






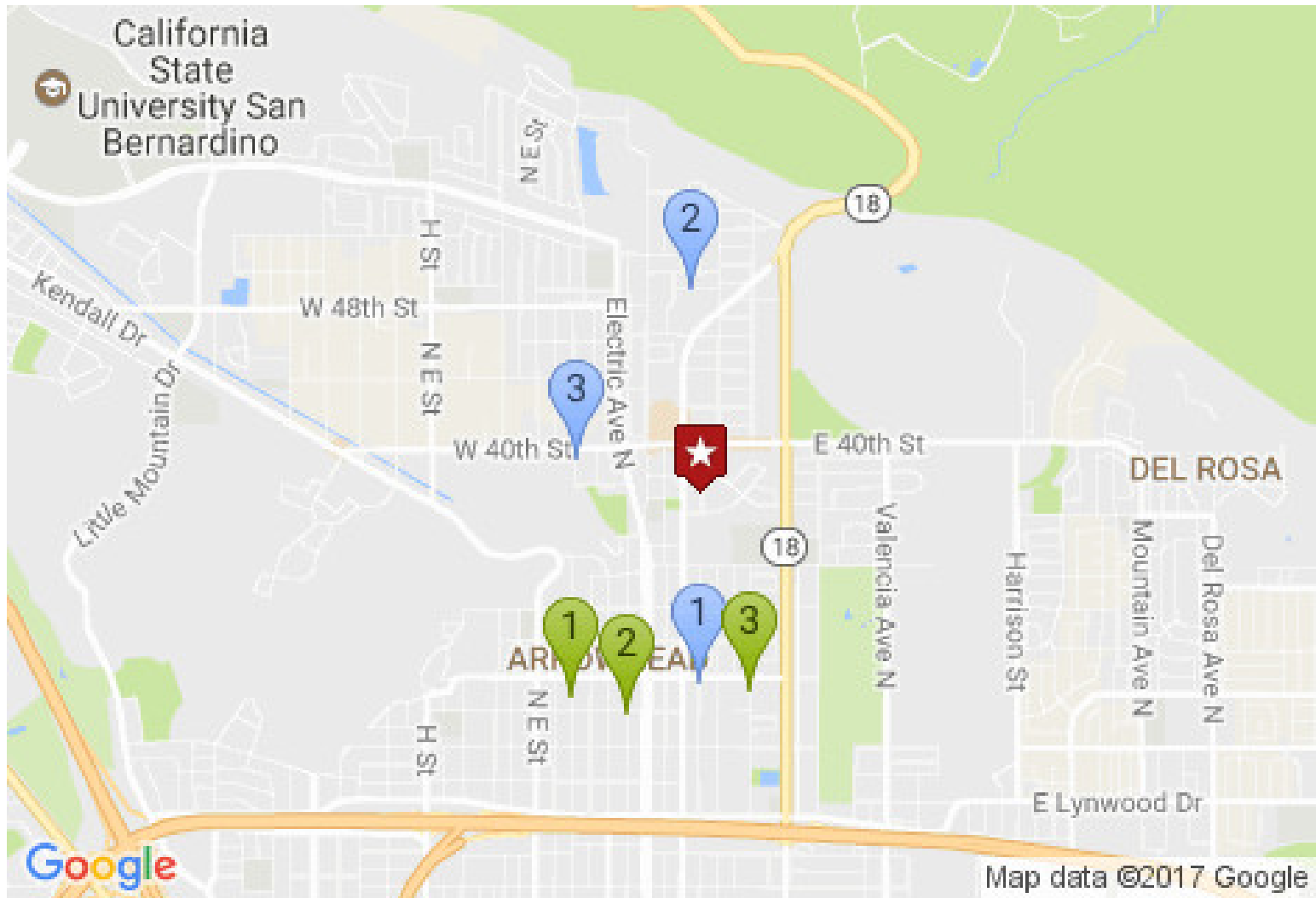




Broker Price Opinion

☒ Exterior Inspection
☐ Interior Inspection

Property Address: 146 E 39th St				Vendor ID: 4155647			
City, State, Zip: San Bernardino, CA 92404				Deal Name:			
Loan Number: 146E39THST				Inspection Date: 1/30/2017			
2nd Loan / Client #:				Subject APN: 0154-464-54-0000			
Property Occupancy Status: Vacant		Does the Property Appear Secure?: Yes		Est. Monthly Rent: \$1,800		Sold in the last 12 Months?: No	
Currently Listed: Yes	Currently List Broker: Reliable Realty inc	List Broker Contact #: (951) 240-9428	Initial List Price: \$269,000	Initial List Date: 10/02/2016	Current List Price: \$269,000	DOM / CDOM: 121 / 121	Sale Price:
Is the Subject Listing Currently Pending?: Yes		Date of Contract: 1/17/2017		CDOM to Contract: 107		Sale Date:	
Subject Property Comments / External Influences							
Based on agents 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	146 E 39th St San Bernardino, CA 92404	3353 N D Street San Bernardino, CA 92405	3303 N Pershing Ave San Bernardino, CA 92405	3372 Leroy San Bernardino, CA 92404	129 E 34th ST San Bernardino, CA 92404	131 E 48th St San Bernardino, CA 92404	3942 Newmark aVe San Bernardino, CA 92405
Proximity		0.83 Miles	0.8 Miles	0.7 Miles	0.65 Miles	0.73 Miles	0.47 Miles
Sale/List Price		\$270,000	\$270,000	\$280,000	\$269,000	\$269,000	\$295,000
Sale Date		8/8/2016	12/29/2016	1/19/2017			
Price Per Sq.ft.	\$133.40	\$152.54	\$139.97	\$140.77	\$139.45	\$147.07	\$160.85
Initial List Price	\$269,000	\$269,900	\$285,000	\$319,900	\$269,000	\$269,000	\$295,000
Initial List Date	10/02/2016	6/6/2016	9/9/2016	10/24/2016	12/2/2016	1/24/2017	9/22/2016
Current/Final List	\$269,000	\$269,900	\$274,888	\$299,000	\$269,000	\$269,000	\$295,000
DOM/CDOM	121 / 121	23 / 23	68 / 68	39 / 39	59 / 59	6 / 6	130 / 130
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	2024	1770	1929	1989	1929	1829	1834
#Rooms/Bed/Bath 1	7 / 4 / 2.0	5 / 3 / 1.5	6 / 4 / 2.0	9 / 4 / 2.5	5 / 3 / 1.5	6 / 3 / 2.0	6 / 3 / 2.0
Year Built	1957	1938	1947	1951	1952	1953	1979
Bsmnt SF/% Finished							
Lot Size	0.18ac	0.22ac	0.15ac	0.28ac	0.19ac	0.21ac	0.23ac
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	C4	C4	C4	C4	C4	C4	C4
Pool/Spa	In Ground	Yes / No	No / No	No / No	No / No	No / No	No / No
View	neighborhood	Neighborhood	Neighborhood	Neighborhood	Neighborhood	Neighborhood	Neighborhood
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 Detached	2 Detached	2 Detached	2 Detached	2 Detached	2 Attached
Other Features	neighborhood	none	none	none	none	none	none
HOA Fees	0/mo	0/mo	0/mo	0/mo	0/mo	0/mo	0/mo
Subdivision	unknown	unknown	unknown	unknown	unknown	unknown	unknown
School District	San Bernardino	San Bernardino	San Bernardino	San Bernardino	San Bernardino	San Bernardino	San Bernardino
Data Source - ID	County Tax - none	MLS - IV16122216	MLS - EV16198586	MLS - IV16732185	MLS - CV16757090	MLS - IG17015191	MLS - CV16708732
Market Time 90-120 days		As-Is Price Estimate		As-Repaired Price Estimate		Land Only Price	
Anticipated Sale Price		\$270,000		\$270,000		\$21,221	
Recommended List Price		\$270,000		\$270,000			
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
•	146 E 39th St	San Bernardino	4	2	0.18ac		1957		
1	3353 N D Street	San Bernardino	3	1.5	0.22ac	8/8/2016	1938	\$270,000	0.83 Miles
