

# Broker Price Opinion

 Exterior Inspection  
 Interior Inspection

Property Address: 1531 Glenwood Way	Vendor ID: 4153061
City, State, Zip: Upland, CA 91786	Deal Name:
Loan Number: 1531GlenwoodWay	Inspection Date: 1/24/2017
2nd Loan / Client #:	Subject APN: 1006-102-04-0000

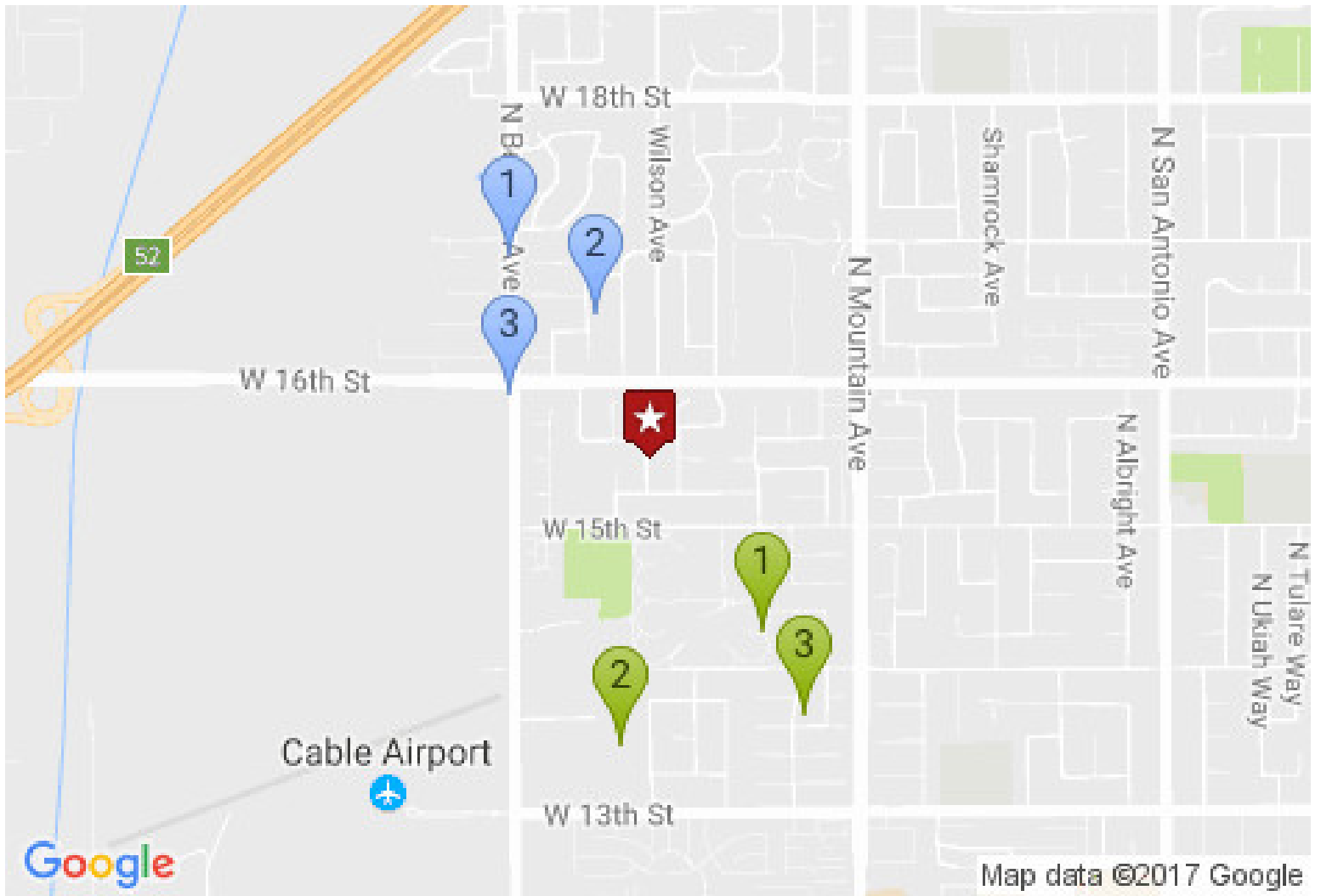
Property Occupancy Status: <input type="text" value="Owner"/>	Does the Property Appear Secure?: <input type="text" value="Yes"/>	Est. Monthly Rent: <input type="text" value="\$2,500"/>	Sold in the last 12 Months?: <input type="text" value="No"/>
Currently Listed: <input type="text" value="Yes"/>	Currently List Broker: REAL HOME SERVICES & SOLUTIONS	List Broker Contact #: (770) 225-0466	Sale Price: <input type="text"/>
Initial List Price: \$477,000	Initial List Date: 10/04/2016	Current List Price: \$477,000	DOM / CDOM: 18 / 113
Is the Subject Listing Currently Pending?: <input type="text" value="Yes"/>	Date of Contract: 12/21/2016	CDOM to Contract: 78	Sale Date: <input type="text"/>

