

# Broker Price Opinion

 Exterior Inspection  
 Interior Inspection

Property Address: 420 Fuller Street	Vendor ID: 4434697
City, State, Zip: Corona, CA 92879	Deal Name:
Loan Number: 420FullerStreet	Inspection Date: 1/30/2018
2nd Loan / Client #:	Subject APN: 117-162-008

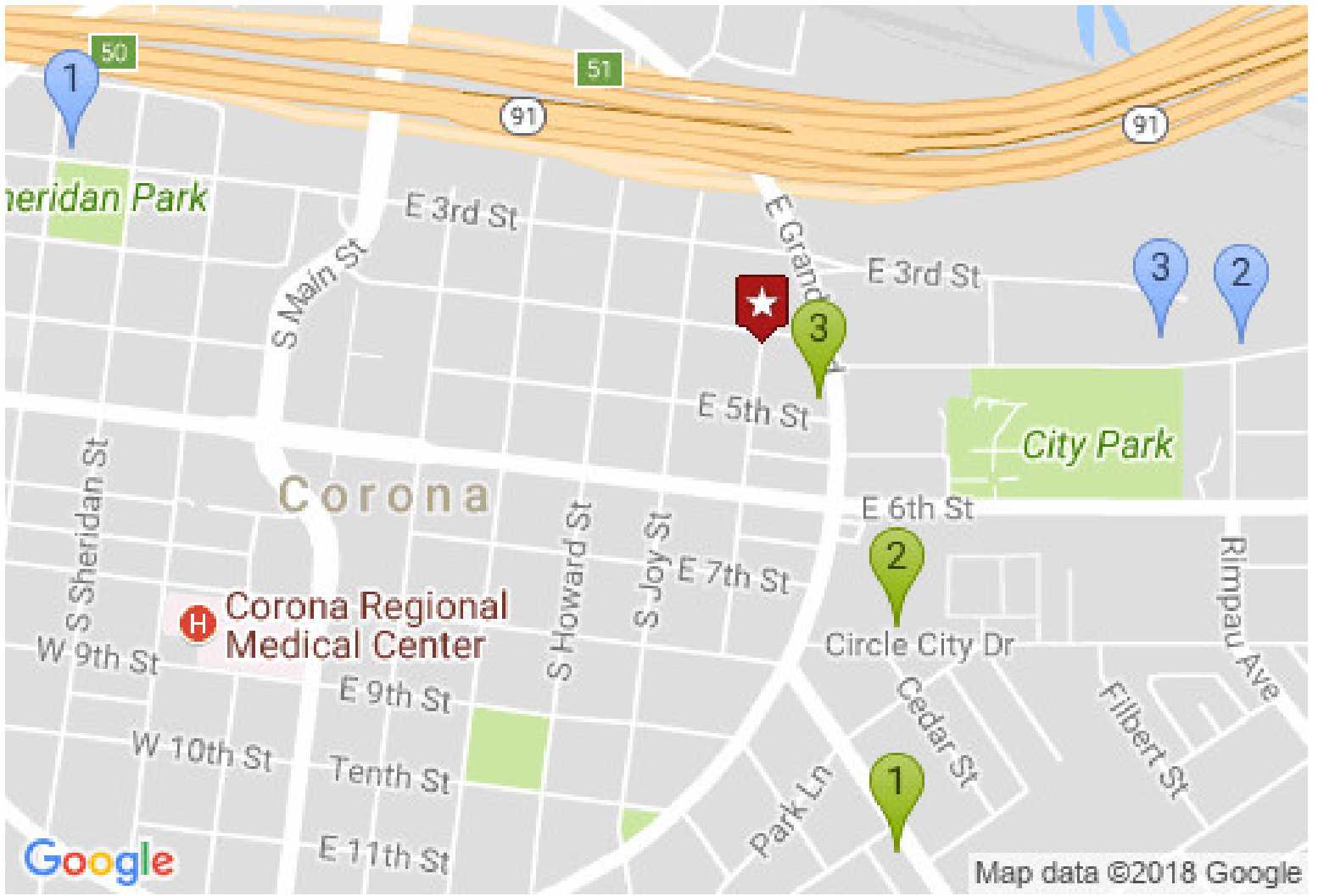
Property Occupancy Status: Owner	Does the Property Appear Secure?: Yes	Est. Monthly Rent: \$1,795	Sold in the last 12 Months?: No
Currently Listed: Yes	Currently List Broker: Liberty Investment Group	List Broker Contact #: 5624778983	Initial List Price: \$290,000
		Initial List Date: 1/18/2018	Current List Price: \$290,000
		DOM / CDOM: 8 / 8	Sale Price:
Is the Subject Listing Currently Pending?: Yes	Date of Contract: 1/26/2018	CDOM to Contract: 8	Sale Date:

