










# Broker Price Opinion

Exterior Inspection  
 Interior Inspection

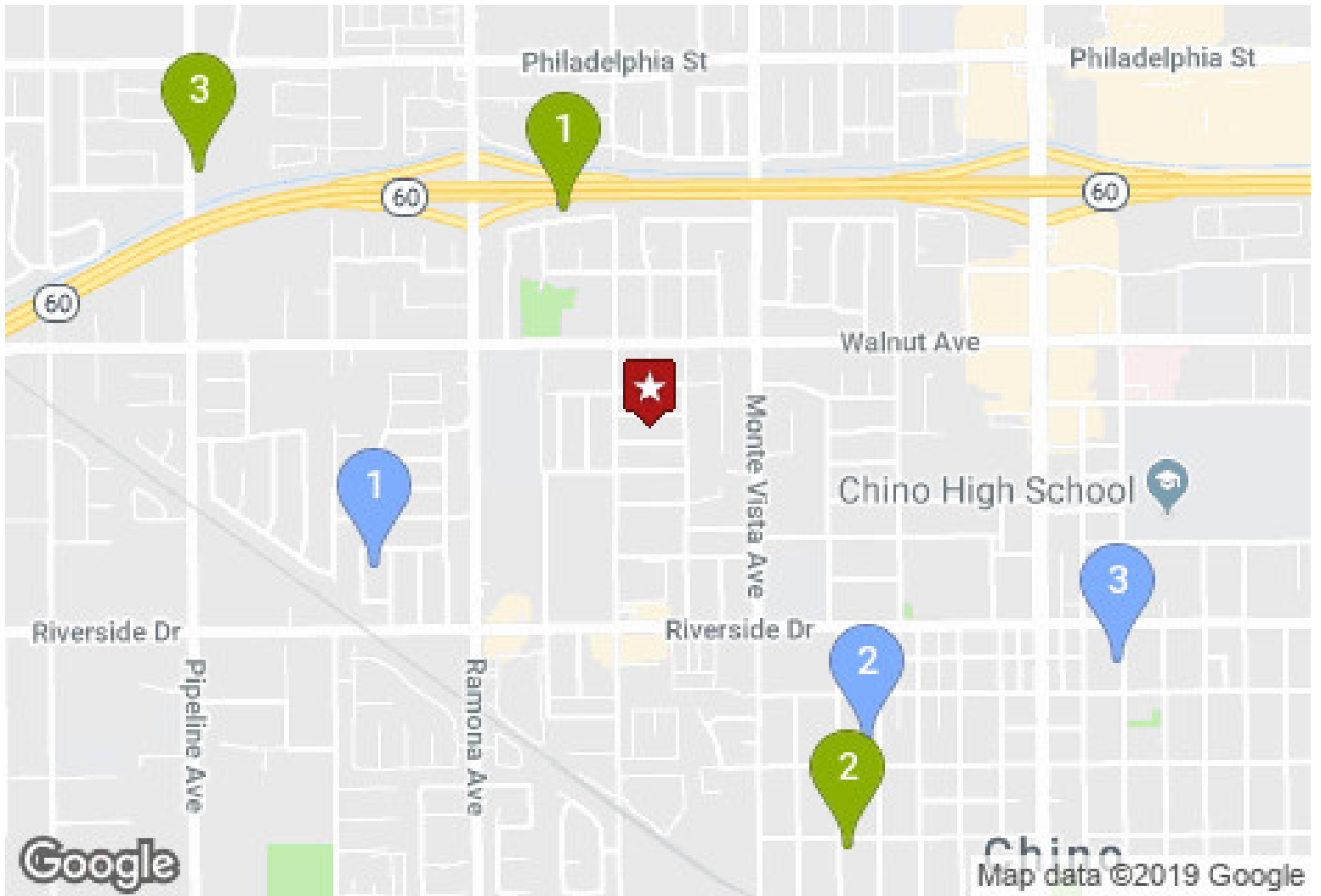
Property Address: 4748 Mt Vernon Ave	Vendor ID: 4785858
City, State, Zip: Chino, CA 91710	Deal Name:
Loan Number: 4748MTVERNONAVE	Inspection Date: 6/06/2019
2nd Loan / Client #:	Subject APN: 1016-422-06-0000

