



# Broker Price Opinion

Exterior Inspection  
 Interior Inspection

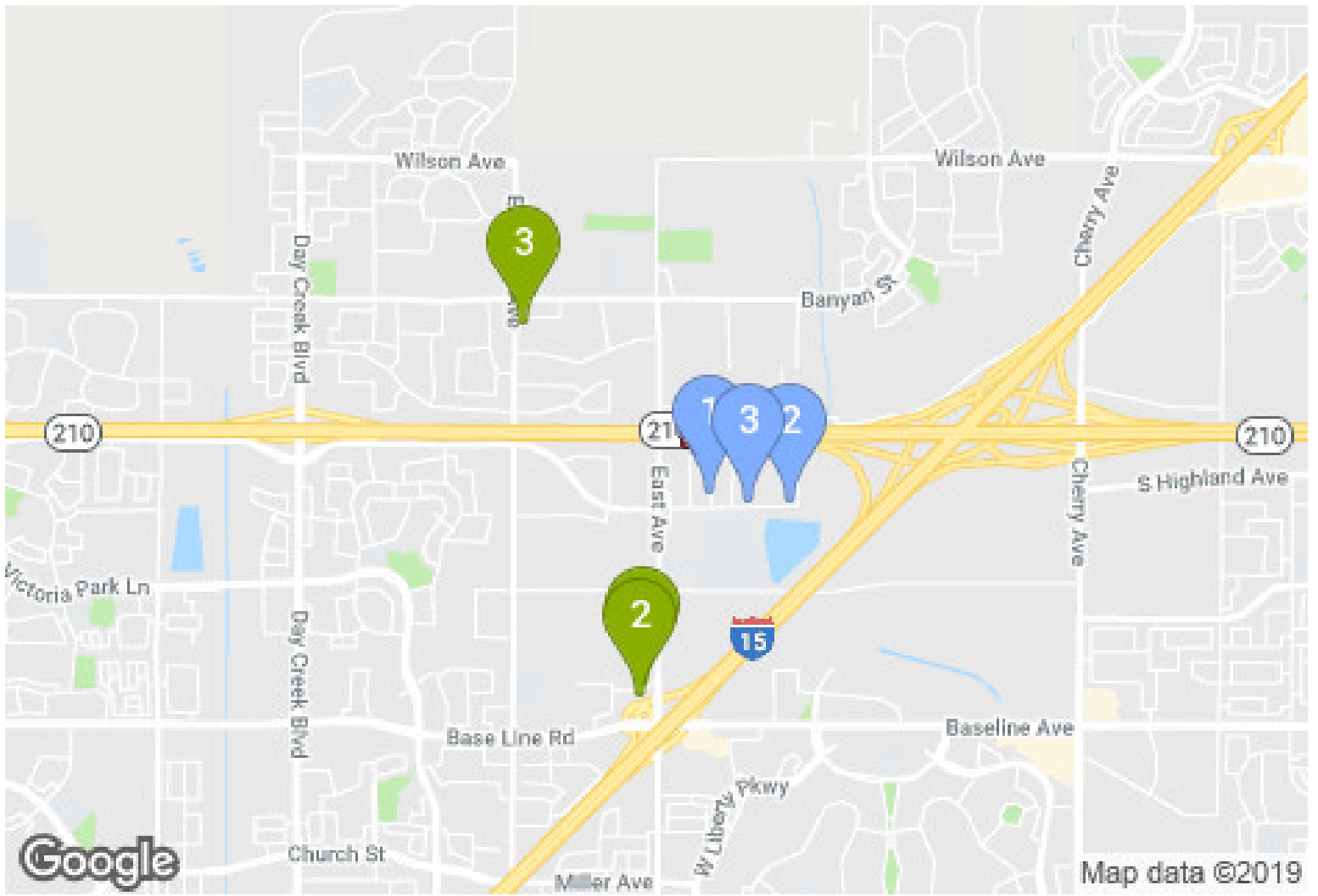
Property Address: 6574 Flagstone Pl	Vendor ID: 4822694
City, State, Zip: Rancho Cucamonga, CA 91739	Deal Name:
Loan Number: 6574FlagstonePl	Inspection Date: 9/04/2019
2nd Loan / Client #:	Subject APN: 0227-821-13-0000

