

# Broker Price Opinion

 Exterior Inspection  
 Interior Inspection

Property Address: 2931 Michelle Ln	Vendor ID: 4274214
City, State, Zip: Highland, CA 92346	Deal Name:
Loan Number: 2931 MICHELLE LN	Inspection Date: 6/27/2017
2nd Loan / Client #:	Subject APN: 1199-041-12-0000

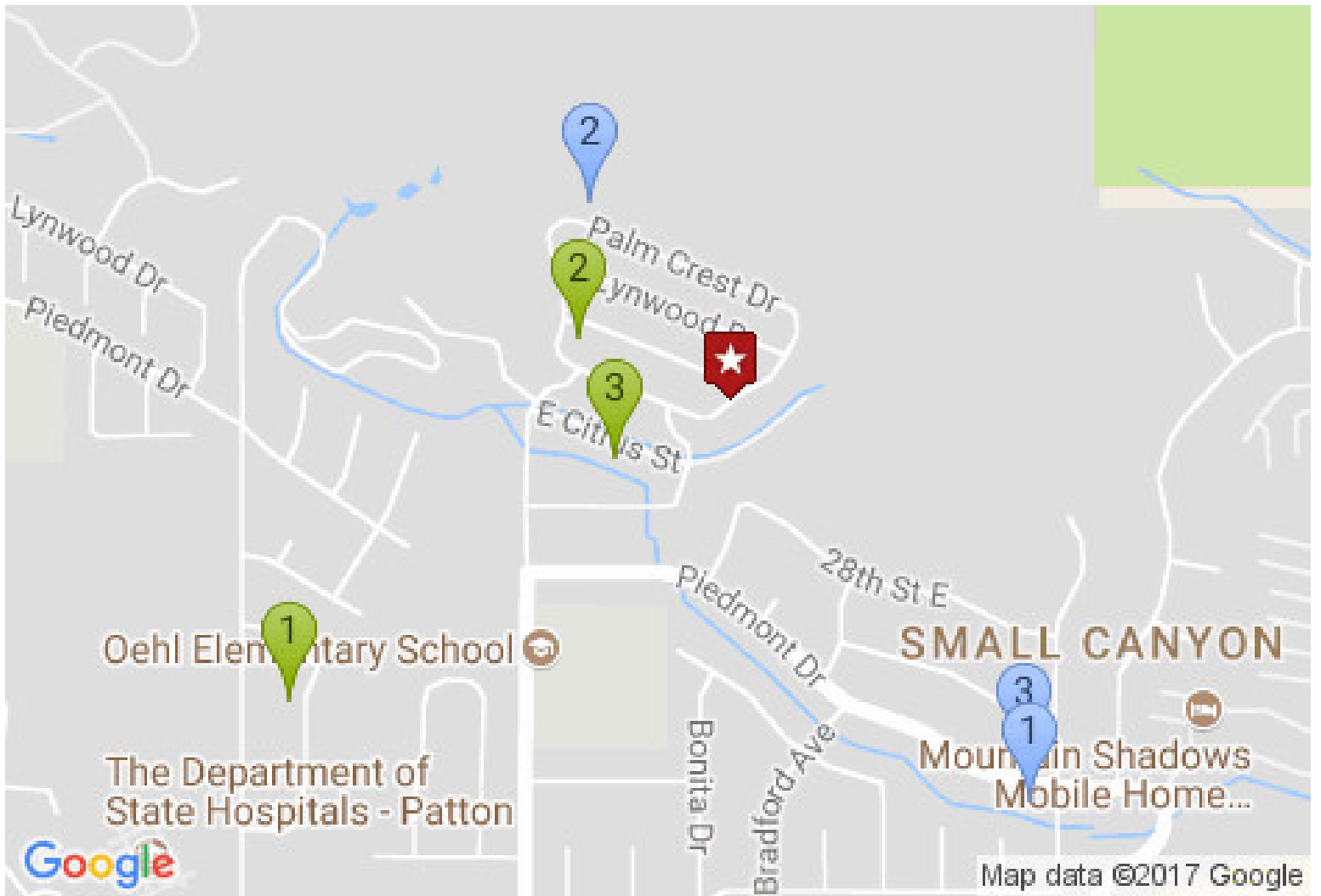
Property Occupancy Status: Unknown	Does the Property Appear Secure?: Yes	Est. Monthly Rent: \$2,000	Sold in the last 12 Months?: No
Currently Listed: Yes	Currently List Broker: CENTURY 21	List Broker Contact #: 9098060141	Initial List Price: \$310,000
	Initial List Date: 3/01/2017	Current List Price: \$310,000	DOM / CDOM: 38 / 38
Is the Subject Listing Currently Pending?: Yes	Date of Contract: 6/15/2017	CDOM to Contract: 38	Sale Price:
			Sale Date:

Subject Property Comments / External Influences

Located in Highland off the 210 freeway

	Subject	Sold Comp 1	Sold Comp 2	Sold Comp 3	List Comp 1	List Comp 2	List Comp 3
Address	2931 Michelle Ln Highland, CA 92346	2594 Mercedes Ave Highland, CA 92346	3605 Holly Vista Dr Highland, CA 92346	3657 Citrus St Highland, CA 92346	3969 Piedmont Dr Highland, CA 92346	3628 Palm Crest Dr Highland, CA 92346	3964 Piedmont Dr Highland, CA 92346
Proximity		0.48 Miles	0.16 Miles	0.13 Miles	0.42 Miles	0.23 Miles	0.39 Miles
Sale/List Price		\$320,000	\$340,000	\$325,000	\$343,950	\$374,900	\$299,000
Sale Date		12/29/2016	1/4/2017	3/16/2017			
Price Per Sq.ft.	\$152.82	\$154.07	\$155.18	\$154.84	\$149.93	\$181.37	\$144.17
Initial List Price	\$310,000	\$339,900	\$349,000	\$375,000	\$344,900	\$374,900	\$299,000
Initial List Date	3/01/2017	1/8/2016	8/22/2016	10/18/2016	2/6/2017	4/24/2017	4/12/2017
Current/Final List	\$310,000	\$329,900	\$349,000	\$335,900	\$343,950	\$374,900	\$299,000
DOM/CDOM	38 / 38	64 / 64	135 / 135	119 / 119	81 / 81	54 / 54	50 / 50
Sales Type		Fair Market	Fair Market	Fair Market	Fair Market	Fair Market	REO
Finance Incentives	0	0	0	0	0	0	0
Living Area	2094	2077	2191	2099	2294	2067	2074
#Rooms/Bed/Bath 1	7 / 4 / 2	7 / 4 / 3	7 / 4 / 3	7 / 4 / 3	7 / 4 / 3	6 / 3 / 3	7 / 4 / 2.5
Year Built	1978	1979	1978	1972	1968	1986	1974
Bsmnt SF/% Finished							
Lot Size	0.34ac	0.21ac	0.29ac	0.18ac	0.21ac	0.51ac	0.2ac
Property Type	SF Detach	SF Detach	SF Detach	SF Detach	SF Detach	SF Detach	SF Detach
Style / Quality	Single Story / Q3	2-Story Conv / Q3	2-Story Conv / Q3	Single Story / Q3	2-Story Conv / Q3	2-Story Conv / Q3	Single Story / Q3
# of Units	1	1	1	1	1	1	1
Condition	C3	C3	C3	C3	C3	C3	C3
Pool/Spa	None	No / No	Yes / No	Yes / No	Yes / Yes	No / Yes	No / Yes
View	Residential	Residential	Residential	Residential	Residential	Residential	Residential
Porch/Patio/Deck	No / No / No	No / No / No	No / No / No	No / No / No	No / No / No	No / No / No	No / No / No
Fireplace	No	No	No	No	No	No	No
Garage	2 Attached	2 Attached	3 Attached	2 Attached	2 Attached	2 Attached	2 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	N/a	n/a	n/a	n/a	n/a	n/a	n/a
School District	Highland	San Bernardino City Unified	See Remarks	San Bernardino City Unified	San Bernardino City Unified	San Bernardino City Unified	San Bernardino City Unified
Data Source - ID	County Tax - n/a	MLS - IV16004671	MLS - CV16184934	MLS - EV16728681	MLS - EV17024919	MLS - IV17087784	MLS - EV17078408