Property Occupancy Status: Owner	Does the Property Appear Secure? Yes	Est. Monthly Rent: \$2,300	Sold in the last 12 Months? No
Currently Listed: Yes	Currently List Broker: Coldwell Banker Alliance Real	List Broker Contact #: 9098169092	Sale Price:
	Initial List Price: \$390,000	Initial List Date: 5/15/2019	Sale Date:
	Current List Price: \$390,000	DOM / CDOM: 5 / 5	
Is the Subject Listing Currently Pending? Yes	Date of Contract: 5/15/2019	CDOM to Contract: 5	

Subject Property Comments / External Influences  
**GOOD Condition No repairs noted**

Subject	Sold Comp 1	Sold Comp 2	Sold Comp 3	List Comp 1	List Comp 2	List Comp 3	
							
Address	12809 Easy St Chino, CA 91710	13066 4th St Chino, CA 91710	12950 10th St Chino, CA 91710	4626 Harrison St Chino, CA 91710	13207 3rd St Chino, CA 91710	12251 Pipeline Ave Chino, CA 91710	
Proximity	0.54 Miles	0.67 Miles	0.92 Miles	0.42 Miles	0.81 Miles	0.92 Miles	
Sale/List Price	\$440,000	\$392,000	\$435,000	\$445,000	\$429,900	\$420,000	
Sale Date	12/12/2018	12/20/2018	9/18/2018	active	active	active	
Price Per Sq.ft.	\$407.41	\$388.12	\$352.51	\$392.42	\$426.49	\$324.83	
Initial List Price	\$434,000	\$389,900	\$439,900	\$445,000	\$429,900	\$420,000	
Initial List Date	11/6/2018	10/11/2018	7/10/2018	5/28/2019	1/11/2019	12/22/2018	
Current/Final List	\$434,000	\$389,900	\$439,900	\$445,000	\$429,900	\$420,000	
DOM/CDOM	36 / 36	70 / 70	36 / 36	2 / 2	89 / 89	141 / 141	
Sales Type	Fair Market	Fair Market	Fair Market	Fair Market	Fair Market	Fair Market	
Finance Incentives	0	0	0	0	0	0	
Living Area	1080	1010	1234	1134	1008	1293	
#Rooms/Bed/Bath 1	6 / 3 / 2	6 / 3 / 1.5	6 / 3 / 1.5	6 / 3 / 2	6 / 3 / 1.5	6 / 3 / 1.5	
Year Built	1959	1963	1952	1963	1953	1953	
Bsmnt SF/% Finished	/	/	/	/	/	/	
Lot Size	0.14ac	0.16ac	0.15ac	0.17ac	0.16ac	0.28ac	
Property Type	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	
# of Units	1	1	1	1	1	1	
Condition	C3	C3	C3	C3	C3	C4	
Pool/Spa	No / No	No / No	No / No	No / No	No / No	No / No	
View	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	
Fireplace	No	No	No	No	No	No	
Garage	2 Attached	2 Attached	1 Attached	2 Detached	2 Detached	2 Attached	
Other Features	None	None	None	None	None	None	
HOA Fees	0/mo0/mo	0/mo0/mo	0/mo0/mo	0/mo0/mo	0/mo0/mo	0/mo0/mo	
Subdivision	Chino	Chino	Town Of Chino	Chino	Town Of Chino	Subdivision Rancho Santa Ana Del Chino	
Likely Sale Price				\$445,000	\$429,900	\$420,000	
School District	Chino Valley Unified	Chino Valley Unified	Chino Valley Unified	Chino	Chino Valley Unified	Chino Valley Unified	
Common Amenities							
Data Source - ID	MLS - IG19113885	MLS - PW18268006	MLS - CV18247513	MLS - CV18164600	MLS - TR19123629	MLS - WS19003401	MLS - CV18295671
Overall Comparison							