Property Occupancy Status: Unknown	Does the Property Appear Secure?: Yes	Est. Monthly Rent: \$3,200	Sold in the last 12 Months?: No
Currently Listed: Yes	Currently List Broker: Monarch Investment Realty	List Broker Contact #: 9082683920	Sale Price:
	Initial List Price: \$690,000	Initial List Date: 5/07/2019	Sale Date:
	Current List Price: \$690,000	DOM / CDOM: 121 / 121	
Is the Subject Listing Currently Pending?: No	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	6574 Flagstone Pl Rancho Cucamonga, CA 91739	6634 Flagstone Pl Rancho Cucamonga, CA 91739	13680 Smokestone St Rancho Cucamonga, CA 91739	13536 Smokestone St Rancho Cucamonga, CA 91739	7164 Green Glen Ct Rancho Cucamonga, CA 91739	13223 Lima Dr Rancho Cucamonga, CA 91739	6163 Etiwanda Ave Rancho Cucamonga, CA 91739
Proximity		0.08 Miles	0.32 Miles	0.18 Miles	0.79 Miles	0.83 Miles	0.84 Miles
Sale/List Price		\$765,000	\$790,000	\$850,000	\$724,900	\$729,000	\$814,900
Sale Date		8/7/2019	4/15/2019	6/20/2019	active	active	active
Price Per Sq.ft.	\$308.26	\$272.05	\$307.87	\$410.23	\$259.08	\$272.73	\$289.38
Initial List Price	\$690,000	\$760,000	\$759,900	\$850,000	\$724,900	\$729,000	\$814,900
Initial List Date	5/07/2019	5/3/2019	3/4/2019	4/23/2019	4/21/2019	7/1/2019	6/6/2019
Current/Final List	\$690,000	\$760,000	\$759,900	\$850,000	\$724,900	\$729,000	\$814,900
DOM/CDOM	121 /	96 / 96	42 / 42	8 / 8	136 / 136	65 / 65	90 / 90
Sales Type		Fair Market	Fair Market	Fair Market	Fair Market	Fair Market	Fair Market
Finance Incentives	0	0	0	0	0	0	0
Living Area	2579	2812	2566	2072	2798	2673	2816
#Rooms/Bed/Bath 1	9 / 4 / 3	10 / 5 / 3.5	11 / 5 / 4	13 / 6 / 3.5	9 / 4 / 3	13 / 5 / 3.5	9 / 4 / 3
Year Built	1994	1989	2000	1990	2001	2013	1987
Bsmnt SF/% Finished	/	/	/	/	/	/	/
Lot Size	0.33ac	0.31ac	0.31ac	0.45ac	0.24ac	0.21ac	0.46ac
Property Type	SF Detach	SF Detach	SF Detach	SF Detach	SF Detach	SF Detach	SF Detach
Style / Quality	2-Story Conv / Q4	2-Story Conv / Q4	Ranch / Q4	Ranch / Q4	Ranch / Q4	Ranch / Q4	Ranch / Q4
# of Units	1	1	1	1	1	1	1
Condition	C4	C3	C3	C3	C3	C3	C3
Pool/Spa	In Ground w/ Spa	No / No	Yes / No	Yes / No	Yes / 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	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Garage	3 Attached	3 Attached	3 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					\$724,900	\$729,000	\$814,900
School District	Etiwanda	Etiwanda	Chaffey Joint Union High	Etiwanda	Chaffey Joint Union High	Chaffey Joint Union High	Chaffey Joint Union High
Common Amenities							
Data Source - ID	County Tax - IV19104902	MLS - TR19103099	MLS - TR19034944	MLS - IV19092007	MLS - IV19090547	MLS - CV19154824	MLS - CV19128852
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	\$795,000	\$795,000	\$240,700
Recommended List Price	\$795,000	\$795,000	
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
•	6574 Flagstone Pl	Rancho Cucamonga	4	3	0.33ac		1994		
1	6634 Flagstone Pl	Rancho Cucamonga	5	3.5	0.31ac	8/7/2019	1989	\$765,000	0.08 Miles
2	13680 Smokestone St	Rancho Cucamonga	5	4	0.31ac	4/15/2019	2000	\$790,000	0.32 Miles
3	13536 Smokestone St	Rancho Cucamonga	6	3.5	0.45ac	6/20/2019	1990	\$850,000	0.18 Miles
