



Broker Price Opinion

☒ Exterior Inspection
☐ Interior Inspection

Property Address:	2446 Ann Arbor Avenue	Vendor ID:	4172144
City, State, Zip:	Pomona, CA 91766	Deal Name:	
Loan Number:	2446AnnArborAvenue	Inspection Date:	2/20/2017
2nd Loan / Client #:		Subject APN:	8330-008-035

Property Occupancy Status	Owner	Does the Property Appear Secure?	Yes	Est. Monthly Rent	\$1,400	Sold in the last 12 Months?	No
Currently Listed	Yes	Currently List Broker	MODERN REAL ESTATE	List Broker Contact #	(909) 908-7754	Initial List Price	\$260,000
				Initial List Date	8/01/2016	Current List Price	\$307,000
				DOM / CDOM	76 / 204	Sale Price:	
Is the Subject Listing Currently Pending?	No	Date of Contract		CDOM to Contract		Sale Date:	

Subject Property Comments / External Influences

conforms well to the area

	Subject	Sold Comp 1	Sold Comp 2	Sold Comp 3	List Comp 1	List Comp 2	List Comp 3
							
Address	2446 Ann Arbor Avenue Pomona, CA 91766	2216 Ann Arbor Pomona, CA 91766	2175 S Reservoir ST Pomona, CA 91766	2489 Notre Dame AV Pomona, CA 91766	2359 Kathryn AV Pomona, CA 91766	2147 Kathryn AV Pomona, CA 91766	2338 S San Antonio AV Pomona, CA 91766
Proximity		0.29 Miles	0.39 Miles	2 Blocks	3 Blocks	0.39 Miles	2 Blocks
Sale/List Price		\$320,000	\$330,000	\$335,000	\$325,000	\$325,000	\$335,000
Sale Date		12/5/2016	12/1/2016	12/22/2016			
Price Per Sq.ft.	\$265.70	\$291.97	\$307.55	\$256.51	\$283.84	\$289.92	\$316.04
Initial List Price	\$260,000	\$320,000	\$330,000	\$335,000	\$325,000	\$325,000	\$335,000
Initial List Date	8/01/2016	9/2/2016	9/6/2016	9/20/2016	2/17/2017	2/8/2017	12/29/2016
Current/Final List	\$307,000	\$320,000	\$330,000	\$335,000	\$325,000	\$325,000	\$335,000
DOM/CDOM	76 / 204	93 / 93	86 / 86	92 / 92	3 / 3	12 / 12	52 / 52
Sales Type		Fair Market	Fair Market	Fair Market	Fair Market	Fair Market	Fair Market
Finance Incentives	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Living Area	1242	1096	1073	1306	1145	1121	1060
#Rooms/Bed/Bath 1	6 / 3 / 1.0	6 / 3 / 1.0	6 / 3 / 1.0	6 / 3 / 1.0	6 / 3 / 2.0	6 / 3 / 1.0	6 / 3 / 1.0
Year Built	1953	1947	1947	1953	1956	1947	1953
Bsmnt SF/% Finished							
Lot Size	0.14ac	0.14ac	0.15ac	0.14ac	0.14ac	0.16ac	0.14ac
Property Type	SF Detach	SF Detach	SF Detach	SF Detach	SF Detach	SF Detach	SF Detach
Style / Quality	Ranch / Q3	Ranch / Q3	Ranch / Q3	Ranch / Q3	Ranch / Q3	Ranch / Q3	Ranch / Q3
# of Units	1	1	1	1	1	1	1
Condition	C4	C4	C3	C3	C4	C4	C3
Pool/Spa	None	No / No	No / No	No / No	No / 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	1 Attached	2 Attached	1 Attached	1 Attached	1 Attached	1 Attached	1 Attached
Other Features	n/a	n/a	n/a	n/a	n/a	n/a	n/a
HOA Fees	0/mo	0/mo	0/mo	0/mo	0/mo	0/mo	0/mo
Subdivision	Pomona	Pomona	Pomona	Pomona	Pomona	Pomona	Pomona
School District	Pomona	Pomona	Pomona	Pomona	Pomona	Pomona	Pomona
Data Source - ID	County Tax - IV16168281	MLS - PW16183720	MLS - SW16183748	MLS - MB16141858	MLS - SB16755177	MLS - TR17006968	MLS - MB16769090