<b>Market Time 90-120 days</b>	<b>As-Is Price Estimate</b>	<b>As-Repaired Price Estimate</b>	<b>Land Only Price</b>
90-Day Marketing Time	\$430,000	\$430,000	\$86,000
Recommended List Price	\$435,000	\$435,000	
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
•	4748 Mt Vernon Ave	Chino	3	1.5	0.14ac		1960		
1	12809 Easy St	Chino	3	2	0.14ac	12/12/2018	1959	\$440,000	0.54 Miles
2	13066 4th St	Chino	3	1.5	0.16ac	12/20/2018	1963	\$392,000	0.67 Miles
3	12950 10th St	Chino	3	1.5	0.15ac	9/18/2018	1952	\$435,000	0.92 Miles
1	4626 Harrison St	Chino	3	2	0.17ac	5/28/2019	1963	\$445,000	0.42 Miles
2	13207 3rd St	Chino	3	1.5	0.16ac	1/11/2019	1953	\$429,900	0.81 Miles
3	12251 Pipeline Ave	Chino	3	1.5	0.28ac	12/22/2018	1953	\$420,000	0.92 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	Adjustment: Total Adjustment: \$0. Net Adjustment: \$440,000 .
Sale 2 Comments	Adjustment:; Full Bath: \$7,000 ; Half Bath: -\$3,500; Garage: \$5,000 Total Adjustment: \$8,500. Net Adjustment: \$400,500
Sale 3 Comments	Adjustment: GLA: -\$2,680; Full Bath: \$7,000; Half Bath: -\$3,500; Year Built: \$120 Total Adjustment: \$940. Net Adjustment: \$435,940
List 1 Comments	Adjustment. Total Adjustment: \$0. Net Adjustment: \$445,000
List 2 Comments	Adjustment:; Full Bath: \$7,000; Half Bath: -\$3,500 ; Garage: \$10,000; Year Built: \$105 . Total Adjustment: \$13,605. Net Adjustment: \$443,505
List 3 Comments	Adjustment: GLA: -\$3,860; Full Bath: \$7,000; Half Bath: -\$3,500; Lot Size: -\$565 Year Built: \$105; View: Condition: \$10,000 . Total Adjustment: \$9,180 Net Adjustment: \$429,180 .

**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% +/- sqft, 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.

## Vendor Comments:

Service Provider  
Signature

/s/ CHRIS ESTEVEZ

Service Provider  
Company

Home Advisors Real Estate

BPO Effective Date

6/6/2019

Service Provider Lic.  
Num.

01856462

**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		\$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

**4748 Mt Vernon Ave  
Chino, CA91710**



Address



Side



Side



Street



Street



View across street



**Comparable Sale #1**

12809 Easy St  
Chino, CA91710  
Sale Date: 12/12/2018  
Sale Price: \$440,000



**Comparable Sale #2**

13066 4th St  
Chino, CA91710  
Sale Date: 12/20/2018  
Sale Price: \$392,000



**Comparable Sale #3**

12950 10th St  
Chino, CA91710  
Sale Date: 9/18/2018  
Sale Price: \$435,000



**Comparable Listing #1**

4626 Harrison St  
Chino, CA91710  
Current List: \$445,000



**Comparable Listing #2**

13207 3rd St  
Chino, CA91710  
Current List: \$429,900



**Comparable Listing #3**

12251 Pipeline Ave  
Chino, CA91710  
Current List: \$420,000

Neither Xome Services LLC nor any of its affiliates, members, managers or contractors makes any representation or warranty as to the accuracy or completeness of the information contained in this broker price opinion. You should use good faith efforts in determining that the content of all information to be provided to or obtained by you is accurate. This analysis has been performed by a licensed real estate professional and is intended for the benefit of the addressee only. The Brokers Price Opinion is not to be construed as an appraisal and may not be used as such for any purpose. The purpose of this BPO is to provide an estimate of the probable sales price of the property, utilizing the sales comparison approach methodology and will not be used for loan origination. This opinion may not be used by any party as the primary basis to determine the value of a parcel of real property for a mortgage loan origination, including first and second mortgages, refinances or equity lines of credit. Notwithstanding any preprinted language to the contrary, this opinion is not an appraisal of the market value of the property. If an appraisal is desired, the services of a licensed appraiser must be obtained.