2	3303 N Pershing Ave	San Bernardino	4	2	0.15ac	12/29/2016	1947	\$270,000	0.8 Miles
3	3372 Leroy	San Bernardino	4	2.5	0.28ac	1/19/2017	1951	\$280,000	0.7 Miles
1	129 E 34th ST	San Bernardino	3	1.5	0.19ac	12/2/2016	1952	\$269,000	0.65 Miles
2	131 E 48th St	San Bernardino	3	2	0.21ac	1/24/2017	1953	\$269,000	0.73 Miles
3	3942 Newmark aVe	San Bernardino	3	2	0.23ac	9/22/2016	1979	\$295,000	0.47 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	Tree shaded streets, and IN GROUND POOL makes a must see. 1700 + Sq Ft, 3 bedrooms, 1.75 baths, and den- patio room. New energy efficient windows, roof mount central heating and cooling, new carpet over wood flooring, fireplace, well landscaped, night manabu lighting, detached
Sale 2 Comments	Come see this home! Looks small on the outside but is a wonderful family home!Looking for a traditional home in a nice quiet area of San Bernardino! Come see this home with great curb appeal built in 1947! The formal living room is the showcase of this home. This large living roo
Sale 3 Comments	n this just listed beauty that is perfect for a family ready to get started. This home has been single family owned and lived in for over 40 years and has pride of ownership. The home is said to have beautiful hard wood flooring underneath the carpet, a central whole house vacuum
List 1 Comments	Mid-Century Single Story Charmer on a Large Corner lot and Tree Lined Street. The Large Plate Glass Window in the Living Room offers a Northern View but the Original Hardwood Floors and a Fireplace Create the warm and cozy atmosphere. The Kitchen is Complete with Granite Countert
List 2 Comments	3 bedroom on quiet street. This home features a huge living room with fireplace, giant master bedroom, and 2 more very good sized bedrooms. Large kitchen area features an indoor grill and breakfast bar. Detached 2 car garage sits at the end of a long driveway, perfect for extra p
List 3 Comments	Inferior living area to subject property same bedroom count .50 bath additional to subject located in similar area less than 1 mile away

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 buyers pool.

Vendor Comments:

Service Provider
Signature

/s/ Tonya Davis

Service Provider
Company

Elite REO Services

BPO Effective Date

1/30/2017

Service Provider Lic.
Num.

01302630

RepairsRecommended 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:			\$0
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:			\$0
Repair Total:			\$0



Subject Front

**146 E 39th St
San Bernardino, CA 92404**



Address



Side



Side



Street



Street



View across street



Comparable Sale #1

3353 N D Street
San Bernardino, CA 92405
Sale Date: 8/8/2016
Sale Price: \$270,000



Comparable Sale #2

3303 N Pershing Ave
San Bernardino, CA 92405
Sale Date: 12/29/2016
Sale Price: \$270,000



Comparable Sale #3

3372 Leroy
San Bernardino, CA 92404
Sale Date: 1/19/2017
Sale Price: \$280,000



Comparable Listing #1

129 E 34th ST
San Bernardino, CA 92404
Current List: \$269,000



Comparable Listing #2

131 E 48th St
San Bernardino, CA 92404
Current List: \$269,000



Comparable Listing #3

3942 Newmark aVe
San Bernardino, CA 92405
Current List: \$295,000

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