

Broker Price Opinion

☒ Exterior Inspection
☐ Interior Inspection

Property Address:	712 W 10th St	Vendor ID:	4204192
City, State, Zip:	Corona, CA 92882	Deal Name:	
Loan Number:	712W10thSt	Inspection Date:	3/24/2017
2nd Loan / Client #:		Subject APN:	110-171-034

Property Occupancy Status	Owner	Does the Property Appear Secure?	Yes	Est. Monthly Rent	\$1,200	Sold in the last 12 Months?	No
Currently Listed	Yes	Currently List Broker	Lynette Casiano, Broker	List Broker Contact #	(951) 217-5394	Initial List Price	\$215,000
				Initial List Date	3/20/2017	Current List Price	\$215,000
				DOM / CDOM	1 / 5	Sale Price:	
Is the Subject Listing Currently Pending?	No	Date of Contract		CDOM to Contract		Sale Date:	

Subject Property Comments / External Influences

conforms well

	Subject	Sold Comp 1	Sold Comp 2	Sold Comp 3	List Comp 1	List Comp 2	List Comp 3
							
Address	712 W 10th St Corona, CA 92882	1024 W Crestview ST corona, CA 92882	1009 W Crestview ST corona, CA 92882	944 Burr ST corona, CA 92882	216 W Kendall ST corona, CA 92882	1136 Harris ST corona, CA 92882	324 E 8th ST corona, CA 92882
Proximity		0.59 Miles	0.54 Miles	0.48 Miles	0.48 Miles	0.38 Miles	0.64 Miles
Sale/List Price		\$337,000	\$385,000	\$375,000	\$345,000	\$370,000	\$375,000
Sale Date		10/6/2016	11/30/2016	12/15/2016			
Price Per Sq.ft.	\$319.72	\$324.66	\$361.16	\$300.48	\$276.44	\$323.43	\$336.02
Initial List Price	\$215,000	\$337,000	\$385,000	\$375,000	\$345,000	\$370,000	\$375,000
Initial List Date	3/20/2017	7/4/2016	9/2/2016	9/10/2016	2/9/2017	3/13/2017	3/21/2017
Current/Final List	\$215,000	\$337,000	\$385,000	\$375,000	\$345,000	\$370,000	\$375,000
DOM/CDOM	1 / 5	92 / 92	88 / 88	95 / 95	45 / 45	11 / 11	3 / 3
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	1126	1038	1066	1248	1248	1144	1116
#Rooms/Bed/Bath 1	4 / 2 / 1.0	5 / 3 / 2.0	5 / 3 / 1.5	6 / 4 / 2.0	5 / 3 / 2.0	5 / 3 / 2.0	4 / 3 / 1.0
Year Built	1940	1961	1961	1971	1951	1955	1922
Bsmnt SF/% Finished							
Lot Size	0.16ac	0.17ac	0.17ac	0.17ac	0.17ac	0.17ac	0.22ac
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	C3	C3	C3	C3	C3	C3	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	2 Detached	2 Detached	2 Detached	2 Detached	2 Detached	2 Detached	2 Detached
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	corona	corona	corona	corona	corona	corona	corona
School District	Corona Norco	Corona Norco	Corona Norco	Corona Norco	Corona Norco	Corona Norco	Corona Norco
Data Source - ID	County Tax - 110-171-034	MLS - IG16184535	MLS - OC16707360	MLS - SB16717011	MLS - EV16167965	MLS - PW16705683	MLS - IV17054321