Market Time 90-120 days

Anticipated Sale Price

As-Is Price Estimate

\$330,000

As-Repaired Price Estimate

\$330,000

Land Only Price

\$35,000

Recommended List Price

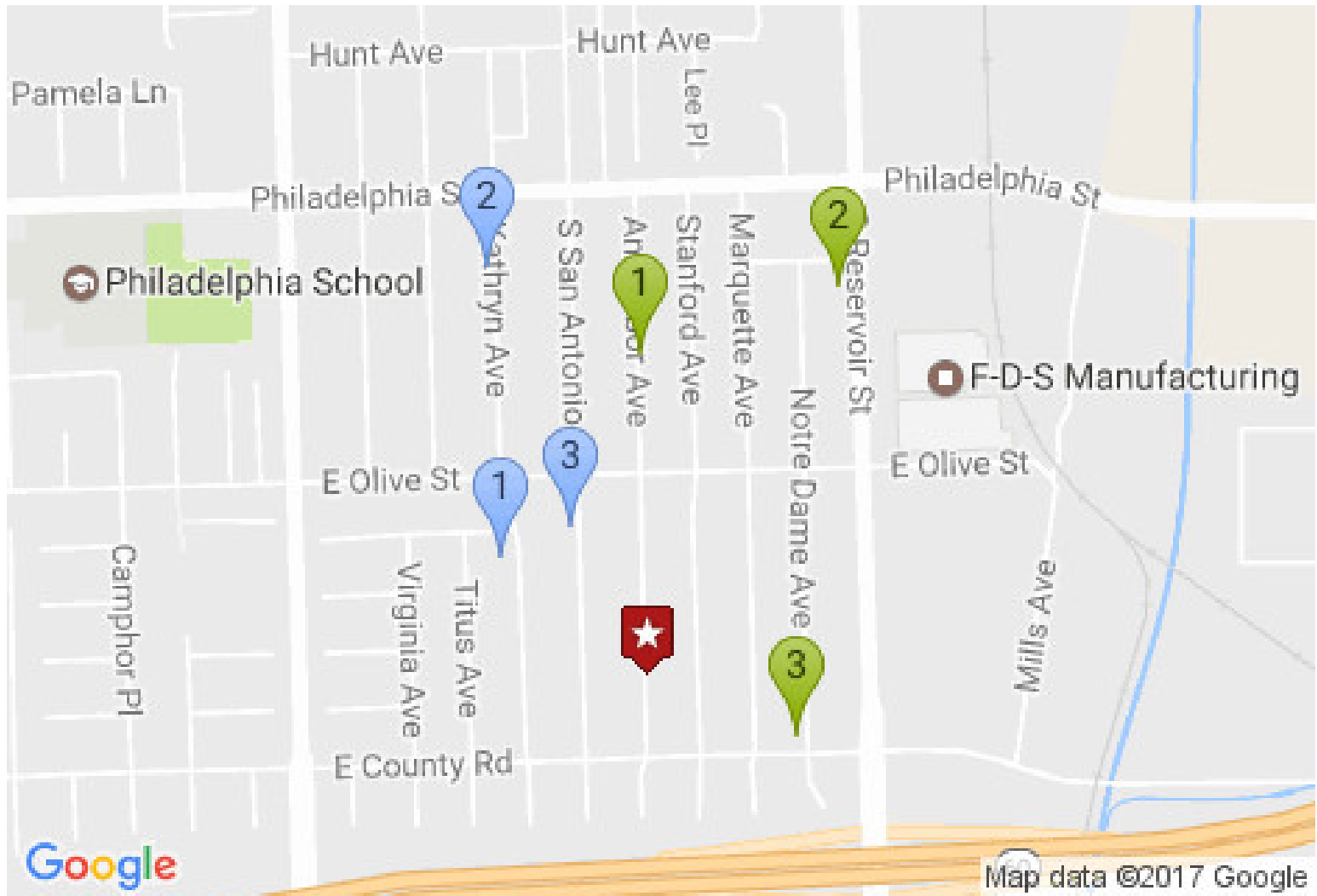
\$335,000

\$335,000

Recommended Sales Strategy:

☒ As - Is

☐ Repaired



	Address	City	BR	BA	Lot Size	Sale/List Date	Year Built	Sale/List Price	Distance
•	2446 Ann Arbor Avenue	Pomona	3	1	0.14ac		1953		
1	2216 Ann Arbor	Pomona	3	1	0.14ac	12/5/2016	1947	\$320,000	0.29 Miles
2	2175 S Reservoir ST	Pomona	3	1	0.15ac	12/1/2016	1947	\$330,000	0.39 Miles
3	2489 Notre Dame AV	Pomona	3	1	0.14ac	12/22/2016	1953	\$335,000	2 Blocks
1	2359 Kathryn AV	Pomona	3	2	0.14ac	2/17/2017	1956	\$325,000	3 Blocks
2	2147 Kathryn AV	Pomona	3	1	0.16ac	2/8/2017	1947	\$325,000	0.39 Miles
3	2338 S San Antonio AV	Pomona	3	1	0.14ac	12/29/2016	1953	\$335,000	2 Blocks

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	Great property in Pomona 3 beds 1 bath. Excellent opportunity for First time buyers. Property close to 60 and 71
Sale 2 Comments	location, near shopping center, 10 and 60 freeways. This property boast amazing potential, 3 bedrooms, 1 bath, laminate flooring
Sale 3 Comments	Centrally located Pomona property with multiple upgrades. This home is worth viewing
List 1 Comments	Just off to the side of the home there is an attached workroom being used as a playroom, man's cave or office. Driveway is wide to
List 2 Comments	This 3 bedroom 1 bath home offers over 1100 square feet of living space
