



# Broker Price Opinion

☒ Exterior Inspection  
☐ Interior Inspection

Property Address:	705 Kilbourne Drive	Vendor ID:	4290699
City, State, Zip:	Upland, CA 91784	Deal Name:	
Loan Number:	000640	Inspection Date:	7/19/2017
2nd Loan / Client #:		Subject APN:	1003-331-27-0000

Property Occupancy Status	Owner	Does the Property Appear Secure?	Yes	Est. Monthly Rent	\$2,800	Sold in the last 12 Months?	No
Currently Listed		Currently List Broker		List Broker Contact #		Initial List Price	
No						Current List Price	
						DOM / CDOM	
Is the Subject Listing Currently Pending?		Date of Contract		CDOM to Contract		Sale Price:	
						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	705 Kilbourne Drive Upland, CA 91784	236 Revere St Upland, CA 91784	2423 Prospect Dr Upland, CA 91784	2525 Jonquil Dr Upland, CA 91784	1215 Piedmont Dr Upland, CA 91784	2430 San Antonio Cres E Upland, CA 91784	917 W 25th St Upland, CA 91784
Proximity		0.99 Miles	0.97 Miles	0.52 Miles	0.81 Miles	0.38 Miles	0.38 Miles
Sale/List Price		\$689,000	\$700,000	\$742,000	\$687,000	\$699,900	\$729,000
Sale Date		6/14/2017	5/12/2017	6/7/2017			
Price Per Sq.ft.	\$302.98	\$259.32	\$303.03	\$312.82	\$333.33	\$284.05	\$325.74
Initial List Price		\$689,900	\$689,900	\$725,000	\$687,000	\$739,900	\$729,000
Initial List Date		5/19/2017	3/21/2017	4/19/2017	5/3/2017	5/9/2017	6/23/2017
Current/Final List		\$689,900	\$689,900	\$725,000	\$687,000	\$699,900	\$729,000
DOM/CDOM		5 / 5	5 / 5	10 / 10	77 / 77	55 / 55	27 / 27
Sales Type		Fair Market	Fair Market	Fair Market	Fair Market	Fair Market	Fair Market
Finance Incentives		0	0	0	0	0	0
Living Area	2317	2657	2310	2372	2061	2464	2238
#Rooms/Bed/Bath 1	7 / 3 / 2	8 / 4 / 3	9 / 4 / 3	9 / 4 / 3	8 / 4 / 2	8 / 4 / 2	8 / 4 / 2
Year Built	1964	1979	1986	1976	1976	1973	1964
Bsmnt SF/% Finished							
Lot Size	0.4ac	0.41ac	0.42ac	0.37ac	0.23ac	0.44ac	0.36ac
Property Type	SF Detach	SF Detach	SF Detach	SF Detach	SF Detach	SF Detach	SF Detach
Style / Quality	Ranch / Q5	Ranch / Q5	Ranch / Q5	Ranch / Q5	Ranch / Q5	Ranch / Q5	Ranch / Q5
# of Units	1	1	1	1	1	1	1
Condition	C3	C3	C3	C3	C3	C3	C3
Pool/Spa	None	Yes / No	No / 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 / No / No	Yes / Yes / Yes	Yes / Yes / No
Fireplace	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Garage	2 Attached	2 Attached	2 Attached	2 Attached	2 Attached	3 Attached	2 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	unknown	unknown	Bordeaux Estates	San Ant Height	Antonio Heights	San Antonio Heights	San Ant Height
School District	Upland	Upland	Upland	Upland	Upland	Upland	Upland
Data Source - ID	County Tax -	MLS - CV17108369	MLS - CV17058568	MLS - CV17083843	MLS - CV17097215	MLS - CV17102297	MLS - CV17142754

