

# Broker Price Opinion

 Exterior Inspection  
 Interior Inspection

Property Address: 868 W 3rd St	Vendor ID: 4304449
City, State, Zip: Pomona, CA 91766	Deal Name:
Loan Number: 868 W 3RD ST	Inspection Date: 8/03/2017
2nd Loan / Client #:	Subject APN: 8342-007-014

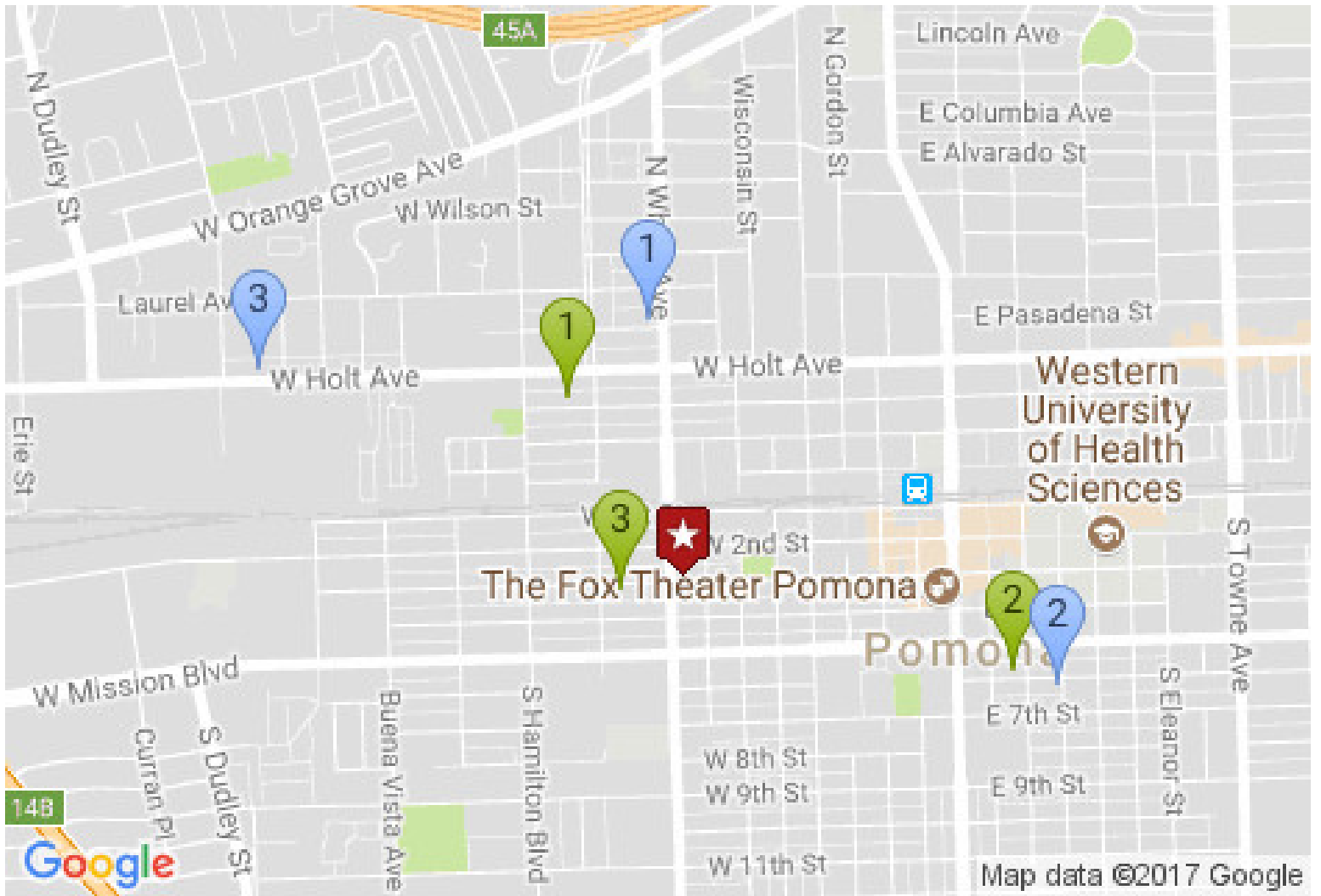
Property Occupancy Status: Vacant	Does the Property Appear Secure?: Yes	Est. Monthly Rent: \$1,300	Sold in the last 12 Months?: No
Currently Listed: Yes	Currently List Broker: Vertical Real Estate	List Broker Contact #: 6198192797	Sale Price:
Initial List Price: \$299,000	Initial List Date: 7/22/2017	Current List Price: \$299,000	DOM / CDOM: 12 / 12
Is the Subject Listing Currently Pending?: No	Date of Contract:	CDOM to Contract:	Sale Date:

Subject Property Comments / External Influences

conforms well

	Subject	Sold Comp 1	Sold Comp 2	Sold Comp 3	List Comp 1	List Comp 2	List Comp 3
Address	868 W 3rd St Pomona, CA 91766	739 W Center St Pomona, CA 91768	275 E 6th St Pomona, CA 91766	986 W 3rd St Pomona, CA 91766	621 William St Pomona, CA 91766	384 E 6th St Pomona, CA 91766	1343 W Holt Ave Pomona, CA 91768
Proximity		0.4 Miles	0.59 Miles	0.12 Miles	0.48 Miles	0.67 Miles	0.85 Miles
Sale/List Price		\$325,000	\$360,000	\$355,000	\$345,000	\$365,000	\$380,000
Sale Date		5/5/2017	8/1/2017	6/16/2017			
Price Per Sq.ft.	\$280.10	\$274.96	\$321.43	\$310.86	\$276.66	\$289.68	\$322.03
Initial List Price	\$299,000	\$325,000	\$379,000	\$339,000	\$345,000	\$365,000	\$395,000
Initial List Date	7/22/2017	2/10/2017	3/24/2017	5/18/2017	7/25/2017	5/30/2017	4/15/2017
Current/Final List	\$299,000	\$325,000	\$365,000	\$350,000	\$345,000	\$365,000	\$380,000
DOM/CDOM	12 / 12	4 / 4	81 / 81	5 / 5	8 / 8	68 / 68	112 / 112
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	1196	1182	1120	1142	1247	1260	1180
#Rooms/Bed/Bath 1	5 / 3 / 1	5 / 3 / 1	5 / 3 / 2	5 / 2 / 2	5 / 3 / 1	5 / 2 / 1	5 / 3 / 2
Year Built	1910	1903	1921	1928	1910	1897	1944
Bsmnt SF/% Finished							
Lot Size	0.18ac	0.14ac	0.18ac	0.14ac	0.19ac	0.18ac	0.17ac
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 / Q4	Single Story / Q4	Single Story / Q4	Single Story / Q4	Single Story / Q4
# of Units	1	1	1	1	1	1	1
Condition	C4	C4	C3	C3	C4	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	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
HOA Fees	0/mo	0/yr	0/yr	0/yr	0/yr	0/yr	0/yr
Subdivision	Pomona	Pomona	Pomona	Pomona	Pomona	Pomona	Pomona
School District	Pomona Unified	Pomona Unified	Pomona Unified	Pomona Unified	Pomona Unified	Los Angeles Unified	Pomona Unified
Data Source - ID	County Tax - OC17168169	MLS - CV17011199	MLS - IG17061285	MLS - IV17110399	MLS - CV17142029	MLS - RS17119503	MLS - PW17079145

<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	\$335,000	\$355,000	\$55,000
Recommended List Price	\$340,000	\$360,000	
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
•	868 W 3rd St	Pomona	3	1	0.18ac		1910		
1	739 W Center St	Pomona	3	1	0.14ac	5/5/2017	1903	\$325,000	0.4 Miles
2	275 E 6th St	Pomona	3	2	0.18ac	8/1/2017	1921	\$360,000	0.59 Miles
3	986 W 3rd St	Pomona	2	2	0.14ac	6/16/2017	1928	\$355,000	0.12 Miles
1	621 William St	Pomona	3	1	0.19ac	7/25/2017	1910	\$345,000	0.48 Miles
2	384 E 6th St	Pomona	2	1	0.18ac	5/30/2017	1897	\$365,000	0.67 Miles
3	1343 W Holt Ave	Pomona	3	2	0.17ac	4/15/2017	1944	\$380,000	0.85 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	is one of the cheapest 3 bed 1 bath homes in the entire city of Pomona!! And it's fully remodeled!!! Plus it has a bonus room that
Sale 2 Comments	Fully remodeled, SFR, 3 bedrooms and 2 bathrooms The property has fresh new paint inside as well as on the exterior, laminate and tile flooring
Sale 3 Comments	breakfast room, formal dining room, Living room with charming tiled fireplace, wood or gas starter, large remodeled bathroom with
List 1 Comments	Some of the other features include bay windows, laminate wood flooring, forced air heating
List 2 Comments	MLS shows 3 bedroom(tax shows 2 bedroom). Formal dining area, nice size backyard
List 3 Comments	Unique Owner-User or Investment Opportunity in the heart of Pomona. Located on Holt Ave, one of the busiest streets in the City.

**Comments:**

Service Provider Comments:

per instructions \*The client is focused on the AS-REPAIRED VALUE for this valuation. Please provide only comps that are in good, marketable condition 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

8/4/2017

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:			
External Repairs		Comment	Total
Roof	roof inspection and fix if needed		\$4,000
Siding/Trim			\$0
Structural			\$0
Windows/Doors	replace broken missing windows		\$1,500
Paint	neutral paint and trim		\$7,000
Foundation			\$0
Garage			\$0
Landscaping			\$0
Fence			\$0
Other			\$0
External Repair Total:			\$12,500
Repair Total:			\$12,500



Subject Front

**868 W 3rd St  
Pomona, CA 91766**



Address



Side



Side



Street



Street



View across street



**Comparable Sale #1**

739 W Center St  
Pomona, CA 91768  
Sale Date: 5/5/2017  
Sale Price: \$325,000



**Comparable Sale #2**

275 E 6th St  
Pomona, CA 91766  
Sale Date: 8/1/2017  
Sale Price: \$360,000



**Comparable Sale #3**

986 W 3rd St  
Pomona, CA 91766  
Sale Date: 6/16/2017  
Sale Price: \$355,000



**Comparable Listing #1**

621 William St  
Pomona, CA 91766  
Current List: \$345,000



**Comparable Listing #2**

384 E 6th St  
Pomona, CA 91766  
Current List: \$365,000



**Comparable Listing #3**

1343 W Holt Ave  
Pomona, CA 91768  
Current List: \$380,000

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