

Broker Price Opinion

 Exterior Inspection
 Interior Inspection

Property Address: 7761 Marilyn Dr	Vendor ID: 4256035
City, State, Zip: Corona, CA 92880	Deal Name:
Loan Number: 000611	Inspection Date: 6/07/2017
2nd Loan / Client #:	Subject APN: 277-162-001

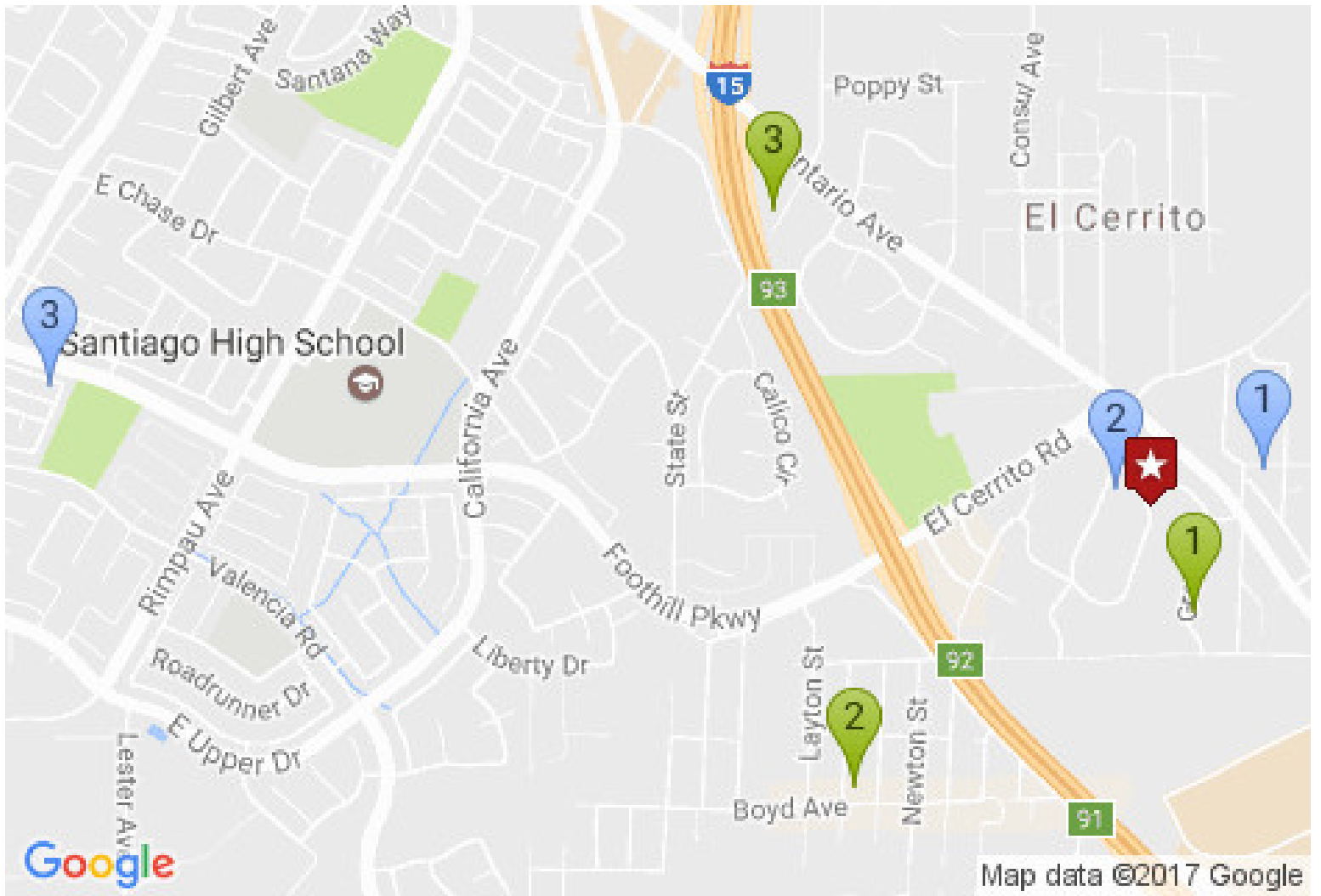
Property Occupancy Status: Owner	Does the Property Appear Secure?: Yes	Est. Monthly Rent: \$800	Sold in the last 12 Months?: No
Currently Listed: No	List Broker Contact #:	Initial List Price:	Sale Price:
Is the Subject Listing Currently Pending?:	Date of Contract:	CDOM to Contract:	Sale Date:

Subject Property 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	7761 Marilyn Dr Corona, CA 92880	19920 Grant St Corona, CA 92881	20220 Kayne St Corona, CA 92881	2308 State St Corona, CA 92881	8035 Santa Rita St Corona, CA 92881	7350 Marilyn Dr Corona, CA 92881	1080 Aurora Ln Corona, CA 92881
Proximity		0.17 Miles	0.71 Miles	0.88 Miles	0.22 Miles	0.1 Miles	1.97 Miles
Sale/List Price		\$355,000	\$375,000	\$385,000	\$279,900	\$399,999	\$409,900
Sale Date		12/29/2016	4/21/2017	4/26/2017			
Price Per Sq.ft.	\$620.63	\$329.01	\$340.91	\$334.78	\$573.57	\$333.33	\$343.59
Initial List Price		\$355,000	\$379,900	\$399,900	\$310,000	\$399,999	\$409,900
Initial List Date		11/3/2016	3/17/2017	2/22/2017	3/1/2017	5/16/2017	6/2/2017
Current/Final List		\$355,000	\$379,900	\$399,900	\$279,900	\$399,999	\$409,900
DOM/CDOM		1 / 1	1 / 1	12 / 12	95 / 95	20 / 20	4 / 4
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
Living Area	572	1079	1100	1150	488	1200	1193
#Rooms/Bed/Bath 1	6 / 1 / 1	6 / 3 / 2	6 / 2 / 2	6 / 2 / 2	6 / 2 / 1	6 / 3 / 2	6 / 3 / 2
Year Built	1948	1956	1984	1958	1940	1956	1997
Bsmnt SF/% Finished							
Lot Size	0.12ac	0.68ac	0.16ac	0.7ac	0.63ac	0.25ac	0.09ac
Property Type	SF Detach	SF Detach	SF Detach	SF Detach	SF Detach	SF Detach	SF Detach
Style / Quality	Ranch / Q3	Ranch / Q3	Ranch / Q3	Ranch / Q3	Ranch / Q3	Ranch / Q3	Ranch / Q3
# 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	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	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Garage	1 Attached	1 Attached	1 Attached	1 Attached	1 Attached	1 Attached	1 Attached
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	El Cerrito Hills	South Corona	South Corona	South Corona	South Corona	South Corona	South Corona
School District	Corona-Norco Unified	Corona-Norco Unified	Corona-Norco Unified	Corona-Norco Unified	Corona-Norco Unified	Coronado Unified	Corona-Norco Unified
Data Source - ID	County Tax -	MLS - IG16739593	MLS - IV17052215	MLS - IG17036786	MLS - PW17040681	MLS - PW17108882	MLS - IG17123659

Market Time 90-120 days	As-Is Price Estimate	As-Repaired Price Estimate	Land Only Price
Anticipated Sale Price	\$355,000	\$360,000	\$45,000
Recommended List Price	\$360,000	\$365,000	
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
•	7761 Marilyn Dr	Corona	1	1	0.12ac		1948		
1	19920 Grant St	Corona	3	2	0.68ac	12/29/2016	1956	\$355,000	0.17 Miles
2	20220 Kayne St	Corona	2	2	0.16ac	4/21/2017	1984	\$375,000	0.71 Miles
3	2308 State St	Corona	2	2	0.7ac	4/26/2017	1958	\$385,000	0.88 Miles
1	8035 Santa Rita St	Corona	2	1	0.63ac	3/1/2017	1940	\$279,900	0.22 Miles
2	7350 Marilyn Dr	Corona	3	2	0.25ac	5/16/2017	1956	\$399,999	0.1 Miles
3	1080 Aurora Ln	Corona	3	2	0.09ac	6/2/2017	1997	\$409,900	1.97 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	Recently rehabbed, looks really nice inside. Over 2/3 acre property, zoned for animals, lots of RV parking. Updated throughout with new kitchen, new flooring
Sale 2 Comments	patio that leads into a clean, well kept and cared for 2 bedroom 2 bath h
Sale 3 Comments	upgraded kitchen with new counters and paint, 2 large bedrooms and 2 baths! Large enclosed patio and possibly unpermitted additio
List 1 Comments	Small home (fixer needs some TLC) on a very large. The adjacent empty lot is also for sale by the owner
List 2 Comments	Roomy Dining Area and Living Room, Aluminum Wood Flooring in Kitchen, Dining Area, Living Room and Hallways. Ceramic Tile in Bathrooms
List 3 Comments	Family friendly neighborhood close to schools, parks, 91/15 Fwy's, shopping at The Crossings and Dos Lagos

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.

Vendor Comments:

Service Provider
Signature

/s/ Raylene Brooks

Service Provider
Company

Continental Realty

BPO Effective Date

6/7/2017

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			\$0
Paint	power wash, scrape as needed, exterior paint		\$4,000
Foundation			\$0
Garage			\$0
Landscaping			\$0
Fence			\$0
Other			\$0
External Repair Total:			\$4,000
Repair Total:			\$4,000



Subject Front

**7761 Marilyn Dr
Corona, CA 92880**



Address



Side



Side



Street



Street



View across street



Comparable Sale #1

19920 Grant St
Corona, CA 92881
Sale Date: 12/29/2016
Sale Price: \$355,000



Comparable Sale #2

20220 Kayne St
Corona, CA 92881
Sale Date: 4/21/2017
Sale Price: \$375,000



Comparable Sale #3

2308 State St
Corona, CA 92881
Sale Date: 4/26/2017
Sale Price: \$385,000



Comparable Listing #1

8035 Santa Rita St
Corona, CA 92881
Current List: \$279,900



Comparable Listing #2

7350 Marilyn Dr
Corona, CA 92881
Current List: \$399,999



Comparable Listing #3

1080 Aurora Ln
Corona, CA 92881
Current List: \$409,900

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