## Market Time 30-90 days

## As-Is Price Estimate

## As-Repaired Price Estimate

## Land Only Price

Anticipated Sale Price

\$702,000

\$702,000

\$130,000

Recommended List Price

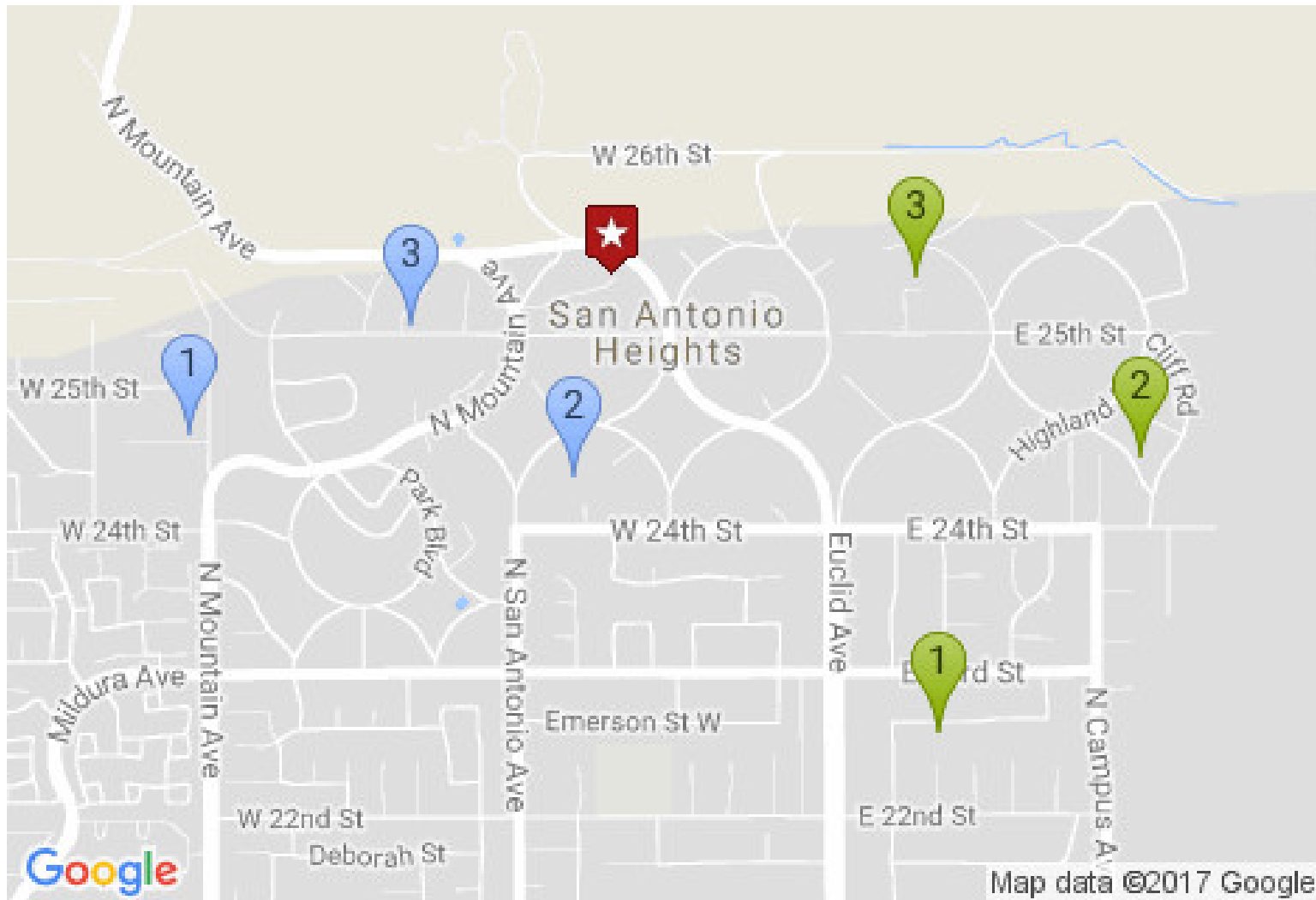
\$702,000

\$702,000

Recommended Sales Strategy:

