



Broker Price Opinion

Exterior Inspection
 Interior Inspection

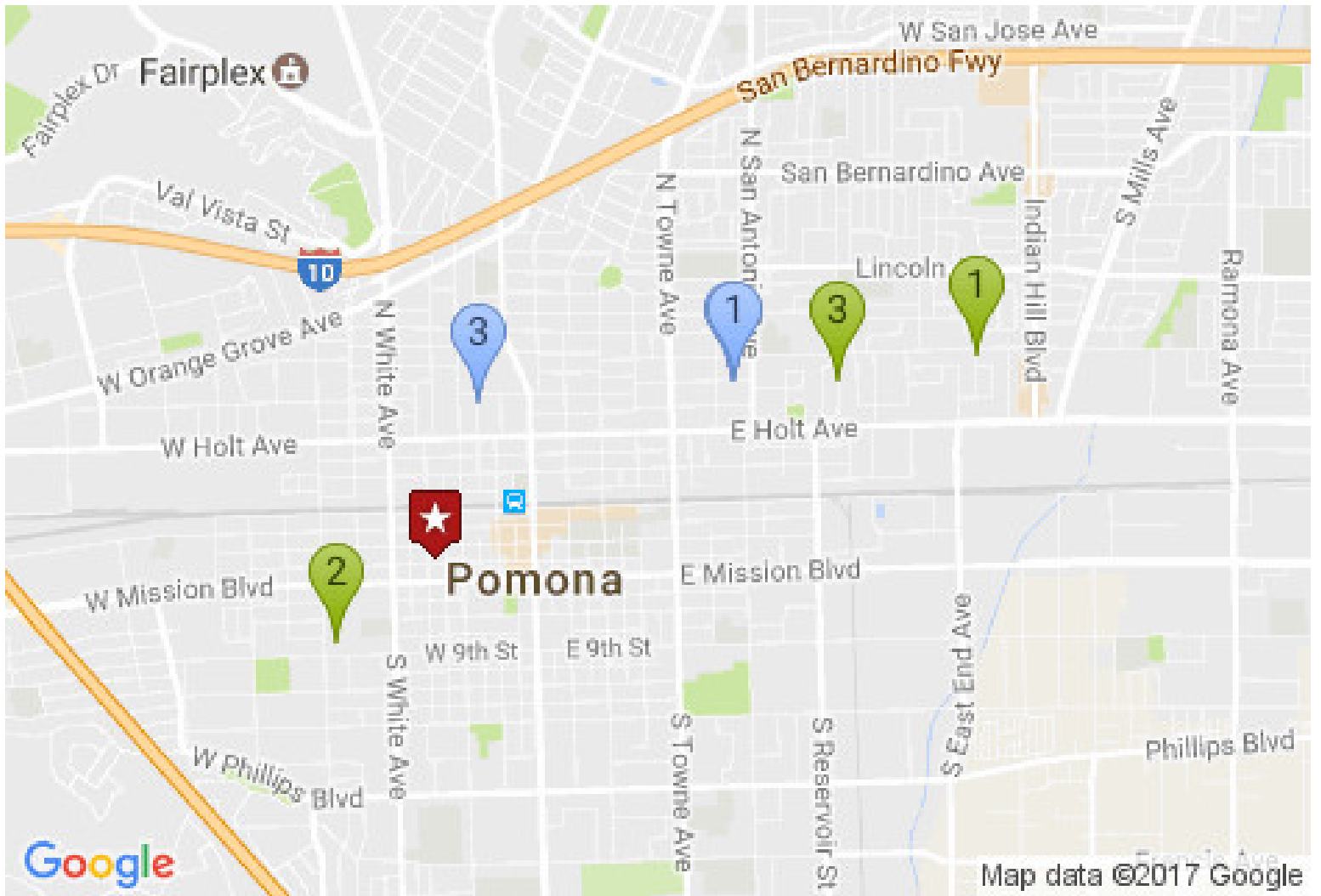
Property Address: 661 W 4th St	Vendor ID: 4160670
City, State, Zip: Pomona, CA 91766	Deal Name:
Loan Number: 661W4thSt	Inspection Date: 2/02/2017
2nd Loan / Client #:	Subject APN: 8341-006-018