Market Time 90-120 days

Anticipated Sale Price

As-Is Price Estimate

\$360,000

As-Repaired Price Estimate

\$360,000

Land Only Price

\$45,000

Recommended List Price

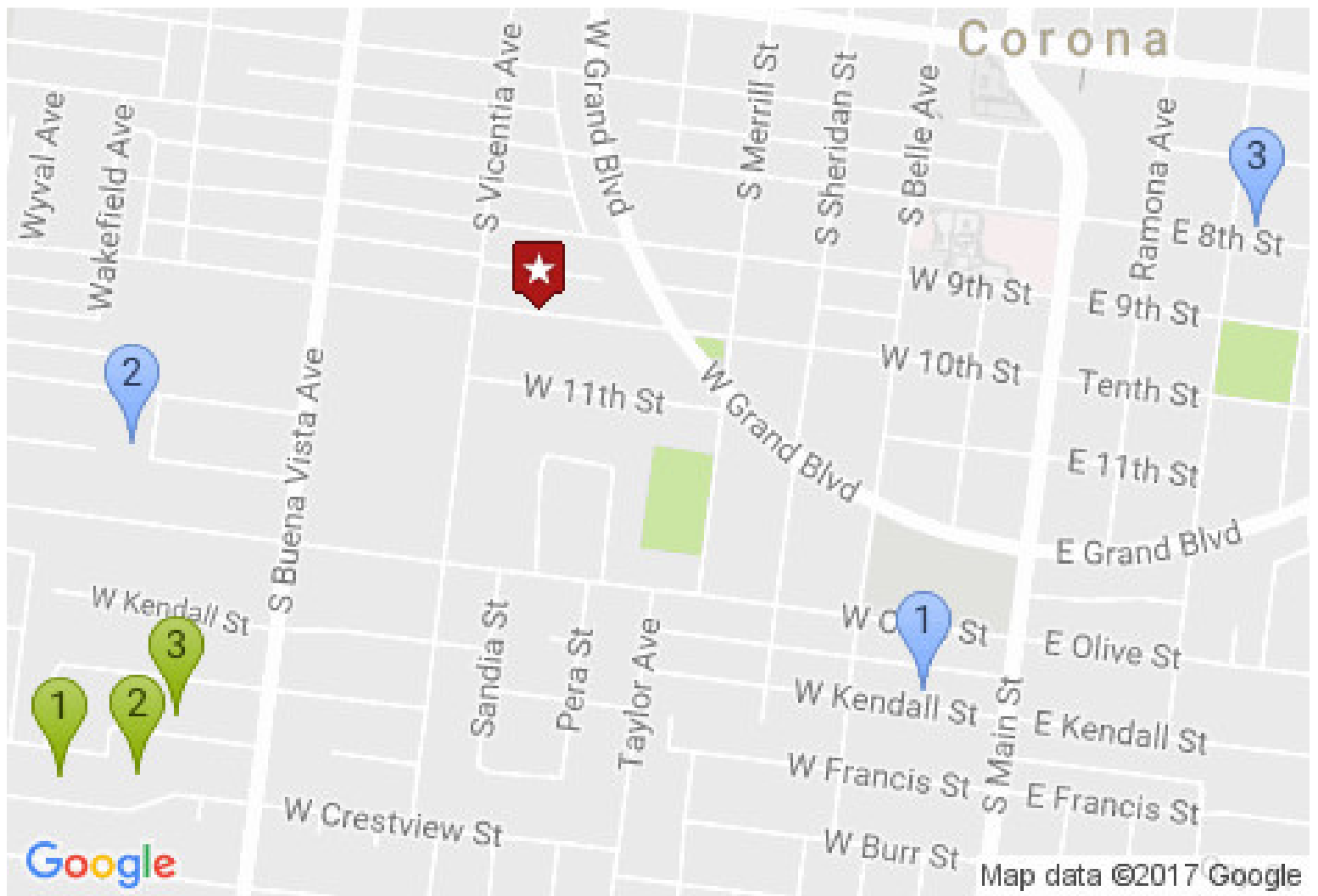
\$365,000

\$365,000

Recommended Sales Strategy:

☒ As - Is

☐ Repaired



	Address	City	BR	BA	Lot Size	Sale/List Date	Year Built	Sale/List Price	Distance
•	712 W 10th St	Corona	2	1	0.16ac		1940		
1	1024 W Crestview ST	corona	3	2	0.17ac	10/6/2016	1961	\$337,000	0.59 Miles
2	1009 W Crestview ST	corona	3	1.5	0.17ac	11/30/2016	1961	\$385,000	0.54 Miles
3	944 Burr ST	corona	4	2	0.17ac	12/15/2016	1971	\$375,000	0.48 Miles
1	216 W Kendall ST	corona	3	2	0.17ac	2/9/2017	1951	\$345,000	0.48 Miles
2	1136 Harris ST	corona	3	2	0.17ac	3/13/2017	1955	\$370,000	0.38 Miles
3	324 E 8th ST	corona	3	1	0.22ac	3/21/2017	1922	\$375,000	0.64 Miles

Neighborhood Data:

Location Type:	<input type="text" value="Suburban"/>	Market Trend:	<input type="text" value="Stable"/>	Economic Trend:	<input type="text" value="Stable"/>	Neighborhood Trend:	<input type="text" value="Stable"/>
Housing Supply:	<input type="text" value="Stable"/>	Crime/Vandalism:	<input type="text" value="Low Risk"/>	REO Driven?	<input type="text" value="No"/>	Avg Age of Home:	<input type="text" value="55"/>
Neighborhood Pride of Ownership:	<input type="text" value="Average"/>	Avg Marketing Time of Comparable Listings:	<input type="text" value="3 to 6 Mos."/>				
Price Range:	<input type="text" value="\$310,000"/>	to	<input type="text" value="\$420,000"/>	Median Price:	<input type="text" value="\$370,000"/>	Predominate Value:	<input type="text" value="\$370,000"/>
				Average DOM:	<input type="text" value="98"/>		
Number of units for rent:	<input type="text"/>	Number of units in complex for sale:	<input type="text"/>				

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	ready and offers new paint, new carpet, good sized bedrooms, mirrored closets, large living room, 2 car attached garage, fenced
Sale 2 Comments	beautiful landscaping, you will love coming home to this beautiful house every day. The backyard is spacious with room for entertaining, barbecuing
Sale 3 Comments	ceiling fans throughout the house. Big front and back yard with a large covered patio in back
List 1 Comments	Cute 1950's home all original and super clean with great curb appeal. Spacious Kitchen is equipped with a 1950's McCormick stove
List 2 Comments	Fresh paint,new carpet,dual pane windows,wood laminate flooring. Large backyard with covered patio.2 car detached garage with alley and RV access
List 3 Comments	Fresh paint,new carpet,dual pane windows,wood laminate flooring. Large backyard with covered patio.2 car detached garage with alley and RV access

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

3/25/2017

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

712 W 10th St
Corona, CA 92882



Address



Side



Side



Street



Street



View across street



Comparable Sale #1

1024 W Crestview ST
corona, CA 92882
Sale Date: 10/6/2016
Sale Price: \$337,000



Comparable Sale #2

1009 W Crestview ST
corona, CA 92882
Sale Date: 11/30/2016
Sale Price: \$385,000



Comparable Sale #3

944 Burr ST
corona, CA 92882
Sale Date: 12/15/2016
Sale Price: \$375,000



Comparable Listing #1

216 W Kendall ST
corona, CA 92882
Current List: \$345,000



Comparable Listing #2

1136 Harris ST
corona, CA 92882
Current List: \$370,000



Comparable Listing #3

324 E 8th ST
corona, CA 92882
Current List: \$375,000

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