

Broker Price Opinion

Property Address: 8810 Banyan Street	Vendor ID: 4483473
City, State, Zip: Rancho Cucamonga, CA 91701	Deal Name:
Loan Number: 8810BanyanStreet	Inspection Date: 3/20/2018
2nd Loan / Client #:	Subject APN: 1062-291-23-0000

Property Occupancy Status: Unknown	Does the Property Appear Secure?: Yes	Est. Monthly Rent: \$3,100	Sold in the last 12 Months?: No
Currently Listed: No	List Broker Contact #:	Initial List Price:	Initial List Date:
Current List Price:	DOM / CDOM:	Sale Price:	Sale Date:
Is the Subject Listing Currently Pending?:	Date of Contract:	CDOM to Contract:	

Subject Property Comments / External Influences

Based on agent's exterior drive by inspection, no necessary repairs were observed or noted as of the date of inspection.

	Subject	Sold Comp 1	Sold Comp 2	Sold Comp 3	List Comp 1	List Comp 2	List Comp 3
							
Address	8810 Banyan Street Rancho Cucamonga, CA 91701	5830 Sacramento Ave Rancho Cucamonga, CA 91701	6088 Vineyard Ave Rancho Cucamonga, CA 91701	8650 Beechwood Dr Rancho Cucamonga, CA 91701	5569 Topaz St Alta Loma, CA 91701	6148 Balboa Ct Rancho Cucamonga, CA 91701	8554 Hillside Rd Rancho Cucamonga, CA 91701
Proximity		0.34 Miles	0.14 Miles	0.59 Miles	0.72 Miles	0.22 Miles	0.83 Miles
Sale/List Price		\$715,000	\$749,000	\$754,000	\$740,000	\$760,000	\$795,000
Sale Date		1/18/2018	10/16/2017	12/12/2017	active	active	active
Price Per Sq.ft.	\$242.49	\$268.09	\$249.09	\$301.12	\$263.35	\$265.73	\$308.86
Initial List Price		\$715,000	\$788,888	\$749,000	\$740,000	\$720,000	\$795,000
Initial List Date		1/9/2018	5/8/2017	10/6/2017	2/4/2018	3/6/2018	3/7/2018
Current/Final List		\$715,000	\$749,000	\$749,000	\$740,000	\$760,000	\$795,000
DOM/CDOM		105 / 1	128 / 128	43 / 43	44 / 44	14 / 14	13 / 13
Sales Type		Fair Market	Fair Market	REO	Fair Market	Fair Market	Fair Market
Finance Incentives		0	0	0	0	0	0
Living Area	2961	2667	3007	2504	2810	2860	2574
#Rooms/Bed/Bath 1	8 / 4 / 2.5	9 / 4 / 3	8 / 3 / 2.5	7 / 4 / 2	9 / 5 / 3	7 / 3 / 2.5	9 / 4 / 2.5
Year Built	1978	1976	1986	1978	1978	1985	1977
Bsmnt SF/% Finished							
Lot Size	0.46ac	0.52ac	0.47ac	0.6ac	0.51ac	0.24ac	0.58ac
Property Type	SF Detach	SF Detach	SF Detach	SF Detach	SF Detach	SF Detach	SF Detach
Style / Quality	Single Story / Q4	2-Story Conv / Q4	2-Story Conv / Q4	Ranch / Q4	2-Story Conv / Q4	Ranch / Q4	Ranch / Q4
# of Units	1	1	1	1	1	1	1
Condition	C4	C4	C3	C3	C4	C4	C4
Pool/Spa	None	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	3 Attached	3 Attached	3 Attached	3 Attached	3 Attached	3 Attached
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	Alta Loma	Alta Loma	Alta loma	Alta Loma	Alta Loma	Alta	King Ranch
School District	Chaffey	Chaffey Joint Union High	Chaffey Joint Union High	Alta Loma	Alta Loma	Alta Loma	Chaffey Joint Union High
Common Amenities							
Data Source - ID	County Tax - none	MLS - CV17274008	MLS - TR17101121	MLS - IV17230130	MLS - CV18026213	MLS - IG18049362	MLS - CV18052434