☒ As - Is

☐ Repaired



	Address	City	BR	BA	Lot Size	Sale/List Date	Year Built	Sale/List Price	Distance
•	705 Kilbourne Drive	Upland	3	2	0.4ac		1964		
1	236 Revere St	Upland	4	3	0.41ac	6/14/2017	1979	\$689,000	0.99 Miles
2	2423 Prospect Dr	Upland	4	3	0.42ac	5/12/2017	1986	\$700,000	0.97 Miles
3	2525 Jonquil Dr	Upland	4	3	0.37ac	6/7/2017	1976	\$742,000	0.52 Miles
1	1215 Piedmont Dr	Upland	4	2	0.23ac	5/3/2017	1976	\$687,000	0.81 Miles
2	2430 San Antonio Cres E	Upland	4	2	0.44ac	5/9/2017	1973	\$699,900	0.38 Miles
3	917 W 25th St	Upland	4	2	0.36ac	6/23/2017	1964	\$729,000	0.38 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	Beautiful POOL home features a wonderful mountain view & potential for gated RV parking! Located in a well-established, attractive Upland neighborhood, this light & airy home offers high vaulted ceilings, dual pane windows & sliding glass doors, plantation shutters & 3 fireplaces
Sale 2 Comments	Located in the prestigious San Antonio Heights. Presented for the 1st time to the market since it was built in 1986 by Lewis Homes. This Single Story immaculate home is turnkey and very well maintained. The Pride of Ownership that you can feel and see when walking into this home.
Sale 3 Comments	PRESTIGIOUS SAN ANTONIO HEIGHTS BEAUTY. Quality custom built on over 1/3 acre cul-de-sac lot boasting panoramic views in a serene setting. Sprawling flowing floor plan shows bright and cheerful, perfect for entertaining & family living. Enjoy numerous tasteful renovations inside
List 1 Comments	WHAT A DEAL ! LOOK AT THIS SINGLE STORY HOME IN HIGHLY SOUGHT AREA OF SAN ANTONIO HEIGHTS. LOCATED ON A QUIET CUL-DE-SAC. FOUR BERROOMS TWO BATH HOME HAS HUGE STEP DOWN LIVING ROOM AND SPACIOUS KITCHEN W/RECESSED LIGHTING, SUNNY BREAKFAST NOOK, OAK CABINETS & CORIAN COUNTER TOPS.
List 2 Comments	180 degree views! San Antonio Heights estate nestled on a private flag lot with plenty of privacy. This home is a must see! Double door entry leads you to an open floor concept overlooking the pool with lots of windows and natural light. Open Kitchen with tons of storage space wi
List 3 Comments	This charming San Antonio Heights jewel is a unique and affordable single story home which features 4 beds, 2 full baths and a 2 car garage with 2,238 square feet on a 15,750 lot (back lot included in sq ft). Private rear yard with incredible views only found in San Antonio Heigh

**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

7/19/2017

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

**705 Kilbourne Drive  
Upland, CA 91784**



Address



Side





Side



Street



Street



View across street





### Comparable Sale #1

236 Revere St  
 Upland, CA 91784  
 Sale Date: 6/14/2017  
 Sale Price: \$689,000



### Comparable Sale #2

2423 Prospect Dr  
 Upland, CA 91784  
 Sale Date: 5/12/2017  
 Sale Price: \$700,000



### Comparable Sale #3

2525 Jonquil Dr  
 Upland, CA 91784  
 Sale Date: 6/7/2017  
 Sale Price: \$742,000





**Comparable Listing #1**

1215 Piedmont Dr  
Upland, CA 91784  
Current List: \$687,000



**Comparable Listing #2**

2430 San Antonio Cres E  
Upland, CA 91784  
Current List: \$699,900



**Comparable Listing #3**

917 W 25th St  
Upland, CA 91784  
Current List: \$729,000

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