

Broker Price Opinion

 Exterior Inspection
 Interior Inspection

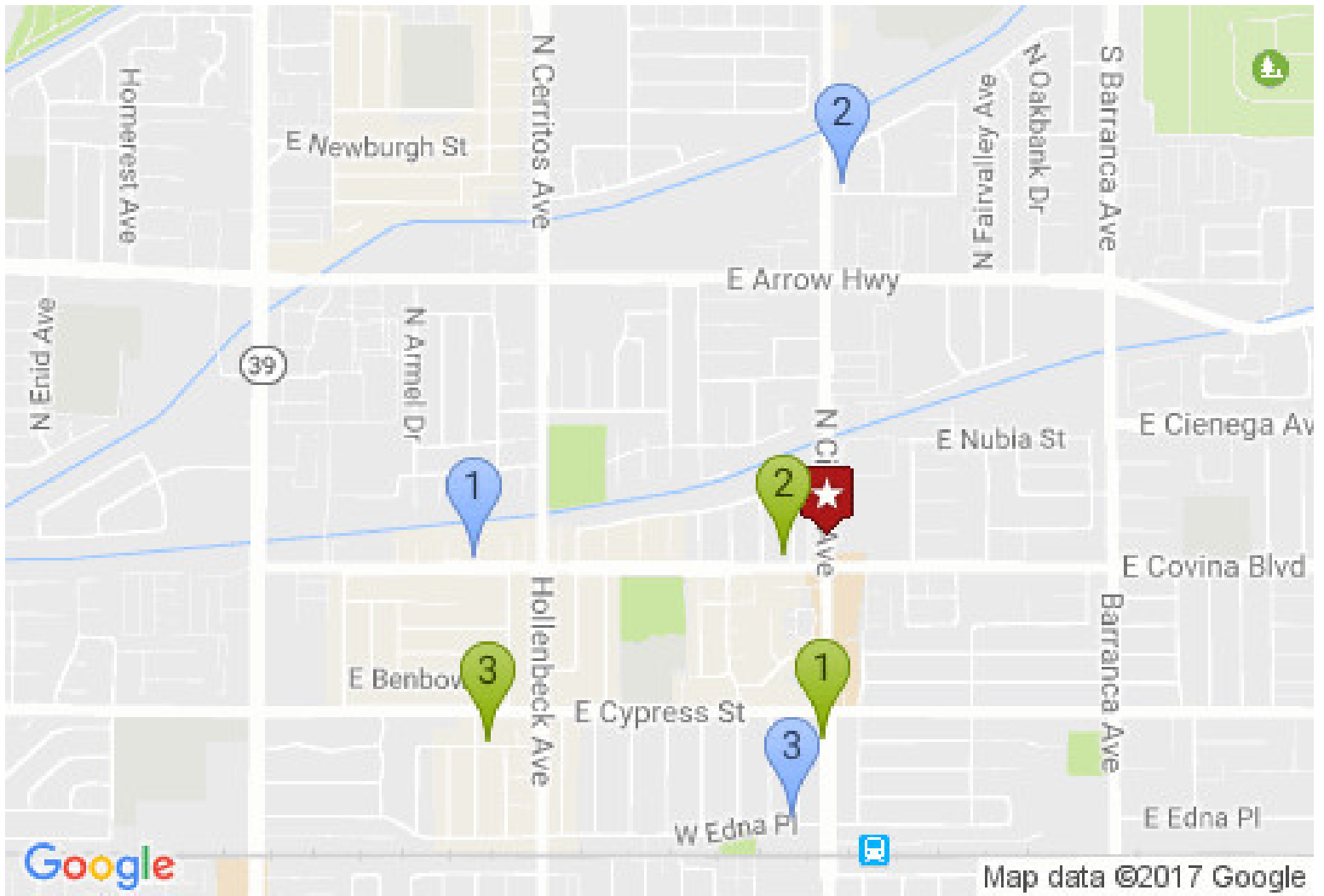
Property Address:	1127 North Citrus Ave	Vendor ID:	4156625
City, State, Zip:	Covina, CA 91722	Deal Name:	
Loan Number:	1127NorthCitrusAve	Inspection Date:	1/31/2017
2nd Loan / Client #:		Subject APN:	8407-028-022

Property Occupancy Status	Owner	Does the Property Appear Secure?	Yes	Est. Monthly Rent	\$1,200	Sold in the last 12 Months?	No
Currently Listed	Yes	Currently List Broker	First Team SNS Real	List Broker Contact #	(909) 861-1380	Initial List Price	\$370,000
				Initial List Date	1/11/2017	Current List Price	\$370,000
				DOM / CDOM	21 / 21	Sale Price:	
Is the Subject Listing Currently Pending?	No	Date of Contract		CDOM to Contract		Sale Date:	

