










# Broker Price Opinion

Exterior Inspection  
 Interior Inspection

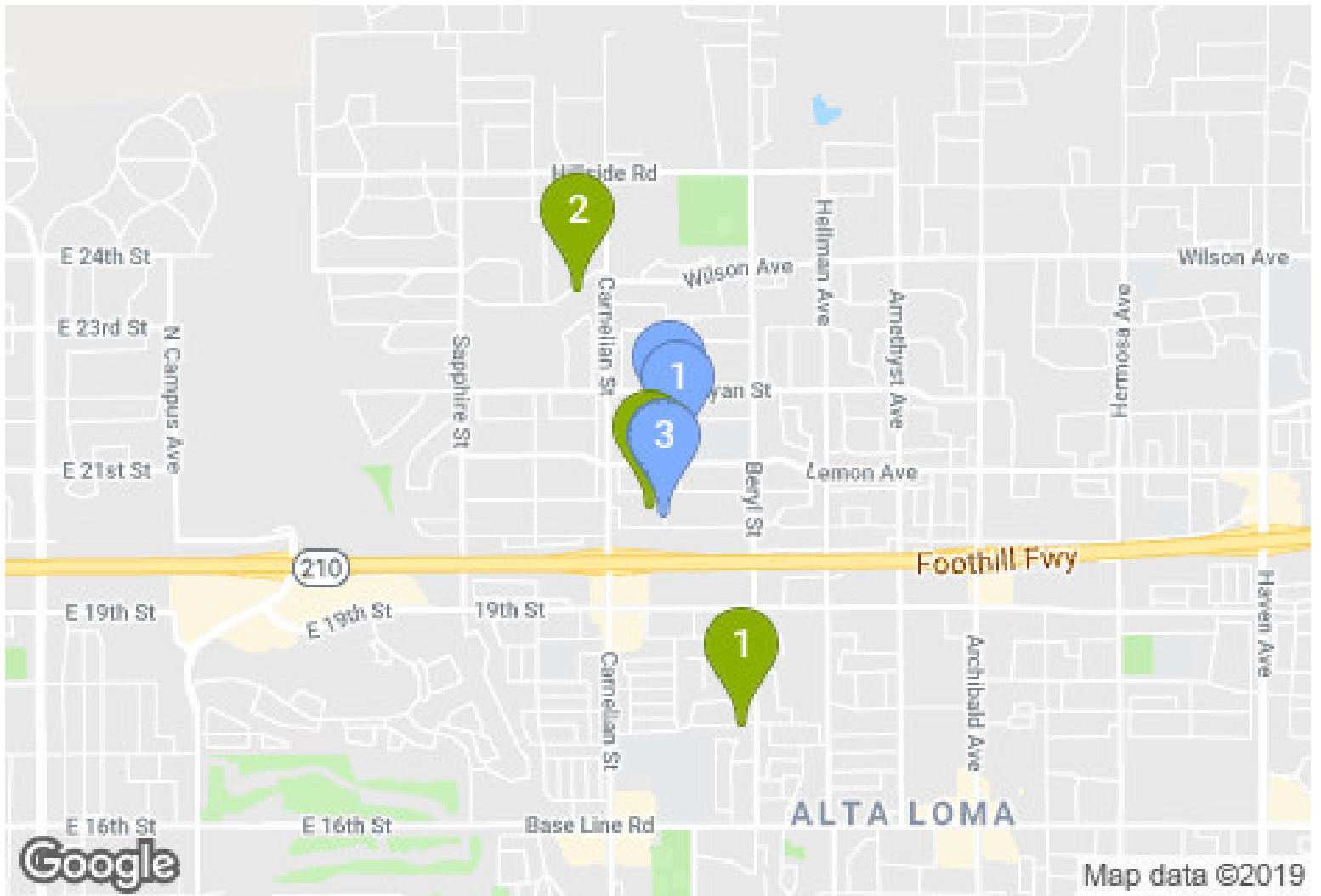
Property Address: 6340 Sacramento Ave	Vendor ID: 4780642
City, State, Zip: Rancho Cucamonga, CA 91701	Deal Name:
Loan Number: 6340SacramentoAve	Inspection Date: 6/04/2019
2nd Loan / Client #:	Subject APN: 1062-521-32-0000

