

Broker Price Opinion

 Exterior Inspection
 Interior Inspection

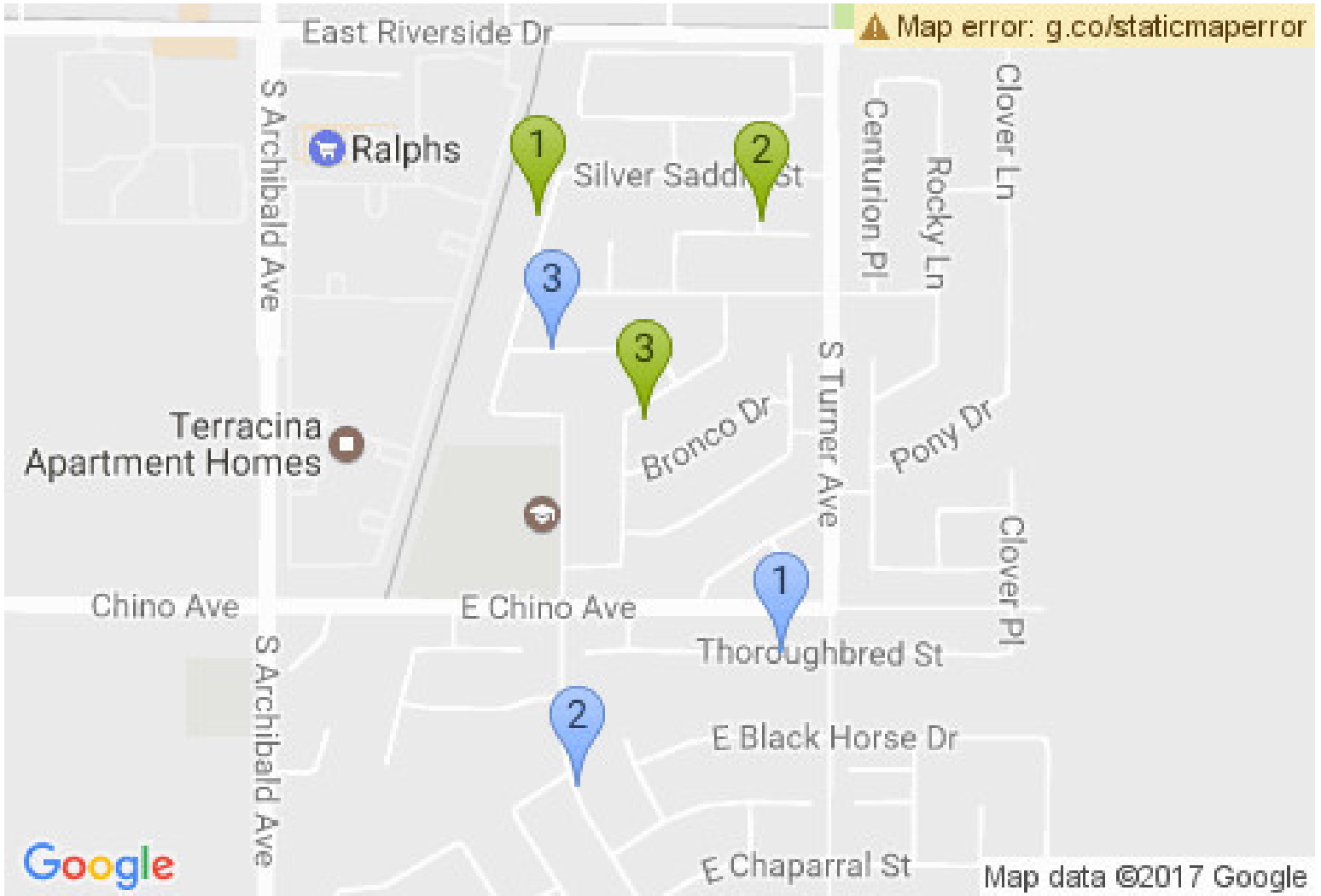
Property Address:	3233 North Shore Drive	Vendor ID:	4206759
City, State, Zip:	Ontario, CA 91761	Deal Name:	
Loan Number:	3233NorthShoreDrive	Inspection Date:	3/29/2017
2nd Loan / Client #:		Subject APN:	0218-821-49-0000

Property Occupancy Status	Owner	Does the Property Appear Secure?	Yes	Est. Monthly Rent	\$2,600	Sold in the last 12 Months?	No
Currently Listed	Yes	Currently List Broker	West Point Realty	List Broker Contact #	(909) 597-7373	Initial List Price	\$430,000
		Initial List Date	3/07/2017	Current List Price	\$430,000	DOM / CDOM	23 / 23
Is the Subject Listing Currently Pending?	No	Date of Contract		CDOM to Contract		Sale Price:	
						Sale Date:	

