



Broker Price Opinion

Exterior Inspection
 Interior Inspection

Property Address: 4375 & 4377 6th Street	Vendor ID: 4307227
City, State, Zip: Riverside, CA 92501	Deal Name:
Loan Number: 000647	Inspection Date: 8/09/2017
2nd Loan / Client #:	Subject APN: 214-172-013

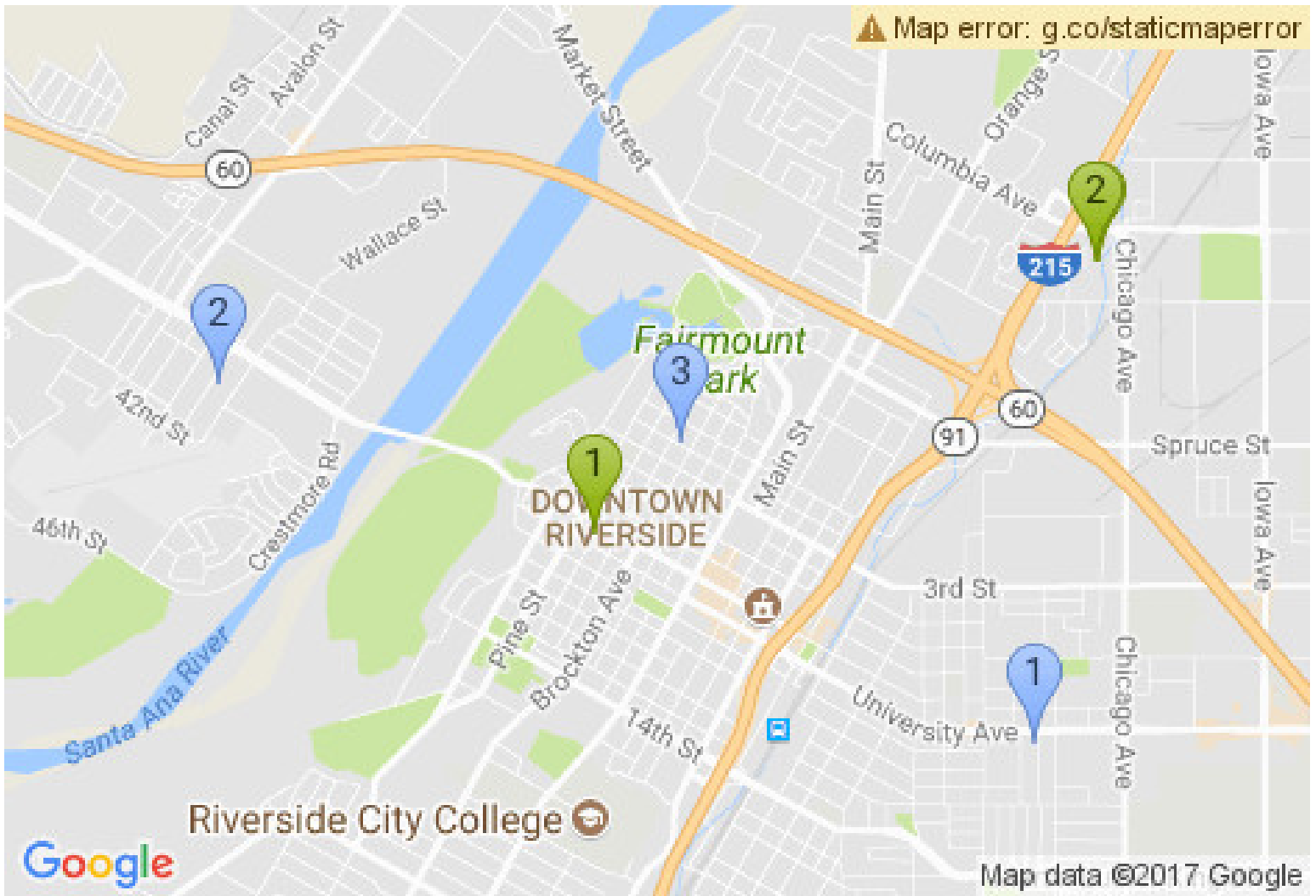
Property Occupancy Status: Vacant	Does the Property Appear Secure?: Yes	Est. Monthly Rent: \$1,900	Sold in the last 12 Months?: No
Currently Listed: Yes	Currently List Broker: Premier Realty	List Broker Contact #: 9512957103	Sale Price:
Initial List Price: \$250,000	Initial List Date: 7/05/2017	Current List Price: \$250,000	DOM / CDOM: 35 / 35
Is the Subject Listing Currently Pending?: Yes	Date of Contract: 7/10/2017	CDOM to Contract: 35	Sale Date:

Subject Property Comments / External Influences
 Based on agent's 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	4375 & 4377 6th Street Riverside, CA 92501	3763 Cedar St Riverside, CA 92501	1837 Milton St Riverside, CA 92507	1823 Milton St Riverside, CA 92507	3865 Dwight Ave Riverside, CA 92507	3940 Mennes Ave Riverside, CA 92509	4155 2nd St Riverside, CA 92501
Proximity		0.2 Miles	2.9 Miles	3	2	1.6 Miles	0.5 Miles
Sale/List Price		\$218,000	\$278,000	\$279,000	\$345,000	\$240,000	\$271,500
Sale Date		5/17/2017	5/8/2017	4/24/2017	active	pending	pending
Price Per Sq.ft.	\$241.51	\$183.35	\$214.51	\$215.28	\$320.63	\$189.57	\$228.15
Initial List Price	\$250,000	\$250,000	\$278,000	\$309,900	\$345,000	\$240,000	\$279,900
Initial List Date	7/05/2017	4/10/2017	6/22/2016	3/15/2017	8/8/2017	1/17/2017	5/5/2017
Current/Final List	\$250,000	\$250,000	\$278,000	\$309,900	\$345,000	\$240,000	\$271,500
DOM/CDOM	35 / 35	16 / 16	141 / 141	3 / 3	1 / 1	2 / 2	91 / 91
Sales Type		Fair Market	Fair Market	Fair Market	Fair Market	Fair Market	Fair Market
Living Area	1060	1189	1296	1296	1076	1266	1190
#Rooms/Bed/Bath 1	2 / 1 / 1	2 / 1 / 1	2 / 1 / 1	2 / 1 / 1	2 / 1 / 1	4 / 2 / 1	5 / 2 / 2
#Rooms/Bed/Bath 2	4 / 2 / 1	2 / 1 / 1	4 / 2 / 1	4 / 2 / 1	2 / 1 / 1	4 / 2 / 1	5 / 2 / 2
#Rooms/Bed/Bath 3							
#Rooms/Bed/Bath 4							
Year Built	1920	1940	1956	1955	1943	1925	1955
Bsmnt SF/% Finished							
Lot Size	0.19ac	0.07ac	0.15ac	0.16ac	0.13ac	0.22ac	0.08ac
Property Type	2 unit	2 unit	2 unit	2 unit	2 unit	2 unit	2 unit
Style / Quality	2-Story Conv / Q5	2-Story Conv / Q5	Ranch / Q5	Ranch / Q5	Ranch / Q5	Ranch / Q5	Ranch / Q5
# of Units	2	2	2	2	2	2	2
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 / Yes	Yes / Yes / Yes
Fireplace	No	Yes	Yes	Yes	No	No	No
Garage	2 Detached	2 Detached	2 Detached	2 Detached	2 Detached	2 Detached	2 Detached
Other Features	none	none	none	none	none	none	none
Subdivision	unknown	unknown	unknown	unknown	unknown	unknown	unknown
Rent Potential	\$1,900	\$1,850	\$1,375	\$1,500	\$1,300	\$2,000	\$1,500
Annual Gross Income	\$22,800	\$22,200	\$16,500	\$18,000	\$15,600	\$24,000	\$18,000
Likely Sale Price					\$327,750	\$228,000	\$257,925
Gross Rent Multiplier	11.23	9.82	16.85	15.50	21.01	9.50	14.33
School District	Jurupa	Jurupa	Jurupa	Jurupa	Jurupa	Jurupa	Jurupa
Data Source - ID	County Tax - IG17151877	MLS - 214230024	MLS - IV16137343	MLS - IG17052870	MLS - IV17182462	MLS - CV17012904	MLS - OC17099209

Market Time 30-90 days	As-Is Price Estimate	As-Repaired Price Estimate	Land Only Price
Anticipated Sale Price	\$256,000	\$260,000	\$35,000
Recommended List Price	\$256,000	\$260,000	
Recommended Sales Strategy:	<input checked="" type="checkbox"/> As - Is		<input type="checkbox"/> Repaired