Property Occupancy Status: Owner	Does the Property Appear Secure?: Yes	Est. Monthly Rent: \$2,400	Sold in the last 12 Months?: No
Currently Listed: Yes	Currently List Broker: Century 21	List Broker Contact #: 9099380661	Sale Price:
Initial List Price: \$549,000	Initial List Date: 5/10/2019	Current List Price: \$549,000	DOM / CDOM: 10 / 10
Is the Subject Listing Currently Pending?: Yes	Date of Contract: 5/10/2019	CDOM to Contract: 10	Sale Date:

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	6340 Sacramento Ave Rancho Cucamonga, CA 91701	6287 Opal St Alta Loma, CA 91701	6230 Opal St Alta Loma, CA 91701	6450 Sacramento Ave Alta Loma, CA 91701	9055 Cielito St Rancho Cucamonga, CA 91701	8611 Thoroughbred St Alta Loma, CA 91701	8810 Somerset Dr Rancho Cucamonga, CA 91701
Proximity		0.09 Miles	0.14 Miles	0.14 Miles	0.92 Miles	0.72 Miles	0.11 Miles
Sale/List Price		\$542,500	\$600,000	\$615,000	\$539,900	\$605,000	\$619,900
Sale Date		5/17/2019	2/26/2019	5/1/2019	active	active	pending
Price Per Sq.ft.	\$292.68	\$276.79	\$306.12	\$283.15	\$310.82	\$329.70	\$286.46
Initial List Price	\$549,000	\$549,900	\$599,999	\$625,000	\$539,900	\$605,000	\$619,900
Initial List Date	5/10/2019	12/4/2018	1/17/2019	3/6/2019	5/10/2019	5/20/2019	4/10/2019
Current/Final List	\$549,000	\$549,900	\$599,999	\$625,000	\$539,900	\$605,000	\$619,900
DOM/CDOM	10 /	216 / 105	12 / 12	29 / 29	25 / 25	19 / 15	55 / 55
Sales Type		Fair Market	Fair Market	Fair Market	Fair Market	Fair Market	Fair Market
Finance Incentives	0	0	2000	0	0	0	0
Living Area	2050	1960	1960	2172	1737	1835	2164
#Rooms/Bed/Bath 1	9 / 5 / 2.5	8 / 5 / 2	9 / 4 / 2.5	8 / 4 / 2	8 / 4 / 3	8 / 4 / 2	7 / 4 / 2
Year Built	1967	1977	1977	1971	1987	1977	1971
Bsmnt SF/% Finished	/	/	/	/	/	/	/
Lot Size	0.23ac	0.22ac	0.23ac	0.32ac	0.19ac	0.46ac	0.32ac
Property Type	SF Detach	SF Detach	SF Detach	SF Detach	SF Detach	SF Detach	SF Detach
Style / Quality	Single Story / Q4	Single Story / Q4	2-Story Conv / Q4	2-Story Conv / Q4	2-Story Conv / Q4	2-Story Conv / Q4	Ranch / Q4
# of Units	1	1	1	1	1	1	1
Condition	C3	C3	C3	C3	C3	C3	C3
Pool/Spa	In Ground	No / No	Yes / No	No / No	No / No	No / No	Yes / 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	2 Attached	2 Attached	2 Attached	2 Attached	2 Attached	2 Attached
Other Features	none	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	0/mo0/mo
Subdivision	unknown	unknown	unknown	unknown	unknown	unknown	unknown
Likely Sale Price					\$539,900	\$605,000	\$619,900
School District	Chaffey Joint Union High	Chaffey Joint Union High	Alta Loma	Alta Loma	Alta Loma	Alta Loma	Alta Loma
Common Amenities							
Data Source - ID	County Tax - CV19088933	MLS - CV18285128	MLS - CV19011482	MLS - CV19051804	MLS - IG19109667	MLS - PW19117326	MLS - DW19083631
Overall Comparison							