Market Time 90-120 days

As-Is Price Estimate

As-Repaired Price Estimate

Land Only Price

Anticipated Sale Price

\$718,000

\$718,000

\$245,000

Recommended List Price

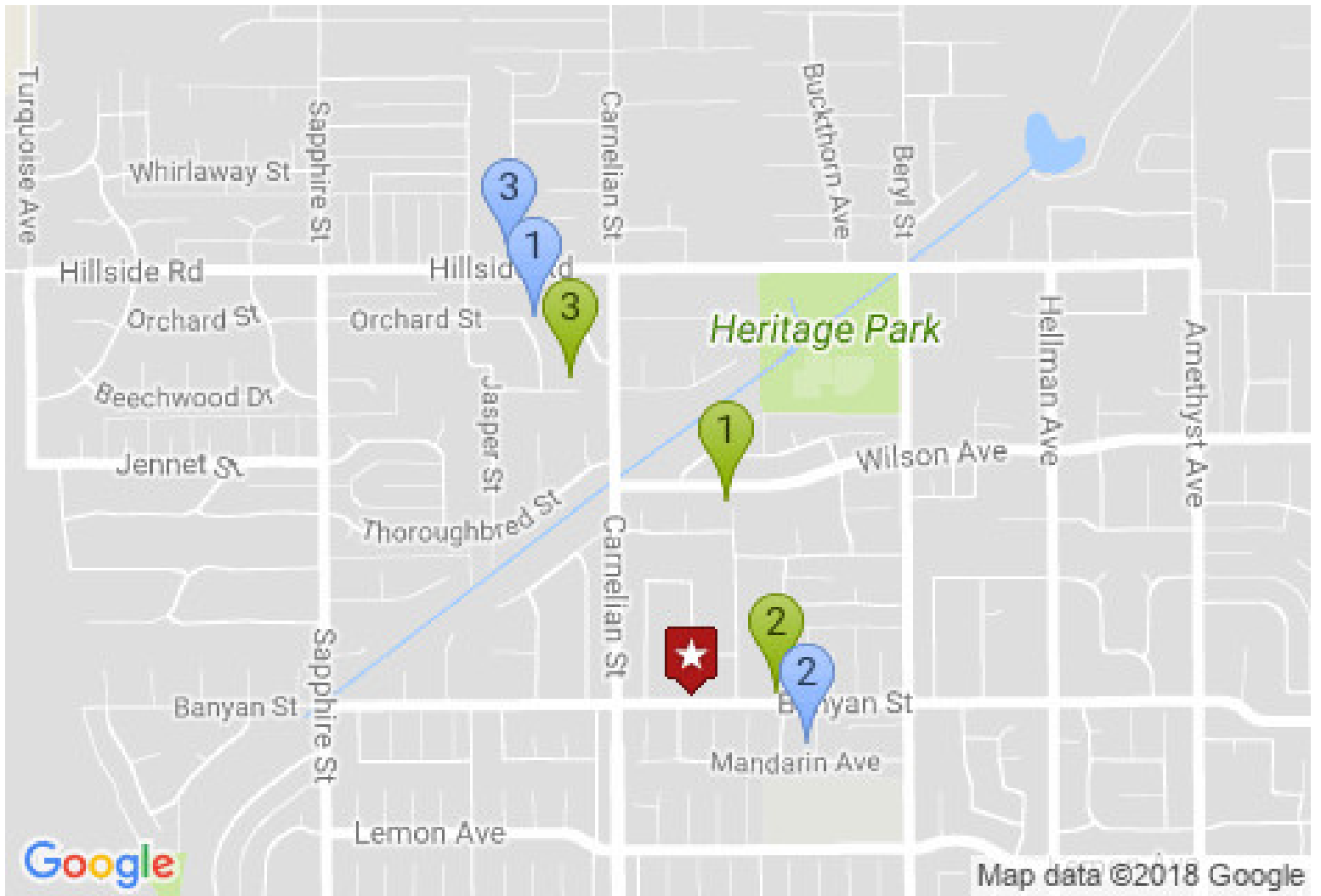
\$718,000

\$718,000

Recommended Sales Strategy:

As - Is

Repaired



	Address	City	BR	BA	Lot Size	Sale/List Date	Year Built	Sale/List Price	Distance
•	8810 Banyan Street	Rancho Cucamonga	4	2.5	0.46ac		1978		
1	5830 Sacramento Ave	Rancho Cucamonga	4	3	0.52ac	1/18/2018	1976	\$715,000	0.34 Miles
2	6088 Vineyard Ave	Rancho Cucamonga	3	2.5	0.47ac	10/16/2017	1986	\$749,000	0.14 Miles
3	8650 Beechwood Dr	Rancho Cucamonga	4	2	0.6ac	12/12/2017	1978	\$754,000	0.59 Miles
1	5569 Topaz St	Alta Loma	5	3	0.51ac	2/4/2018	1978	\$740,000	0.72 Miles
2	6148 Balboa Ct	Rancho Cucamonga	3	2.5	0.24ac	3/6/2018	1985	\$760,000	0.22 Miles
3	8554 Hillside Rd	Rancho Cucamonga	4	2.5	0.58ac	3/7/2018	1977	\$795,000	0.83 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	Completely remodeled 4 bedroom home located in one of the best neighborhoods of Alta Loma / Rancho Cucamonga. Beautiful new kitchen featuring granite counters, new stainless appliances and designer backsplash. This Cul-de-Sac location offers a half-acre lot zoned for 3 horses wit
Sale 2 Comments	REDUCED! REDUCED! REDUCED! This beautiful, totally renovated, 2 story, 3 bedroom, 2.75 bathroom home - with over 3,000 square feet - is located in a pleasant Rancho Cucamonga neighborhood. The utmost attention to details was used to upgrade this home. Double doors open to a spaci
Sale 3 Comments	Now is your opportunity to live in the desirable area of Rancho Cucamonga!! This charming updated one story home with a pool is ready for a new family!! As you walk in you will admire the beautiful family room with a fire place. The utmost attention to details was used to upgrade
List 1 Comments	Your Alta Loma home on a half-acre+ is located in an established neighborhood with wonderful views of the mountains, city lights & valley! Perfect for your growing family & fun entertaining! The formal entryway opens to the formal living room with a fireplace & double glass panel
List 2 Comments	Hurry Up, Don't Miss Out This Great Opportunity to Own This Beautiful Pool Home in a Well-Known Compass Rose Community of Rancho Cucamonga. Home is Spacious with a Very Open Floor Plan and Lots of Natural Lightings, Cathedral Ceilings, Living Room, Formal Dining Room, Wet Bar, Fa
List 3 Comments	Mountain View!! Come take a look at this Amazing one story ranch. Large terraced fully landscaped lot, orchard with six Citrus trees and one peach tree. 3 car garage with 2 seperate garage door openers. RV access and gated. Lovely Livingroom boasts shutters and complete with Fire

Comments:

Service Provider Comments:

Heaviest weight of value is being placed on sold comparable as they best represent what buyers will pay for homes of similar qualities and amenities. All homes are within Similar or comparable neighborhoods. Homes are of similar age, construction and amenities homes are in average condition and conform to area. Homes are competing for the same buyer's pool.

Vendor Comments:

Service Provider
Signature

/s/ Tonya Davis

Service Provider
Company

Elite REO Services

BPO Effective Date

3/20/2018

Service Provider Lic.
Num.

01302630

RepairsRecommended 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			\$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

**8810 Banyan Street
Rancho Cucamonga, CA 91701**



Address



Side



Side



Street



Street



View across street



Comparable Sale #1

5830 Sacramento Ave
Rancho Cucamonga, CA 91701
Sale Date: 1/18/2018
Sale Price: \$715,000



Comparable Sale #2

6088 Vineyard Ave
Rancho Cucamonga, CA 91701
Sale Date: 10/16/2017
Sale Price: \$749,000



Comparable Sale #3

8650 Beechwood Dr
Rancho Cucamonga, CA 91701
Sale Date: 12/12/2017
Sale Price: \$754,000



Comparable Listing #1

5569 Topaz St
Alta Loma, CA 91701
Current List: \$740,000



Comparable Listing #2

6148 Balboa Ct
Rancho Cucamonga, CA 91701
Current List: \$760,000



Comparable Listing #3

8554 Hillside Rd
Rancho Cucamonga, CA 91701
Current List: \$795,000

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