as well as similar pricing 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.

Vendor Comments:

Service Provider
Signature

/s/ Raylene Brooks

Service Provider
Company

Continental Realty

BPO Effective Date

6/1/2017

Service Provider Lic.
Num.

01815084

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:			
External Repairs		Comment	Total
Roof			\$0
Siding/Trim			\$0
Structural			\$0
Windows/Doors	replace windows as needed		\$7,000
Paint	scrape as needed and paint trim		\$1,000
Foundation			\$0
Garage			\$0
Landscaping			\$0
Fence			\$0
Other			\$0
External Repair Total:			\$8,000
Repair Total:			\$8,000



Subject Front

**3940 Moody St
Corona, CA 92879**



Address



Side



Side



Street



Street



Other



Other



View across street



Comparable Sale #1

13805 Estelle St
Corona, CA 92879
Sale Date: 3/24/2017
Sale Price: \$305,000



Comparable Sale #2

3683 Ellis St
Corona, CA 92879
Sale Date: 4/6/2017
Sale Price: \$224,000



Comparable Sale #3

153 Breezewood St
Corona, CA 92879
Sale Date: 12/20/2016
Sale Price: \$310,000



Comparable Listing #1

3725 Blair St
Corona, CA 92879
Current List: \$325,000



Comparable Listing #2

3709 Blair St
Corona, CA 92879
Current List: \$300,000



Comparable Listing #3

3899 Byron St
Corona, CA 92879
Current List: \$310,000

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