

# Broker Price Opinion

 Exterior Inspection  
 Interior Inspection

Property Address: 4258 Larchwood Pl	Vendor ID: 4372683
City, State, Zip: Riverside, CA 92506	Deal Name:
Loan Number: 4358LarchwoodPl	Inspection Date: 11/09/2017
2nd Loan / Client #:	Subject APN: 217-182-016

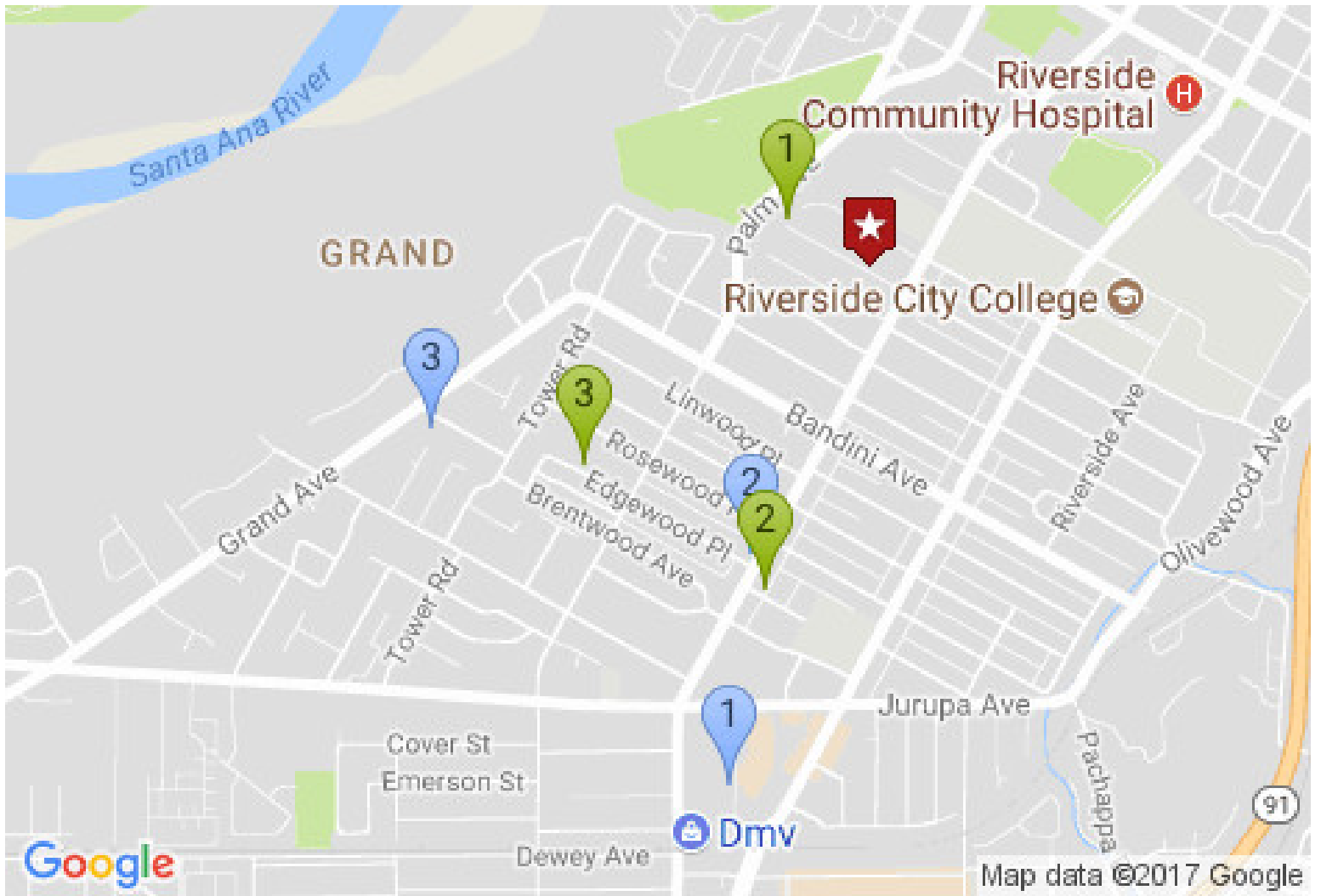
Property Occupancy Status: Unknown	Does the Property Appear Secure?: Yes	Est. Monthly Rent: \$750	Sold in the last 12 Months?: No
Currently Listed: No	List Broker Contact #:	Current List Price:	Sale Price:
Is the Subject Listing Currently Pending?:	Date of Contract:	CDOM to Contract:	Sale Date:

Subject Property Comments / External Influences

Small home located in Riverside

	Subject	Sold Comp 1	Sold Comp 2	Sold Comp 3	List Comp 1	List Comp 2	List Comp 3
Address	4258 Larchwood Pl Riverside, CA 92506	4501 Larchwood Pl Riverside, CA 92506	4077 Garden Home Ct Riverside, CA 92506	4617 Edgewood Pl Riverside, CA 92506	6159 Nogales St Riverside, CA 92506	5749 Brockton Ave Riverside, CA 92506	4876 Charlotte Way Riverside, CA 92504
Proximity		0.15 Miles	0.57 Miles	0.58 Miles	0.93 Miles	0.52 Miles	0.79 Miles
Sale/List Price		\$201,000	\$245,000	\$280,000	\$289,500	\$320,000	\$240,000
Sale Date		10/10/2017	6/29/2017	7/28/2017	active	active	pending
Price Per Sq.ft.	\$545.45	\$268.00	\$378.09	\$397.73	\$347.96	\$325.20	\$316.21
Initial List Price		\$185,000	\$244,900	\$280,000	\$289,500	\$320,000	\$240,000
Initial List Date		9/8/2017	4/28/2017	6/15/2017	10/18/2017	11/7/2017	10/13/2017
Current/Final List		\$185,000	\$244,900	\$280,000	\$289,500	\$320,000	\$240,000
DOM/CDOM		4 / 4	17 / 17	11 / 11	22 / 22	1 / 1	27 / 27
Sales Type		Fair Market	Fair Market	Fair Market	Fair Market	Fair Market	Fair Market
Finance Incentives		0	0	0	0	0	0
Living Area	440	750	648	704	832	984	759
#Rooms/Bed/Bath 1	3 / 2 / 1	3 / 1 / 1	3 / 2 / 1	3 / 2 / 1	4 / 3 / 1	3 / 2 / 1	3 / 2 / 1
Year Built	1920	1920	1924	1927	1928	1924	1926
Bsmnt SF/% Finished							
Lot Size	0.16ac	0.15ac	0.04ac	0.11ac	0.12ac	0.1ac	0.27ac
Property Type	SF Detach	SF Detach	SF Detach	SF Detach	SF Detach	SF Detach	SF Detach
Style / Quality	Single Story / Q4	Single Story / Q4	Single Story / Q3	Single Story / Q3	Single Story / Q4	Single Story / Q3	Single Story / Q4
# of Units	1	1	1	1	1	1	1
Condition	C4	C4	C3	C3	C4	C3	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 Detached	None	1 Attached	1 Detached	2 Detached	1 Detached	1 Detached
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	Arroyo Crest	Arroyo Crest	Arroyo Crest	Arroyo Crest	Arroyo Crest	Arroyo Crest	Arroyo Crest
School District	Riverside	Riverside	Riverside	Riverside	Riverside	Riverside	Riverside
Data Source - ID	County Tax - n/a	MLS - IV17207965	MLS - IV17092666	MLS - IV17137463	MLS - IV17240437	MLS - IG17253653	MLS - IV17237536

<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	\$240,000	\$240,000	\$70,000
Recommended List Price	\$240,000	\$240,000	
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
•	4258 Larchwood Pl	Riverside	2	1	0.16ac		1920		
1	4501 Larchwood Pl	Riverside	1	1	0.15ac	10/10/2017	1920	\$201,000	0.15 Miles
2	4077 Garden Home Ct	Riverside	2	1	0.04ac	6/29/2017	1924	\$245,000	0.57 Miles
3	4617 Edgewood Pl	Riverside	2	1	0.11ac	7/28/2017	1927	\$280,000	0.58 Miles
1	6159 Nogales St	Riverside	3	1	0.12ac	10/18/2017	1928	\$289,500	0.93 Miles
2	5749 Brockton Ave	Riverside	2	1	0.1ac	11/7/2017	1924	\$320,000	0.52 Miles
3	4876 Charlotte Way	Riverside	2	1	0.27ac	10/13/2017	1926	\$240,000	0.79 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	Come take a look at this quaint, A-frame style, custom home. Nestled at the end of Larchwood in the highly desirable Wood Streets neighborhood, this home boasts a ton of potential
Sale 2 Comments	This beautiful home has been extensively remodeled,, With 2 bedrooms and 1 bath, 648 sqft and a postage stamp lot, this home has very little yard maintenance. Located on a quiet neighborhood, adjacent to the Woods Streets. The kitchen has been remodeled with new cabinetry, granit
Sale 3 Comments	Small but mighty, 704sqft 2 bedroom and 1 bathroom craftsman style home with all the upgrades to bring this to the modern era. Cute little kitchen with quartz countertops and new cabinets. All new electrical put in recently. New main line put in a couple years ago.
List 1 Comments	Location ! Location ! Craftsman Style Home. Most sought after Poly school district. Very close to Riverside Plaza, walking distance to grocery shopping and public transportation.This is ideal for the first time buyer. Bring your approved 0 Down Calhfa buyer's .
List 2 Comments	Cozy home in the Wood Streets area of Riverside.
List 3 Comments	Investor's Dream!!!!... Bring your tool belt, hammer and nails. This can be an amazing property in a Great neighborhood.

**Comments:**

## Service Provider Comments:

Based on exterior street views of subject property appears to be much smaller than the average home in the area. Search was expanded in order to obtain comparables in subject area. Based on market trends subject area is stable and steady with limited distressed properties on the market. Equal weight was given to listings due to sold comps low DOM. Greatest weight was given to Sale 2 and List 3 when pricing the subject.

## Vendor Comments:

Service Provider  
Signature

/s/ Abnash Sambhi

Service Provider  
Company

Elite REO Services

BPO Effective Date

11/10/2017

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

**4258 Larchwood Pl  
Riverside, CA 92506**



Address



Side



Side



Street



Street



View across street



**Comparable Sale #1**

4501 Larchwood Pl  
Riverside, CA 92506  
Sale Date: 10/10/2017  
Sale Price: \$201,000



**Comparable Sale #2**

4077 Garden Home Ct  
Riverside, CA 92506  
Sale Date: 6/29/2017  
Sale Price: \$245,000



**Comparable Sale #3**

4617 Edgewood Pl  
Riverside, CA 92506  
Sale Date: 7/28/2017  
Sale Price: \$280,000



**Comparable Listing #1**

6159 Nogales St  
Riverside, CA 92506  
Current List: \$289,500



**Comparable Listing #2**

5749 Brockton Ave  
Riverside, CA 92506  
Current List: \$320,000



**Comparable Listing #3**

4876 Charlotte Way  
Riverside, CA 92504  
Current List: \$240,000

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