Map error: g.co/staticmaperror



	Address	City	BR	BA	Lot Size	Sale/List Date	Year Built	Sale/List Price	Distance
•	4375 & 4377 6th Street	Riverside	3	2	0.19ac		1920		
1	3763 Cedar St	Riverside	2	2	0.07ac	5/17/2017	1940	\$218,000	0.2 Miles
2	1837 Milton St	Riverside	3	2	0.15ac	5/8/2017	1956	\$278,000	2.9 Miles
3	1823 Milton St	Riverside	3	2	0.16ac	4/24/2017	1955	\$279,000	3
1	3865 Dwight Ave	Riverside	2	2	0.13ac	8/8/2017	1943	\$345,000	2
2	3940 Mennes Ave	Riverside	4	2	0.22ac	1/17/2017	1925	\$240,000	1.6 Miles
3	4155 2nd St	Riverside	4	4	0.08ac	5/5/2017	1955	\$271,500	0.5 Miles

Neighborhood Data:

Location Type: Market Trend: Economic Trend: Neighborhood Trend:

Housing Supply: Crime/Vandalism: REO Driven?: Avg Age of Home:

Sale to List Ratio: Neighborhood Pride of Ownership: Avg Marketing Time of Comparable Listings:

Price Range: to Median Price: Predominate Value: Average DOM:

% Owners: % Tenants: 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	ACK ON THE MARKET!!!! Charming Cottage duplex, in the Beautiful City of Downtown Riverside. Walking distance to all the Historic Shops, restaurants and all the greatness Riverside has to offer -- Museums, Libraries, Boutiques...etc. Priced to sell, you don't want to miss out on t
Sale 2 Comments	What a perfect way to plan for your future. Real Estate! Giving yourself a consistent month income. Easily rentable duplex. One unit has been rented long term tenant. second unit has just been rehabbed land a new tenant has moved in. Property is ready to go to for you to earn mon
Sale 3 Comments	Just listed! This is an unusually nice duplex. It has (1)- 1 bed, 1 bath unit and (1)- 2bed, 1 bath unit. The seller has made a lot of improvements on this property that are not typical for a rental: Double pane low E windows,; Security doors with screens; Central heat and air; H
List 1 Comments	DUPLEX EACH UNIT ONE BEDROOM ONE BATHROOM WITH ROOM TO ADD ANOTHER BEDROOM IN READ OF THE BACK UNIT
List 2 Comments	Superior living area to subject property same number of units located in a similar area to subject
List 3 Comments	This lovely 2 unit is located very close to downtown Riverside , just a short walk to the convention center and the wonderful Mission Inn. Each unit consists of 1 bedroom and 1 full bath. There are laundry hook ups in both units.

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:

[Empty text area for Vendor Comments]

Service Provider
Signature

/s/ Tonya Davis

Service Provider
Company

Elite REO Services

BPO Effective Date

8/11/2017

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:			
External Repairs		Comment	Total
Roof			\$0
Siding/Trim			\$0
Structural			\$0
Windows/Doors	some windows appear to be missing or damaged		\$2,500
Paint	worn painting needs to be redone		\$3,200
Foundation			\$0
Garage			\$0
Landscaping			\$0
Fence			\$0
Other			\$0
External Repair Total:			\$5,700
Repair Total:			\$5,700



Subject Front

**4375 & 4377 6th Street
Riverside, CA 92501**



Address



Side



Side



Street



Street



View across street



Comparable Sale #1

3763 Cedar St
Riverside, CA 92501
Sale Date: 5/17/2017
Sale Price: \$218,000



Comparable Sale #2

1837 Milton St
Riverside, CA 92507
Sale Date: 5/8/2017
Sale Price: \$278,000



Comparable Sale #3

1823 Milton St
Riverside, CA 92507
Sale Date: 4/24/2017
Sale Price: \$279,000



Comparable Listing #1

3865 Dwight Ave
Riverside, CA 92507
Current List: \$345,000



Comparable Listing #2

3940 Mennes Ave
Riverside, CA 92509
Current List: \$240,000



Comparable Listing #3

4155 2nd St
Riverside, CA 92501
Current List: \$271,500

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