

Broker Price Opinion

 Exterior Inspection
 Interior Inspection

Property Address: 7825 Railroad Ave	Vendor ID: 4297216
City, State, Zip: Riverside, CA 92504	Deal Name:
Loan Number: 000644	Inspection Date: 7/29/2017
2nd Loan / Client #:	Subject APN: 230-223-022

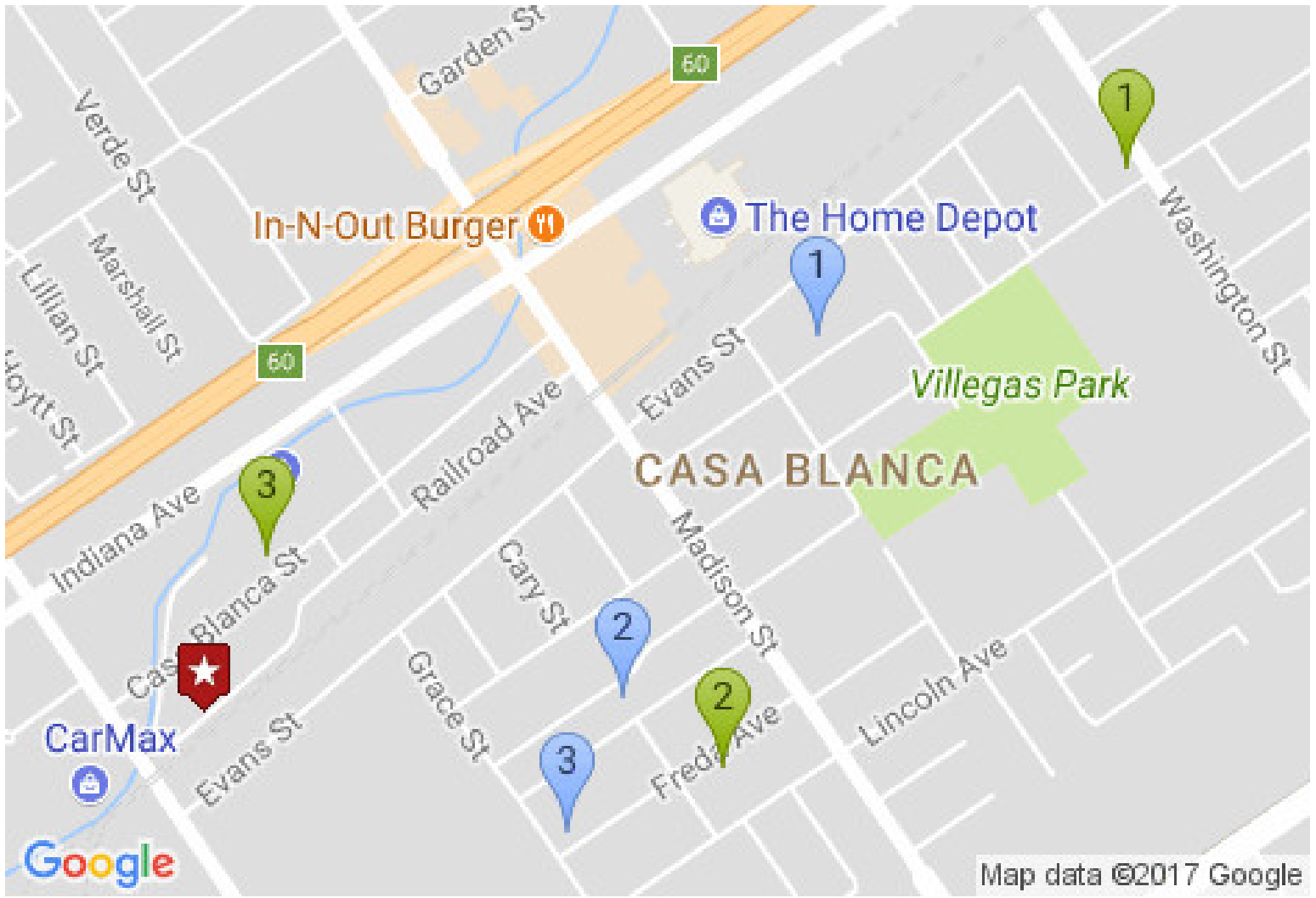
Property Occupancy Status: Unknown	Does the Property Appear Secure?: Yes	Est. Monthly Rent: \$1,800	Sold in the last 12 Months?: No
Currently Listed: Yes	Currently List Broker: CMC Realty	List Broker Contact #: 6267371137	Sale Price:
Initial List Price: \$239,950	Initial List Date: 2/24/2017	Current List Price: \$239,950	DOM / CDOM: 16 / 16
Is the Subject Listing Currently Pending?: No	Date of Contract:	CDOM to Contract:	Sale Date:

Subject Property Comments / External Influences

Based on agent's exterior drive by inspection, no necessary major fixes 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	7825 Railroad Ave Riverside, CA 92504	7105 Marguerita Ave Riverside, CA 92504	7572 Freda Ave Riverside, CA 92504	7765 Casa Blanca St Riverside, CA 92504	7355 Diamond St Riverside, CA 92504	7594 Emerald St Riverside, CA 92504	7689 Freda Ave Riverside, CA 92504
Proximity		0.89 Miles	0.43 Miles	0.09 Miles	0.58 Miles	0.33 Miles	0.32 Miles
Sale/List Price		\$263,150	\$275,000	\$290,000	\$260,000	\$235,000	\$268,900
Sale Date		2/24/2017	5/10/2017	2/1/2017			
Price Per Sq.ft.	\$209.13	\$195.80	\$212.19	\$242.07	\$229.28	\$184.17	\$240.95
Initial List Price	\$239,950	\$264,900	\$310,000	\$295,000	\$270,000	\$235,000	\$268,900
Initial List Date	2/24/2017	11/28/2016	1/13/2017	11/14/2016	5/15/2017	7/25/2017	7/5/2017
Current/Final List	\$239,950	\$264,900	\$274,900	\$295,000	\$260,000	\$235,000	\$268,900
DOM/CDOM	16 / 16	9 / 9	65 / 65	43 / 43	89 / 89	4 / 4	6 / 6
Sales Type		Fair Market	Fair Market	Fair Market	Fair Market	Fair Market	Fair Market
Finance Incentives	0	0	5000	0	0	0	0
Living Area	1260	1344	1296	1198	1134	1276	1116
#Rooms/Bed/Bath 1	6 / 3 / 2	6 / 3 / 2	5 / 3 / 2	6 / 3 / 2	5 / 3 / 1	6 / 4 / 2	6 / 3 / 1
Year Built	1981	1965	1979	1978	1958	1971	1958
Bsmnt SF/% Finished							
Lot Size	0.13ac	0.33ac	0.15ac	0.19ac	0.18ac	0.15ac	0.14ac
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	C3	C4	C4	C4
Pool/Spa	None	Yes / No	No / No	No / No	No / No	No / No	No / No
View	Residential	Residential	Residential	Residential	River	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	2 Attached	2 Attached	2 Attached	2 Attached	2 Carport	2 Attached	2 Carport
Other Features	none	none	none	none	none	none	none
HOA Fees	0/mo	0/yr	0/yr	0/yr	0/yr	0/yr	0/yr
Subdivision	unknown	Walnut Grove	unknown	unknown	unknown	unknown	unknown
School District	Jurupa	Ramona Unified	Riverbank Unified	Abc Unified	Riverside Unified	Riverside Unified	Riverside Unified
Data Source - ID	County Tax - tax	MLS - SR16754740	MLS - IV17008127	MLS - CV16746706	MLS - IV17107774	MLS - IV17170806	MLS - IV17151621