Subject Property Comments / External Influences
conforms well 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	3233 North Shore Drive Ontario, CA 91761	3224 S Arcadian Shores RD ontario, CA 91761	3201 S North Shore DR ontario, CA 91761	2980 Bronco DR ontario, CA 91761	3062 E Thoroughbred ST ontario, CA 91761	3532 Old Archibald Ranch RD ontario, CA 91761	2848 Longhorn ST ontario, CA 91761
Proximity		2 Blocks	1/4 Miles	3 Blocks	2 Blocks	4 Blocks	3 Blocks
Sale/List Price		\$465,000	\$485,000	\$460,000	\$489,900	\$499,999	\$519,990
Sale Date		1/25/2017	2/17/2017	12/5/2016			
Price Per Sq.ft.	\$172.04	\$192.87	\$201.16	\$162.43	\$206.36	\$215.33	\$186.38
Initial List Price	\$430,000	\$465,000	\$485,000	\$460,000	\$489,900	\$499,999	\$519,990
Initial List Date	3/07/2017	10/22/2016	11/10/2016	9/10/2016	3/8/2017	3/21/2017	2/7/2017
Current/Final List	\$430,000	\$465,000	\$485,000	\$460,000	\$489,900	\$499,999	\$519,990
DOM/CDOM	23 / 23	93 / 93	97 / 97	85 / 85	21 / 21	8 / 8	52 / 52
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	2790	2411	2411	2832	2374	2322	2790
#Rooms/Bed/Bath 1	9 / 4 / 3.0	9 / 4 / 3.0	9 / 4 / 3.0	9 / 4 / 3.0	9 / 4 / 2.5	9 / 4 / 3.0	9 / 4 / 3.0
Year Built	1990	1989	1990	1992	2000	1990	1990
Bsmnt SF/% Finished							
Lot Size	0.15ac	0.17ac	0.17ac	0.15ac	0.17ac	0.17ac	0.15ac
Property Type	SF Detach	SF Detach	SF Detach	SF Detach	SF Detach	SF Detach	SF Detach
Style / Quality	2-Story Conv / Q3	2-Story Conv / Q3	2-Story Conv / Q3	2-Story Conv / Q3	2-Story Conv / Q3	2-Story Conv / Q3	2-Story Conv / 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	3 Attached	3 Attached	3 Attached	3 Attached	3 Attached	3 Attached	3 Attached
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	ontario	ontario	ontario	ontario	ontario	ontario	ontario
School District	Chaffey Un	Chaffey Un	Chaffey Un	Chaffey Un	Chaffey Un	Chaffey Un	Chaffey Un
Data Source - ID	County Tax - 0218-821-49-0000	MLS - IV16743710	MLS - TR16758216	MLS - CV16168065	MLS - CV16714659	MLS - CV17037565	MLS - IG16735389

Market Time 90-120 days	As-Is Price Estimate	As-Repaired Price Estimate	Land Only Price
Anticipated Sale Price	\$480,000	\$480,000	\$45,000
Recommended List Price	\$485,000	\$485,000	
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
3233 North Shore Drive	Ontario	4	3	0.15ac		1990		
3224 S Arcadian Shores RD	ontario	4	3	0.17ac	1/25/2017	1989	\$465,000	2 Blocks
3201 S North Shore DR	ontario	4	3	0.17ac	2/17/2017	1990	\$485,000	1/4 Miles
2980 Bronco DR	ontario	4	3	0.15ac	12/5/2016	1992	\$460,000	3 Blocks
3062 E Thoroughbred ST	ontario	4	2.5	0.17ac	3/8/2017	2000	\$489,900	2 Blocks
3532 Old Archibald Ranch RD	ontario	4	3	0.17ac	3/21/2017	1990	\$499,999	4 Blocks
2848 Longhorn ST	ontario	4	3	0.15ac	2/7/2017	1990	\$519,990	3 Blocks

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	Beautiful executive style home located in the desirable Archibald Ranch Ontario Ca. This home features 4 good size bedrooms
Sale 2 Comments	ceiling windows to let in all of the wonderful sunlight. One main floor bedroom with wood laminate floors adjacent to a full
Sale 3 Comments	Spacious family room with brick fireplace and built in entertainment unit. Kitchen opens into family room.
List 1 Comments	spacious living room, family room with gas fireplace and 3 car-garages attached, a lot of storage, large 7,469 sqft., lot, park like back yard
List 2 Comments	dining area and family room with a rustic fireplace.*You'll love the gourmet kitchen with stainless steel appliances and walk in pantry
List 3 Comments	Beautiful home, great curb appeal, bedroom and full bathroom downstairs, high ceiling, shutters in formal living room

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:

QC Failure: * Is this a short sale? Please add comments as to why the subject is priced lower than your list price

Service Provider
Signature

/s/ Raylene Brooks

Service Provider
Company

Continental Realty

BPO Effective Date

3/30/2017

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:			\$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

**3233 North Shore Drive
Ontario, CA 91761**



Address



Side



Side



Street



Street



View across street



Comparable Sale #1

3224 S Arcadian Shores RD
ontario, CA 91761
Sale Date: 1/25/2017
Sale Price: \$465,000



Comparable Sale #2

3201 S North Shore DR
ontario, CA 91761
Sale Date: 2/17/2017
Sale Price: \$485,000



Comparable Sale #3

2980 Bronco DR
ontario, CA 91761
Sale Date: 12/5/2016
Sale Price: \$460,000



Comparable Listing #1

3062 E Thoroughbred ST
ontario, CA 91761
Current List: \$489,900



Comparable Listing #2

3532 Old Archibald Ranch RD
ontario, CA 91761
Current List: \$499,999



Comparable Listing #3

2848 Longhorn ST
ontario, CA 91761
Current List: \$519,990

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