



Broker Price Opinion



Exterior Inspection
 Interior Inspection

Property Address: 719 E Palm Ave	Vendor ID: 4807060
City, State, Zip: Redlands, CA 92374	Deal Name:
Loan Number: 719EPalmAve	Inspection Date: 8/02/2019
2nd Loan / Client #:	Subject APN: 0173-282-14-0000

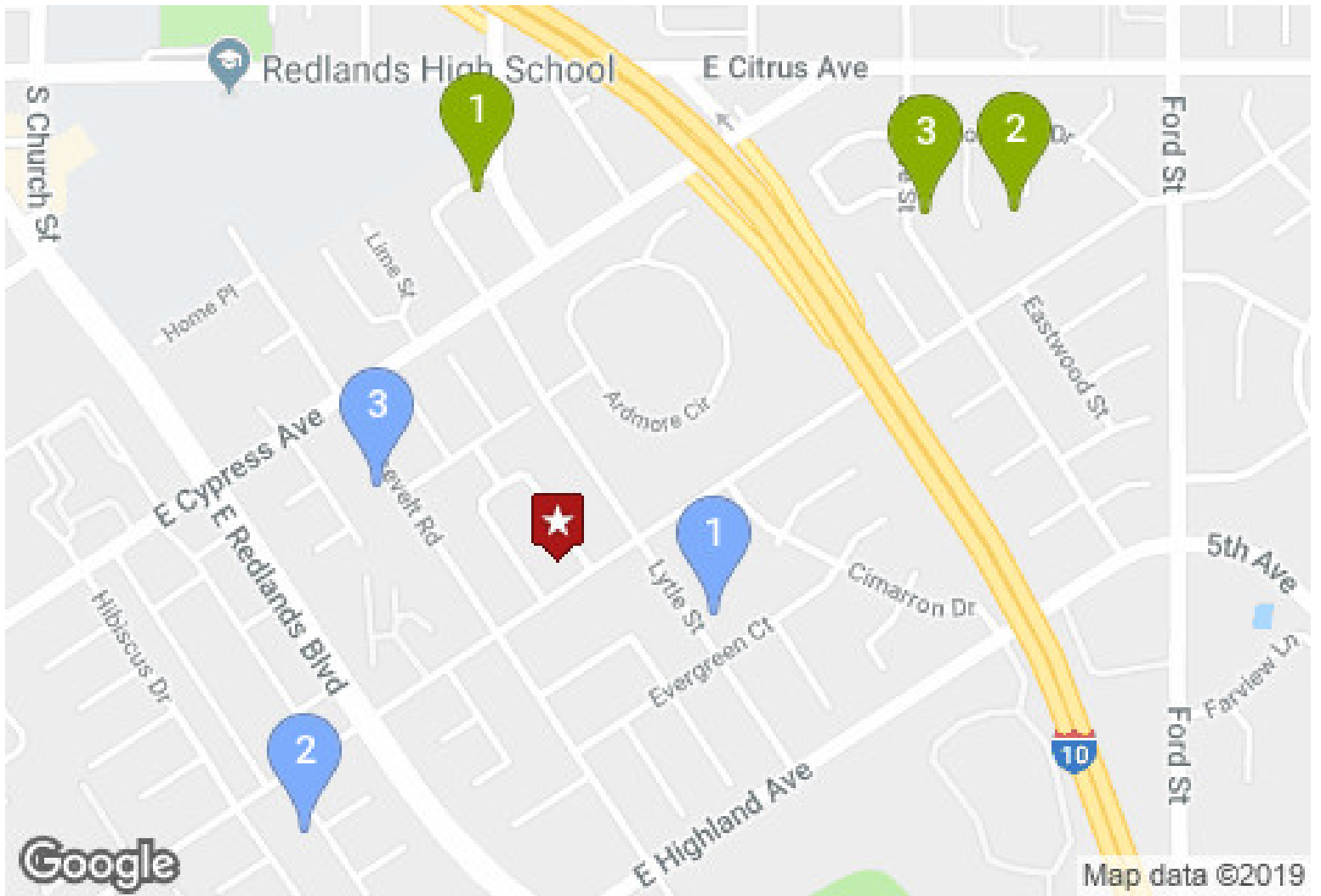
Property Occupancy Status: Unknown	Does the Property Appear Secure?: Yes	Est. Monthly Rent: \$2,200	Sold in the last 12 Months?: No
Currently Listed: No	Currently List Broker:	List Broker Contact #:	Sale Price:
Initial List Price:	Initial List Date:	Current List Price:	DOM / CDOM:
Is the Subject Listing Currently Pending?:	Date of Contract:	CDOM to Contract:	Sale Date:

Subject Property Comments / External Influences

Home located in Redlands

Subject	Sold Comp 1	Sold Comp 2	Sold Comp 3	List Comp 1	List Comp 2	List Comp 3	
							
Address	719 E Palm Ave Redlands, CA 92374	821 Lytle St Redlands, CA 92374	806 La Paloma St Redlands, CA 92373	622 Roosevelt Rd Redlands, CA 92374	501 Lytle St Redlands, CA 92374	724 Idyllwild Ct Redlands, CA 92374	717 S Grove St Redlands, CA 92374
Proximity		0.14 Miles	0.32 Miles	0.18 Miles	0.34 Miles	0.51 Miles	0.45 Miles
Sale/List Price		\$455,000	\$394,500	\$415,000	\$409,999	\$472,500	\$439,900
Sale Date		7/9/2019	6/11/2019	5/10/2019	active	active	active
Price Per Sq.ft.	\$218.02	\$216.46	\$176.75	\$237.41	\$257.54	\$230.94	\$220.94
Initial List Price		\$450,000	\$355,000	\$415,000	\$409,999	\$472,500	\$439,900
Initial List Date		5/7/2019	5/8/2019	3/20/2019	7/3/2019	7/17/2019	4/9/2019
Current/Final List		\$450,000	\$355,000	\$415,000	\$409,999	\$472,500	\$439,900
DOM/CDOM	/	63 / 63	34 / 34	51 / 51	30 / 30	16 / 16	115 / 115
Sales Type		Fair Market	Fair Market	Fair Market	Fair Market	Fair Market	Fair Market
Finance Incentives		5000	0	5000	0	0	0
Living Area	2064	2102	2232	1748	1592	2046	1991
#Rooms/Bed/Bath 1	6 / 3 / 2	7 / 4 / 3	6 / 3 / 3	6 / 3 / 2	6 / 3 / 2	9 / 5 / 2.5	7 / 4 / 2
Year Built	1952	1963	1963	1952	1953	1963	1963
Bsmnt SF/% Finished	/	/	/	/	/	/	/
Lot Size	0.15ac	0.18ac	0.19ac	0.17ac	0.22ac	0.15ac	0.20ac
Property Type	SF Detach	SF Detach	SF Detach	SF Detach	SF Detach	SF Detach	SF Detach
Style / Quality	2-Story Conv / Q3	2-Story Conv / Q3	2-Story Conv / Q3	Single Story / Q3	Single Story / Q3	2-Story Conv / Q3	Single Story / Q3
# of Units	1	1	1	1	1	1	1
Condition	C4	C3	C4	C4	C4	C3	C4
Pool/Spa	In Ground	No / No	No / No	No / No	No / No	No / No	No / No
View	Residential	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	No / No / No
Fireplace	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Garage	2 Attached	2 Detached	2 Attached	1 Detached	2 Attached	2 Attached	2 Attached
Other Features	n/a	n/a	n/a	n/a	n/a	n/a	n/a
HOA Fees	0/mo0/mo	0/mo0/mo	0/mo0/mo	0/mo0/mo	0/mo0/mo	0/mo0/mo	0/mo0/mo
Subdivision	Palm Terrace Subdivision	Redlands	Redlands	Lytle Homes	University View	Redlands	Redlands
Likely Sale Price					\$409,999	\$472,500	\$439,900
School District	Redlands Unified	Redlands Unified	Redlands Unified	Redlands Unified	Redlands Unified	Redlands Unified	Redlands Unified
Common Amenities							
Data Source - ID	County Tax - n/a	MLS - EV19105806	MLS - SW19107645	MLS - IV19062713	MLS - EV19158754	MLS - EV19169487	MLS - EV19080441
Overall Comparison							