Market Time 90-120 days	As-Is Price Estimate	As-Repaired Price Estimate	Land Only Price
Anticipated Sale Price	\$263,500	\$263,500	\$96,000
Recommended List Price	\$263,500	\$263,500	
Recommended Sales Strategy:	<input checked="" type="checkbox"/> As - Is <input type="checkbox"/> Repaired		



Map data ©2017 Google

	Address	City	BR	BA	Lot Size	Sale/List Date	Year Built	Sale/List Price	Distance
•	7825 Railroad Ave	Riverside	3	2	0.13ac		1981		
1	7105 Marguerita Ave	Riverside	3	2	0.33ac	2/24/2017	1965	\$263,150	0.89 Miles
2	7572 Freda Ave	Riverside	3	2	0.15ac	5/10/2017	1979	\$275,000	0.43 Miles
3	7765 Casa Blanca St	Riverside	3	2	0.19ac	2/1/2017	1978	\$290,000	0.09 Miles
1	7355 Diamond St	Riverside	3	1	0.18ac	5/15/2017	1958	\$260,000	0.58 Miles
2	7594 Emerald St	Riverside	4	2	0.15ac	7/25/2017	1971	\$235,000	0.33 Miles
3	7689 Freda Ave	Riverside	3	1	0.14ac	7/5/2017	1958	\$268,900	0.32 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	Nice light and bright 3 bed, 2 bath home, on large lot with pool in the back yard. Perfect for any home buyer!
Sale 2 Comments	COZY HOME Featuring 3 Bedrooms, 2 Baths, Fireplace, Dining Area, Ceiling Fans, Blinds, Window Bars, Great Size Back Yard with Fruit Trees, covered patio and 2 Car Garage with Garage Door Opener; close to University of Riverside, Tyler Mall and 91 Fwy.
Sale 3 Comments	Another Great Listing, This Property has been upgraded! NEW flooring - NEW carpets - NEW granite counter tops - NEW kitchen cabinets - UPGRADED Bathroom - NEW brass door knobs - NEW exterior and interior paint - NEW base boards - and so many others upgrades! COME AND SEE THIS GRE
List 1 Comments	Property has a big lot with lots of fruit trees, closed to Villegas Park and Community House, swimming pool, park, library, closed to 91 freeway
List 2 Comments	Lots of Potential! Property To Be Sold In "As-Is" Condition. 4 bedrooms 2 Baths
List 3 Comments	Cozy 3 Bedroom Home! Good Curb Appeal. Easy Access To Freeway and Shopping. New Roof and Exterior Paint. New Garage Door. Large Covered Carport and Patio in Rear Yard.

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 buyer's pool.

Vendor Comments:

Service Provider
Signature

/s/ Tonya Davis

Service Provider
Company

Elite REO Services

BPO Effective Date

7/29/2017

Service Provider Lic.
Num.

01302630

Repairs

Recommended 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			\$0
Foundation			\$0
Garage			\$0
Landscaping			\$0
Fence			\$0
Other			\$0
External Repair Total:			
Repair Total:			



Subject Front

**7825 Railroad Ave
Riverside, CA 92504**



Address



Side



Side



Street



Street



View across street



Comparable Sale #1

7105 Marguerita Ave
Riverside, CA 92504
Sale Date: 2/24/2017
Sale Price: \$263,150



Comparable Sale #2

7572 Freda Ave
Riverside, CA 92504
Sale Date: 5/10/2017
Sale Price: \$275,000



Comparable Sale #3

7765 Casa Blanca St
Riverside, CA 92504
Sale Date: 2/1/2017
Sale Price: \$290,000



Comparable Listing #1

7355 Diamond St
Riverside, CA 92504
Current List: \$260,000



Comparable Listing #2

7594 Emerald St
Riverside, CA 92504
Current List: \$235,000



Comparable Listing #3

7689 Freda Ave
Riverside, CA 92504
Current List: \$268,900

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