Subject Property Comments / External Influences  
**Subject is located in a development with homes very similar. Based on exterior observation subject property Average condition**

	Subject	Sold Comp 1	Sold Comp 2	Sold Comp 3	List Comp 1	List Comp 2	List Comp 3
							
Address	420 Fuller Street Corona, CA 92879	1006 Fullerton Ave Corona, CA 92879	807 Circle City Dr Corona, CA 92879	422 E Grand Blvd Corona, CA 92879	223 S Merrill St Corona, CA 92882	1089 Quarry St Corona, CA 92879	1063 Quarry St Corona, CA 92879
Proximity		0.44 Miles	0.26 Miles	0.07 Miles	0.63 Miles	0.45 Miles	0.38 Miles
Sale/List Price		\$255,000	\$279,000	\$325,000	\$299,900	\$290,000	\$342,000
Sale Date		8/30/2017	3/3/2017	8/22/2017	active	active	active
Price Per Sq.ft.	\$318.68	\$340.91	\$315.61	\$386.90	\$367.52	\$322.22	\$313.76
Initial List Price	\$290,000	\$274,900	\$279,000	\$321,000	\$299,900	\$299,000	\$342,000
Initial List Date	1/18/2018	5/26/2017	1/17/2017	6/19/2017	11/15/2017	6/30/2017	11/18/2017
Current/Final List	\$290,000	\$274,900	\$279,000	\$321,000	\$299,900	\$290,000	\$342,000
DOM/CDOM	8 / 8	21 / 21	16 / 16	31 / 31	77 / 77	215 / 215	74 / 74
Sales Type		Fair Market	Fair Market	Fair Market	Fair Market	Fair Market	Fair Market
Finance Incentives	0	0	0	0	0	0	0
Living Area	910	748	884	840	816	900	1090
#Rooms/Bed/Bath 1	5 / 2 / 1	5 / 2 / 1	5 / 2 / 1	5 / 2 / 1	5 / 2 / 1	5 / 2 / 1	6 / 3 / 1
Year Built	1905	1927	1951	1928	1918	1951	1962
Bsmnt SF/% Finished							
Lot Size	0.18ac	0.17ac	0.15ac	0.1ac	0.17ac	0.23ac	0.14ac
Property Type	SF Detach	SF Detach	SF Detach	SF Detach	SF Detach	SF Detach	SF Detach
Style / Quality	Ranch / Q4	Ranch / Q4	Ranch / Q4	Ranch / Q4	Ranch / Q4	Ranch / Q4	Ranch / Q4
# of Units	1	1	1	1	1	1	1
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	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	1 Carport	1 Attached	2 Attached	1 Attached	2 Carport	1 Carport	1 Carport
Other Features	NONE	NONE	NONE	NONE	NONE	NONE	NONE
HOA Fees	0/mo	0/yr	0/yr	0/yr	0/yr	0/yr	0/yr
Subdivision	Corona	Corona-Norco Unified	Gianni Villas	Corona-Norco Unified	Corona-Norco Unified	Corona-Norco Unified	Corona
School District	Corona	Corona-Norco Unified	Corona-Norco Unified	Corona-Norco Unified	Corona-Norco Unified	Corona-Norco Unified	Corona-Norco Unified

Common Amenities							
Data Source - ID	County Tax -	MLS - IG17118046	MLS - IV17011106	MLS - OC17138597	MLS - CV17258442	MLS - IG17148843	MLS - IG17257060