List 3 Comments	laminate wood floors, crown molding in the living room and hallway, recess lighting, newer windows this home has a spacious

Comments:

Service Provider Comments:

no HOA Current market is stable with values remaining stable and listings balancing out the sold. Subject property is located in a established neighborhood. No visible deferred maintenance was seen from inspection. Likely buyer would be a first time homeowner. Subject is located within a half a mile of schools and shopping and has easy freeway access.

Vendor Comments:

Service Provider
Signature

/s/ Raylene Brooks

Service Provider
Company

Continental Realty

BPO Effective Date

2/20/2017

Service Provider Lic.
Num.

01815084

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

**2446 Ann Arbor Avenue
Pomona, CA 91766**



Address



Side



Side



Street



Street



View across street



Comparable Sale #1

2216 Ann Arbor
 Pomona, CA 91766
 Sale Date: 12/5/2016
 Sale Price: \$320,000



Comparable Sale #2

2175 S Reservoir ST
 Pomona, CA 91766
 Sale Date: 12/1/2016
 Sale Price: \$330,000



Comparable Sale #3

2489 Notre Dame AV
 Pomona, CA 91766
 Sale Date: 12/22/2016
 Sale Price: \$335,000



Comparable Listing #1

2359 Kathryn AV
Pomona, CA 91766
Current List: \$325,000



Comparable Listing #2

2147 Kathryn AV
Pomona, CA 91766
Current List: \$325,000



Comparable Listing #3

2338 S San Antonio AV
Pomona, CA 91766
Current List: \$335,000

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