<b>Market Time 30-90 days</b>	<b>As-Is Price Estimate</b>	<b>As-Repaired Price Estimate</b>	<b>Land Only Price</b>
90-Day Marketing Time	\$600,000	\$600,000	\$272,000
Recommended List Price	\$600,000	\$600,000	
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
•	6340 Sacramento Ave	Rancho Cucamonga	5	2.5	0.23ac		1967		
1	6287 Opal St	Alta Loma	5	2	0.22ac	5/17/2019	1977	\$542,500	0.09 Miles
2	6230 Opal St	Alta Loma	4	2.5	0.23ac	2/26/2019	1977	\$600,000	0.14 Miles
3	6450 Sacramento Ave	Alta Loma	4	2	0.32ac	5/1/2019	1971	\$615,000	0.14 Miles
1	9055 Cielito St	Rancho Cucamonga	4	3	0.19ac	5/10/2019	1987	\$539,900	0.92 Miles
2	8611 Thoroughbred St	Alta Loma	4	2	0.46ac	5/20/2019	1977	\$605,000	0.72 Miles
3	8810 Somerset Dr	Rancho Cucamonga	4	2	0.32ac	4/10/2019	1971	\$619,900	0.11 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	Remodeled!!! This beautiful 5 bed, 2 bath home in the city of Rancho Cucamonga is ready for you to call home! Features a 1,960 SQFT of living space, that sits on a 9,605 SQFT lot! Step inside and you will be welcomed with a large open living room, that features beautiful brick fi
Sale 2 Comments	Remodeled Turnkey Pool Home with 4 bedroom, 3 bathroom and 1960 square feet of spacious living area located in a quiet cul-de-sac in Rancho Cucamonga. Beautifully remodeled with new flooring, new recessed lighting, remodeled kitchen, ceiling fans, mirrored closets and much more!
Sale 3 Comments	ALTA LOMA ENTERTAINERS DELIGHT .....***RV PARKING **** POOL SIZE LOT*****THIS HOME IS LOADED WITH UPGRADES ...HUGE LIVING AREA WITH OEPN FLOOR PLAN ..MEDALLION FLOORING ENTRY ...LARGE DINING AREA AND FAMILY ROOM WITH BRICK FIREPLACE TWO TONE PAINT FAMILY AREA ....LOTS OF CABINETS
List 1 Comments	Quaint house in desirable Rancho Cucamonga area, back yard perfect for entertaining with pool and spa. Nearby schools and shopping centers. Property to be sold as is, newly painted, new carpet and has new American waterproof floors.
List 2 Comments	Inferior living area to subject property. Same bedroom and bathroom count located in the same area less than 1 mile away similar year built
List 3 Comments	Beautiful Ranch Style House on a Cul-de-Sac. Four spacious bedrooms and two bathrooms. Laundry room inside large bathroom. New laminate flooring in living room and formal dining room which also have Vaulted ceilings. Beautiful brick gas fireplace in family room. Tile entryway. On

**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:

[Empty text box for Vendor Comments]

Service Provider  
Signature

/s/ Tonya Davis

Service Provider  
Company

Elite REO Services

BPO Effective Date

6/4/2019

Service Provider Lic.  
Num.

01302630

**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

**6340 Sacramento Ave  
Rancho Cucamonga, CA91701**



Address



Side



Side



Street



Street



View across street



**Comparable Sale #1**

6287 Opal St  
Alta Loma, CA91701  
Sale Date: 5/17/2019  
Sale Price: \$542,500



**Comparable Sale #2**

6230 Opal St  
Alta Loma, CA91701  
Sale Date: 2/26/2019  
Sale Price: \$600,000



**Comparable Sale #3**

6450 Sacramento Ave  
Alta Loma, CA91701  
Sale Date: 5/1/2019  
Sale Price: \$615,000



**Comparable Listing #1**

9055 Cielito St  
Rancho Cucamonga, CA91701  
Current List: \$539,900



**Comparable Listing #2**

8611 Thoroughbred St  
Alta Loma, CA91701  
Current List: \$605,000



**Comparable Listing #3**

8810 Somerset Dr  
Rancho Cucamonga, CA91701  
Current List: \$619,900

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