Property Occupancy Status: Tenant	Does the Property Appear Secure?: Yes	Est. Monthly Rent: \$3,000	Sold in the last 12 Months?: No
Currently Listed: Yes	Currently List Broker: First Team Real Estate	List Broker Contact #: (714) 996-6070	Initial List Price: \$425,000
	Initial List Date: 12/31/2016	Current List Price: \$425,000	DOM / CDOM: 34 / 34
Is the Subject Listing Currently Pending?: No	Date of Contract:	CDOM to Contract:	Sale Price:
			Sale Date:

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	661 W 4th St Pomona, CA 91766	778 Karesh AV Pomona, CA 91766	1059 W 8th ST Pomona, CA 91766	735 Washington AV Pomona, CA 91766	753 San Francisco AV Pomona, CA 91766	747 San Francisco AV Pomona, CA 91766	662 N Gordon ST Pomona, CA 91766
Proximity		2.04 Miles	0.44 Miles	1.56 Miles	1.24 Miles	1.23 Miles	0.59 Miles
Sale/List Price		\$665,000	\$635,000	\$675,000	\$699,999	\$699,999	\$685,000
Sale Date		6/17/2016	9/25/2016	7/18/2016			
Price Per Sq.ft.	\$242.17	\$249.25	\$181.43	\$184.73	\$276.35	\$191.15	\$179.13
Initial List Price	\$425,000	\$665,000	\$635,000	\$675,000	\$699,999	\$699,999	\$685,000
Initial List Date	12/31/2016	3/22/2016	6/20/2016	4/10/2016	1/3/2016	12/11/2016	1/21/2017
Current/Final List	\$425,000	\$665,000	\$635,000	\$675,000	\$699,999	\$699,999	\$685,000
DOM/CDOM	34 / 34	86 / 86	95 / 95	98 / 98	29 / 29	52 / 52	11 / 11
Sales Type		Fair Market	Fair Market	Fair Market	Fair Market	Fair Market	Fair Market
Living Area	2746	2668	3500	3654	2533	3662	3824
#Rooms/Bed/Bath 1	5 / 3 / 1.0	3 / 2 / 1.0	4 / 2 / 1.0	4 / 2 / 1.0	3 / 1 / 1.0	3 / 1 / 1.0	4 / 2 / 1.0
#Rooms/Bed/Bath 2	3 / 1 / 1.0	3 / 2 / 1	4 / 2 / 1	4 / 2 / 1	5 / 3 / 1	3 / 2 / 1	4 / 2 / 1
#Rooms/Bed/Bath 3	3 / 1 / 1.0	4 / 2 / 1	4 / 2 / 1	4 / 2 / 1	4 / 2 / 1	3 / 2 / 1	4 / 2 / 1
#Rooms/Bed/Bath 4	3 / 1 / 1.0	4 / 2 / 1	4 / 2 / 1	4 / 2 / 1	4 / 2 / 1	3 / 2 / 1	4 / 2 / 1
Year Built	1951	1961	1964	1963	1946	1925	1983
Bsmnt SF/% Finished							
Lot Size	0.18ac	0.16ac	0.22ac	0.14ac	0.26ac	0.27ac	0.20ac
Property Type	4 unit	4 unit	4 unit	4 unit	4 unit	4 unit	4 unit
Style / Quality	Multi-Unit / Q4	Multi-Unit / Q4	Multi-Unit / Q4	Multi-Unit / Q4	Multi-Unit / Q4	Multi-Unit / Q4	Multi-Unit / Q4
# of Units	1	4	4	4	4	4	4
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	Yes / Yes / No	Yes / Yes / No	Yes / Yes / No	Yes / Yes / No	Yes / Yes / No	Yes / Yes / No	Yes / Yes / No
Fireplace	No	No	No	No	No	No	No
Garage	None	None	None	None	None	None	None
Other Features	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Subdivision	Pomona	Pomona	Pomona	Pomona	Pomona	Pomona	Pomona
Rent Potential	\$3,000	\$3,000	\$3,000	\$3,000	\$3,000	\$3,000	\$3,000
Annual Gross Income	\$36,000	\$36,000	\$36,000	\$36,000	\$36,000	\$36,000	\$36,000
Likely Sale Price					\$685,999	\$685,999	\$671,300
Gross Rent Multiplier	18.47	1.47	1.63	1.75	1.05	1.05	1.64
School District	Pomona	Pomona	Pomona	Pomona	Pomona	Pomona	Pomona
Data Source - ID	County Tax -	MLS - WS16132080	MLS - IV16101167	MLS - CV16139936	MLS - CV16725048	MLS - CV16200058	MLS - CV17018744