Subject Property Comments / External Influences
conforms well to the area

Subject	Sold Comp 1	Sold Comp 2	Sold Comp 3	List Comp 1	List Comp 2	List Comp 3	
Address	1127 North Citrus Ave Covina, CA 91722	845 N Citrus Av covina, CA 91722	1112 N Viceroy AV covina, CA 91722	17863 E Clovermead ST covina, CA 91722	4803 N Heathdale AV covina, CA 91722	18513 E Gallarno DR covina, CA 91722	716 N Viceroy AV covina, CA 91722
Proximity		0.35 Miles	2 Blocks	0.69 Miles	0.62 Miles	0.63 Miles	0.49 Miles
Sale/List Price		\$405,000	\$420,000	\$432,000	\$363,000	\$448,800	\$465,000
Sale Date		10/29/2016	11/1/2016	1/27/2017			
Price Per Sq.ft.	\$470.85	\$479.29	\$464.60	\$458.11	\$353.46	\$434.88	\$474.49
Initial List Price	\$370,000	\$405,000	\$420,000	\$432,000	\$363,000	\$448,800	\$465,000
Initial List Date	1/11/2017	7/22/2016	8/5/2016	10/22/2016	1/6/2017	1/20/2017	12/16/2016
Current/Final List	\$370,000	\$405,000	\$420,000	\$432,000	\$363,000	\$448,800	\$465,000
DOM/CDOM	21 / 21	97 / 97	86 / 86	95 / 95	25 / 25	11 / 11	15 / 15
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	n/a
Living Area	892	845	904	943	1027	1032	980
#Rooms/Bed/Bath 1	4 / 2 / 1.0	4 / 2 / 1.0	4 / 2 / 1.0	4 / 3 / 1.0	4 / 3 / 1.0	5 / 3 / 1.5	4 / 3 / 1.0
Year Built	1950	1950	1950	1953	1953	1956	1950
Bsmnt SF/% Finished							
Lot Size	0.16ac	0.13ac	0.17ac	0.16ac	0.17ac	0.15ac	0.15ac
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	C3	C3	C3	C3	C3	C3	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	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Garage	2 Detached	1 Attached	2 Detached	2 Detached	2 Detached	2 Detached	2 Detached
Other Features	n/a	n/a	n/a	n/a	n/a	n/a	n/a
HOA Fees	0/mo	0/mo	0/mo	0/mo	0/mo	0/mo	0/mo
Subdivision	covina	covina	covina	covina	covina	covina	covina
School District	Covina Vly	Covina Vly	Covina Vly	Covina Vly	Covina Vly	Covina Vly	Covina Vly
Data Source - ID	County Tax - 8407-028-022	MLS - 16160510	MLS - CV16176458	MLS - CV16768247	MLS - IV16159609	MLS - CV17002730	MLS - CV16764677

Market Time 90-120 days	As-Is Price Estimate	As-Repaired Price Estimate	Land Only Price
Anticipated Sale Price	\$420,000	\$420,000	\$55,000
Recommended List Price	\$425,000	\$425,000	
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
•	1127 North Citrus Ave	Covina	2	1	0.16ac		1950		
1	845 N Citrus Av	covina	2	1	0.13ac	10/29/2016	1950	\$405,000	0.35 Miles
2	1112 N Viceroy AV	covina	2	1	0.17ac	11/1/2016	1950	\$420,000	2 Blocks
3	17863 E Clovermead ST	covina	3	1	0.16ac	1/27/2017	1953	\$432,000	0.69 Miles
1	4803 N Heathdale AV	covina	3	1	0.17ac	1/6/2017	1953	\$363,000	0.62 Miles
2	18513 E Gallarno DR	covina	3	1.5	0.15ac	1/20/2017	1956	\$448,800	0.63 Miles
3	716 N Viceroy AV	covina	3	1	0.15ac	12/16/2016	1950	\$465,000	0.49 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	Custom interior paint, recessed lighting, spacious living room, gourmet kitchen with stainless steel appliances. 2 Bedrooms
Sale 2 Comments	GRANITE TOPS, DINING AREA WITH CEILING FAN AND RECESSED LIGHTS,NEW COPPER/PEX PLUMBING ,NEW ELECTRIC PANEL
Sale 3 Comments	mid century home. This turnkey 3-bedroom home sits on a huge lot in a nice neighborhood of Covina
List 1 Comments	All Bedrooms Down No Common Walls
List 2 Comments	self closing drawers.. etc. New upscale stainless steel appliances just waiting for a new chef! Porcelain tile floors in kitchen and
List 3 Comments	Covered patio with fans and outside electric ready for your outdoor barbecues and entertaining. Stamped colored concrete deck

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

1/31/2017

Service Provider Lic.
Num.

01815084

Repairs

Recommended Repairs would bring the subject to:

Internal Repairs		Comment	Total
Paint	0		\$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:			\$0
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:			\$0
Repair Total:			\$0



Subject Front

**1127 North Citrus Ave
Covina, CA 91722**



Address



Side



Side



Street



Street



View across street



Comparable Sale #1

845 N Citrus Av
covina, CA 91722
Sale Date: 10/29/2016
Sale Price: \$405,000



Comparable Sale #2

1112 N Viceroy AV
covina, CA 91722
Sale Date: 11/1/2016
Sale Price: \$420,000



Comparable Sale #3

17863 E Clovermead ST
covina, CA 91722
Sale Date: 1/27/2017
Sale Price: \$432,000



Comparable Listing #1

4803 N Heathdale AV
covina, CA 91722
Current List: \$363,000



Comparable Listing #2

18513 E Gallarno DR
covina, CA 91722
Current List: \$448,800



Comparable Listing #3

716 N Viceroy AV
covina, CA 91722
Current List: \$465,000

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