<b>Market Time 90-120 days</b>	<b>As-Is Price Estimate</b>	<b>As-Repaired Price Estimate</b>	<b>Land Only Price</b>
Anticipated Sale Price	\$320,000	\$320,000	\$61,621
Recommended List Price	\$320,000	\$320,000	
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
•	2931 Michelle Ln	Highland	4	2	0.34ac		1978		
1	2594 Mercedes Ave	Highland	4	3	0.21ac	12/29/2016	1979	\$320,000	0.48 Miles
2	3605 Holly Vista Dr	Highland	4	3	0.29ac	1/4/2017	1978	\$340,000	0.16 Miles
3	3657 Citrus St	Highland	4	3	0.18ac	3/16/2017	1972	\$325,000	0.13 Miles
1	3969 Piedmont Dr	Highland	4	3	0.21ac	2/6/2017	1968	\$343,950	0.42 Miles
2	3628 Palm Crest Dr	Highland	3	3	0.51ac	4/24/2017	1986	\$374,900	0.23 Miles
3	3964 Piedmont Dr	Highland	4	2.5	0.2ac	4/12/2017	1974	\$299,000	0.39 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	Large 4 bedroom, 2.5 bathroom split level home located on huge lot! This beautiful home shows spacious a living room with fireplace and nice carpet.
Comments	Kitchen features modern black appliances. Down stairs boasts large den/family room with two ceiling fans
Sale 2	Custom built house,original owners!Beautiful View lot overlooks the valley for miles and miles!!!Single level house with roomy 4 bedrooms and 3
Comments	bathrooms great for entertaining guests and family.Cool blue pool and covered patio,sliding glass doors from the Master bedroom
Sale 3	Beautiful home in the hills of Highland with a build in panoramic view. 2,191 sf of immaculate living space with a formal living room, dining room, family
Comments	room and 3 car garage. Enjoy the kitchen with new granite counter top overlooking the view and the pool. T
List 1	Tri level home plus multi level back yard with heated pool, spa, large covered patio, dog run and garden area. Single bay of the 3 car garage has been
Comments	converted into a storage room. Formal living room with fireplace, formal dining. Newer dual pane windows. Family room has wet bar
List 2	Amazing Home With Views! This gorgeous 3 bedroom, 3 bath, is nestled in the Palm Crest Community of Highland. Featuring 22,000 square foot lot,
Comments	with views of the horizon and privacy.
List 3	Room to spare in this gem. This property is in quiet neighborhood above the 210 Freeway. This property has 4 bedrooms, a formal dining room, a
Comments	living room, and a huge family room. This home is a must see. So much potential here. Near shopping, schools, and San Manuel Casino.

**Comments:**

Service Provider Comments:

Subject property is located off the 210 freeway within close proximity to California State University San Bernardino and San Manuel casino. Subject property is conforming to subject neighborhood and overall located in a maintained and desirable location. Property is overall maintained based on street view.

Vendor Comments:

[Empty text area for Vendor Comments]

Service Provider  
Signature

/s/ Abnash Sambhi

Service Provider  
Company

Elite REO Services

BPO Effective Date

6/28/2017

Service Provider Lic.  
Num.

01420179

**Repairs**

Recommended Repairs would bring the subject to:

<b>Internal Repairs</b>		<b>Comment</b>	<b>Total</b>
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:			
<b>External Repairs</b>		<b>Comment</b>	<b>Total</b>
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

**2931 Michelle Ln  
Highland, CA 92346**



Address



Side



Side



Street



Street



Street



View across street



**Comparable Sale #1**

2594 Mercedes Ave  
Highland, CA 92346  
Sale Date: 12/29/2016  
Sale Price: \$320,000



**Comparable Sale #2**

3605 Holly Vista Dr  
Highland, CA 92346  
Sale Date: 1/4/2017  
Sale Price: \$340,000



**Comparable Sale #3**

3657 Citrus St  
Highland, CA 92346  
Sale Date: 3/16/2017  
Sale Price: \$325,000



**Comparable Listing #1**

3969 Piedmont Dr  
Highland, CA 92346  
Current List: \$343,950



**Comparable Listing #2**

3628 Palm Crest Dr  
Highland, CA 92346  
Current List: \$374,900



**Comparable Listing #3**

3964 Piedmont Dr  
Highland, CA 92346  
Current List: \$299,000

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