<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	\$290,000	\$290,000	\$10,899
Recommended List Price	\$300,000	\$300,000	
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
•	420 Fuller Street	Corona	2	1	0.18ac		1905		
1	1006 Fullerton Ave	Corona	2	1	0.17ac	8/30/2017	1927	\$255,000	0.44 Miles
2	807 Circle City Dr	Corona	2	1	0.15ac	3/3/2017	1951	\$279,000	0.26 Miles
3	422 E Grand Blvd	Corona	2	1	0.1ac	8/22/2017	1928	\$325,000	0.07 Miles
1	223 S Merrill St	Corona	2	1	0.17ac	11/15/2017	1918	\$299,900	0.63 Miles
2	1089 Quarry St	Corona	2	1	0.23ac	6/30/2017	1951	\$290,000	0.45 Miles
3	1063 Quarry St	Corona	3	1	0.14ac	11/18/2017	1962	\$342,000	0.38 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	Property is inferior in GLA, similar in lot size, superior in year built, similar in condition and similar in bed count to the subject. Adjustment: GLA: \$3,240 Comments ; Garage: -\$5,000; Carport: ; \$2,500; Year Built: -\$330 ;. Total Adjustment: \$410 ;Net Adjustment: \$255,410.
Sale 2	Property is similar in GLA, similar in lot size, superior in year built, similar in condition and similar in bed count to the subject. Adjustment: Garage: - Comments \$10,000 ; Carport: \$2,500; Year Built: -\$690 ;. Total Adjustment: -\$8,190 ;Net Adjustment: \$270,810 .
Sale 3	Property is similar in GLA, superior in year built, similar in condition, inferior in lot size and similar in bed count to the subject. Adjustment: Garage: - Comments \$5,000; Carport: \$2,500 ; Condition: \$30,000; Lot Size: \$80 ; Year Built: -\$345 ;. Total Adjustment: \$27,235;Net Adjustmen
List 1	Property is similar in GLA, similar in bed count, similar in lot size, similar in condition and superior in year built to the subject. Adjustment: Carport: Comments \$2,500 ; Year Built: -\$195;. Total Adjustment: \$2,305;Net Adjustment: \$302,205 .
List 2	Property is similar in GLA, similar in condition, superior in lot size, superior in year built and similar in bed count to the subject. Adjustment: Carport: Comments \$2,500; Lot Size: -\$20 ; Year Built: -\$690 ;. Total Adjustment: \$1,790;Net Adjustment: \$291,790 .
List 3	Property is superior in GLA, superior in year built, superior in bed count, similar in condition and similar in lot size to the subject. Adjustment: GLA: - Comments \$3,600; Bed: -\$4,000; Carport: \$2,500 ; Condition: \$17,000;Year Built: -\$855 ;. Total Adjustment: \$12,755;Net Adjustment: \$3

**Comments:**

## Service Provider Comments:

Subject's final value represents a value with normal marketing time and based on the most similar and proximate comps in this report. I have searched a distance up to 1 mile, gla +/- 20% sqft, lot size 30% +/- sq ft, age 10% +/- yrs and up to 12 months in time. There were limited comparables available. Therefore I was forced to exceed year built, GLA, lot size, proximity and bed/ bath count. Subject is currently listed as a Standard sale. I viewed the photos and could see the property needs some updating. It is in Average condition. Due to lack of recent sales in the subject's immediate area, needed to extend search beyond 6 months.

## Vendor Comments:

Service Provider  
Signature

/s/ CHRIS ESTEVEZ

Service Provider  
Company

Home Advisors Real Estate

BPO Effective Date

1/31/2018

Service Provider Lic.  
Num.

01856462

**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

**420 Fuller Street  
Corona, CA 92879**



Address



Side



Side



Street



Street



View across street



**Comparable Sale #1**

1006 Fullerton Ave  
Corona, CA 92879  
Sale Date: 8/30/2017  
Sale Price: \$255,000



**Comparable Sale #2**

807 Circle City Dr  
Corona, CA 92879  
Sale Date: 3/3/2017  
Sale Price: \$279,000



**Comparable Sale #3**

422 E Grand Blvd  
Corona, CA 92879  
Sale Date: 8/22/2017  
Sale Price: \$325,000



**Comparable Listing #1**

223 S Merrill St  
Corona, CA 92882  
Current List: \$299,900



**Comparable Listing #2**

1089 Quarry St  
Corona, CA 92879  
Current List: \$290,000



**Comparable Listing #3**

1063 Quarry St  
Corona, CA 92879  
Current List: \$342,000

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