Market Time 90-120 days	As-Is Price Estimate	As-Repaired Price Estimate	Land Only Price
Anticipated Sale Price	\$665,000	\$665,000	\$75,000
Recommended List Price	\$670,000	\$670,000	
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
661 W 4th St	Pomona	6	4	0.18ac		1951		
778 Karesh AV	Pomona	8	4	0.16ac	6/17/2016	1961	\$665,000	2.04 Miles
1059 W 8th ST	Pomona	8	4	0.22ac	9/25/2016	1964	\$635,000	0.44 Miles
735 Washington AV	Pomona	8	4	0.14ac	7/18/2016	1963	\$675,000	1.56 Miles
753 San Francisco AV	Pomona	8	4	0.26ac	1/3/2016	1946	\$699,999	1.24 Miles
747 San Francisco AV	Pomona	7	4	0.27ac	12/11/2016	1925	\$699,999	1.23 Miles
662 N Gordon ST	Pomona	8	4	0.20ac	1/21/2017	1983	\$685,000	0.59 Miles

Neighborhood Data:

Location Type: Market Trend: Economic Trend: Neighborhood Trend:

Housing Supply: Crime/Vandalism: REO Driven? Avg Age of Home:

Sale to List Ratio: Neighborhood Pride of Ownership: Avg Marketing Time of Comparable Listings:

Price Range: to Median Price: Predominate Value: Average DOM:

% Owners: % Tenants: 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	the property consists of 100 percent two-bedroom/one-bathroom single-story units. The total lot size is 7,055 square feet with 2,668 rentable square feet.
Sale 2 Comments	Natural Gas Available, Sewer Connected, Water Connected
Sale 3 Comments	Units have been well maintained and cared for. There are tile flooring in 3 of the 4-units, Many upgrades completed throughout the
List 1 Comments	Excellent 4-unit residential property for sale. Great mix of units, (1) 1-Bedroom apartment, (1) 3-bedroom apartment, and (2) 2-bedroom apartments
List 2 Comments	additional parking on premises. Each unit is separately metered. Each tenant pays their own gas and electric utilities
List 3 Comments	CLEAN FOURPLEX, BUILT IN 1983. PRIDE OF OWNERSHIP HERE. 3824 TOTAL SF. EACH UNIT 2BED 1BATH

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

2/2/2017

Service Provider Lic.
Num.

01815084

Repairs

Recommended 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

**661 W 4th St
Pomona, CA 91766**



Address



Side



Side



Street



Street



View across street



Comparable Sale #1

778 Karesh AV
Pomona, CA 91766
Sale Date: 6/17/2016
Sale Price: \$665,000



Comparable Sale #2

1059 W 8th ST
Pomona, CA 91766
Sale Date: 9/25/2016
Sale Price: \$635,000



Comparable Sale #3

735 Washington AV
Pomona, CA 91766
Sale Date: 7/18/2016
Sale Price: \$675,000



Comparable Listing #1

753 San Francisco AV
Pomona, CA 91766
Current List: \$699,999



Comparable Listing #2

747 San Francisco AV
Pomona, CA 91766
Current List: \$699,999



Comparable Listing #3

662 N Gordon ST
Pomona, CA 91766
Current List: \$685,000

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