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	1531 Glenwood Way Upland, CA 91786	1323 Bark CR Upland, CA 91786	1376 Wilson AV Upland, CA 91786	1369 Palomino AV Upland, CA 91786	1540 Rosewood ST Upland, CA 91786	1607 Glenwood AV Upland, CA 91786	1578 Mimosa CT Upland, CA 91786
Proximity		0.36 Miles	0.5 Miles	0.52 Miles	0.44 Miles	0.28 Miles	0.27 Miles
Sale/List Price		\$500,000	\$508,000	\$535,000	\$549,000	\$559,000	\$579,900
Sale Date		1/5/2017	12/16/2016	8/30/2016			
Price Per Sq.ft.	\$216.74	\$232.77	\$226.58	\$223.48	\$251.95	\$243.68	\$242.23
Initial List Price	\$477,000	\$500,000	\$508,000	\$535,000	\$549,000	\$659,000	\$579,900
Initial List Date	10/04/2016	10/2/2016	9/10/2016	6/2/2016	12/11/2016	12/15/2016	11/23/2016
Current/Final List	\$477,000	\$500,000	\$508,000	\$535,000	\$549,000	\$559,000	\$579,900
DOM/CDOM	18 / 113	93 / 93	96 / 96	88 / 88	43 / 43	39 / 39	31 / 31
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	2353	2148	2242	2394	2179	2294	2394
#Rooms/Bed/Bath 1	8 / 5 / 3.0	8 / 5 / 2.5	8 / 4 / 2.5	8 / 4 / 3.0	8 / 3 / 2.5	8 / 4 / 2.5	8 / 4 / 3.0
Year Built	1976	1978	1978	1977	1980	1978	1977
Bsmnt SF/% Finished							
Lot Size	0.17ac	0.13ac	0.19ac	0.21ac	0.21ac	0.23ac	0.22ac
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	In Ground	No / No	No / No	Yes / No	No / No	Yes / 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 Attached	2 Attached	2 Attached	2 Attached	3 Attached	3 Attached	2 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	Upland	Upland	Upland	Upland	Upland	Upland	Upland
School District	Upland	Upland	Upland	Upland	Upland	Upland	Upland
Data Source - ID	County Tax - 1006-102-04-0000	MLS - CV16750712	MLS - WS16149117	MLS - CV16149376	MLS - WS16753451	MLS - PW16763577	MLS - CV16748813

<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	<input type="text" value="\$510,000"/>	<input type="text" value="\$510,000"/>	<input type="text" value="\$55,000"/>
Recommended List Price	<input type="text" value="\$515,000"/>	<input type="text" value="\$515,000"/>	
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
•	1531 Glenwood Way	Upland	5	3	0.17ac		1976		
1	1323 Bark CR	Upland	5	2.5	0.13ac	1/5/2017	1978	\$500,000	0.36 Miles
2	1376 Wilson AV	Upland	4	2.5	0.19ac	12/16/2016	1978	\$508,000	0.5 Miles
3	1369 Palomino AV	Upland	4	3	0.21ac	8/30/2016	1977	\$535,000	0.52 Miles
1	1540 Rosewood ST	Upland	3	2.5	0.21ac	12/11/2016	1980	\$549,000	0.44 Miles
2	1607 Glenwood AV	Upland	4	2.5	0.23ac	12/15/2016	1978	\$559,000	0.28 Miles
3	1578 Mimosa CT	Upland	4	3	0.22ac	11/23/2016	1977	\$579,900	0.27 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	elegant back splash. Fresh paint inside and out gives warmth to the entire home. All three bathrooms have been recently upgraded. Newer
Sale 2 Comments	wait endlessly for lender approval. Featuring 4 bedrooms and 2 1/2 baths. Raised brick concrete leading to entrance, open floor
Sale 3 Comments	fireplace, wet bar and a grand view of the backyard, which leads out through the French Doors to the heated pool surrounded by a
List 1 Comments	spacious living room. Open kitchen with family rooms leads the way to the large backyard for great family fun. Wood floor through
List 2 Comments	hardwood and travertine tile flooring throughout the main level. Open concept floor plan with both formal and informal living/dining
List 3 Comments	immediately notice the beautiful leaded glass window, sweeping wrought iron staircase, wood stairs, built in display cabinet and custom

**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

1/24/2017

Service Provider Lic.  
Num.

01815084

**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:			\$0
<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:			\$0
Repair Total:			\$0



Subject Front

**1531 Glenwood Way  
Upland, CA 91786**



Address



Side



Side



Street



Street



View across street



**Comparable Sale #1**

1323 Bark CR  
Upland, CA 91786  
Sale Date: 1/5/2017  
Sale Price: \$500,000



**Comparable Sale #2**

1376 Wilson AV  
Upland, CA 91786  
Sale Date: 12/16/2016  
Sale Price: \$508,000



**Comparable Sale #3**

1369 Palomino AV  
Upland, CA 91786  
Sale Date: 8/30/2016  
Sale Price: \$535,000



**Comparable Listing #1**

1540 Rosewood ST  
Upland, CA 91786  
Current List: \$549,000



**Comparable Listing #2**

1607 Glenwood AV  
Upland, CA 91786  
Current List: \$559,000



**Comparable Listing #3**

1578 Mimosa CT  
Upland, CA 91786  
Current List: \$579,900

Neither Assurant Valuations nor any of its affiliates, members, managers or contractors makes any representation or warranty as to the accuracy or completeness of the information contained in this broker price opinion. You should use good faith efforts in determining that the content of all information to be provided to or obtained by you is accurate. This analysis has been performed by a licensed real estate professional and is intended for the benefit of the addressee only. The Brokers Price Opinion is not to be construed as an appraisal and may not be used as such for any purpose. The purpose of this BPO is to provide an estimate of the probable sales price of the property, utilizing the sales comparison approach methodology and will not be used for loan origination. This opinion may not be used by any party as the primary basis to determine the value of a parcel of real property for a mortgage loan origination, including first and second mortgages, refinances or equity lines of credit. Notwithstanding any preprinted language to the contrary, this opinion is not an appraisal of the market value of the property. If an appraisal is desired, the services of a licensed appraiser must be obtained.