Market Time 30-90 days	As-Is Price Estimate	As-Repaired Price Estimate	Land Only Price
90-Day Marketing Time	\$450,000	\$450,000	\$10,752
Recommended List Price	\$450,000	\$450,000	
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
•	719 E Palm Ave	Redlands	3	2	0.15ac		1952		
1	821 Lytle St	Redlands	4	3	0.18ac	7/9/2019	1963	\$455,000	0.14 Miles
2	806 La Paloma St	Redlands	3	3	0.19ac	6/11/2019	1963	\$394,500	0.32 Miles
3	622 Roosevelt Rd	Redlands	3	2	0.17ac	5/10/2019	1952	\$415,000	0.18 Miles
1	501 Lytle St	Redlands	3	2	0.22ac	7/3/2019	1953	\$409,999	0.34 Miles
2	724 Idyllwild Ct	Redlands	5	2.5	0.15ac	7/17/2019	1963	\$472,500	0.51 Miles
3	717 S Grove St	Redlands	4	2	0.20ac	4/9/2019	1963	\$439,900	0.45 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	Welcome Home!! This beautiful, well maintained Redlands home is available for it's new owners for the first time in 20 years!! Located in a lovely neighborhood with mature trees lining the streets, and in Redlands Senior High School zone
Sale 2 Comments	This home is situated in a highly sought after and well maintained neighborhood in South Redlands. Ideally located near parks, schools, dining, and shopping in the heart of beautiful Redlands.
Sale 3 Comments	Beautiful, well-maintained home in a highly desirable location with excellent schools and close proximity to downtown, parks, shopping and the University of Redlands.
List 1 Comments	Beautiful Mid Century house! This is a rare opportunity to own a renovated single family home in South Redlands but also close to the University of Redlands
List 2 Comments	This lovely home is located in cul-de-sac with 5 bed and 2.5 bath, as you walk thru the door you have formal living room and dining room featuring newer tile flooring that looks like hardwood
List 3 Comments	This charming single story home is located in a very desirable family oriented neighborhood. The home features a nice size kitchen with plenty of cabinet space.

Comments:

Service Provider Comments:

Property is located south of the 10 freeway and east of the 210 freeway. Located in a desirable community that is conforming and overall well maintained. Subject is located in a stable and steady market with limited number of distressed properties on the market within the past 3 months.

Vendor Comments:

Service Provider
Signature
Service Provider
Company

/s/ Abnash Sambhi

Elite REO Services

BPO Effective Date

8/5/2019

Service Provider Lic.
Num.

01420179

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

**719 E Palm Ave
Redlands, CA92374**



Address



Side



Side



Street



Street



View across street



Street Sign



Comparable Sale #1

821 Lytle St
Redlands, CA92374
Sale Date: 7/9/2019
Sale Price: \$455,000



Comparable Sale #2

806 La Paloma St
Redlands, CA92373
Sale Date: 6/11/2019
Sale Price: \$394,500



Comparable Sale #3

622 Roosevelt Rd
Redlands, CA92374
Sale Date: 5/10/2019
Sale Price: \$415,000



Comparable Listing #1

501 Lytle St
Redlands, CA92374
Current List: \$409,999



Comparable Listing #2

724 Idyllwild Ct
Redlands, CA92374
Current List: \$472,500



Comparable Listing #3

717 S Grove St
Redlands, CA92374
Current List: \$439,900

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