1	7164 Green Glen Ct	Rancho Cucamonga	4	3	0.24ac	4/21/2019	2001	\$724,900	0.79 Miles
2	13223 Lima Dr	Rancho Cucamonga	5	3.5	0.21ac	7/1/2019	2013	\$729,000	0.83 Miles
3	6163 Etiwanda Ave	Rancho Cucamonga	4	3	0.46ac	6/6/2019	1987	\$814,900	0.84 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	A stunning single family home with a huge lot in North Rancho Cucamonga just hit on market! 4 Bedrooms with 3.5 Bathrooms and 3 car garage, over 2800 sqft
Comments	of living space, sitting on a 13,690 sqft Lot! Walking distance to Etiwanda High School, very quiet community, rare to find!
Sale 2	Upgraded executive home with separate guest house in the beautiful City of Rancho Cucamonga. 4 bedrooms & 3 baths in the main house, along with living
Comments	room, dining, family with fireplace and laundry room. Interior upgrades include: plantation shutters, indoor & outdoor wired spea
Sale 3	The most unique property on the Market! Fully remodeled single story home with a 3 bedroom single story guest house! Sitting on nearly a half acre, the main
Comments	home features a fully remodeled open kitchen concept with new paint and flooring throughout. The 3 bedroom back house, is c
List 1	Beautiful home centrally located in the city of Rancho Cucamonga. Just a few blocks away from Victoria Gardens and walking distance to the highly Acclaimed
Comments	Etiwanda School district. Just a few blocks away you will find Grapeland Elementary, Etiwanda Intermediate and Etiwanda High
List 2	This beautiful turn key home a very private...no one behind it across the street features with 4 bedrooms and 3.5 baths with a game/TV room that can be used as
Comments	a 5th bedroom, open floor plan. Large open kitchen perfect for entertaining! The kitchen has stainless steel applianc
List 3	This beautiful single story custom home sits on a acre corner lot in the highly sought-after Etiwanda school district. As you enter through the gorgeous front door
Comments	with glass and iron, you'll notice the open floor plan that leads you to the living room designed to entertain wit

**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. (all comps selected have been fully upgraded as per request)

Vendor Comments:

Service Provider  
Signature

/s/ Tonya Davis

Service Provider  
Company

Elite REO Services

BPO Effective Date

9/4/2019

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

**6574 Flagstone Pl  
Rancho Cucamonga, CA91739**



Address



Side



Side



Street



Street



View across street



**Comparable Sale #1**

6634 Flagstone Pl  
Rancho Cucamonga, CA91739  
Sale Date: 8/7/2019  
Sale Price: \$765,000



**Comparable Sale #2**

13680 Smokestone St  
Rancho Cucamonga, CA91739  
Sale Date: 4/15/2019  
Sale Price: \$790,000



**Comparable Sale #3**

13536 Smokestone St  
Rancho Cucamonga, CA91739  
Sale Date: 6/20/2019  
Sale Price: \$850,000



**Comparable Listing #1**

7164 Green Glen Ct  
Rancho Cucamonga, CA91739  
Current List: \$724,900



**Comparable Listing #2**

13223 Lima Dr  
Rancho Cucamonga, CA91739  
Current List: \$729,000



**Comparable Listing #3**

6163 Etiwanda Ave  
Rancho Cucamonga, CA91739  
Current List: \$814,900

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