

Broker Price Opinion








☒ Exterior Inspection
☐ Interior Inspection

Property Address:	5505 Walter St	Vendor ID:	4108816
City, State, Zip:	Riverside, CA 92504	Deal Name:	
Loan Number:	000501	Inspection Date:	12/06/2016
2nd Loan / Client #:		Subject APN:	190-182-001

Property Occupancy Status	Owner	Does the Property Appear Secure?	No	Est. Monthly Rent	\$1,700	Sold in the last 12 Months?	No
Currently Listed	Yes	Currently List Broker	ReMax	List Broker Contact #	(909) 260-0398	Initial List Price	\$192,000
				Initial List Date	11/30/2016	Current List Price	\$192,000
				DOM / CDOM	7 / 7	Sale Price:	
Is the Subject Listing Currently Pending?	Yes	Date of Contract	12/01/2016	CDOM to Contract	1	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	5505 Walter St Riverside, CA 92504	5619 Mountain View Ave Riverside, CA 92504	6768 Jerome St Riverside, CA 92504	5250 Appleton St Riverside, CA 92504	8145 Camelia Dr Riverside, CA 92504	5671 Central Ave Riverside, CA 92504	6638 Clifford St Riverside, CA 92504
Proximity		0.41 Miles	0.31 Miles	0.39 Miles	0.83 Miles	0.26 Miles	0.25 Miles
Sale/List Price		\$185,000	\$215,000	\$240,000	\$230,000	\$250,000	\$200,000
Sale Date		10/7/2016	7/21/2016	11/8/2016			
Price Per Sq.ft.	\$207.13	\$129.73	\$223.96	\$166.90	\$275.12	\$336.02	\$208.33
Initial List Price	\$192,000	\$225,000	\$249,900	\$250,000	\$230,000	\$259,900	\$200,000
Initial List Date	11/30/2016	9/5/2016	3/17/2016	9/20/2016	6/16/2016	10/14/2016	10/20/2016
Current/Final List	\$192,000	\$190,000	\$229,900	\$250,000	\$230,000	\$250,000	\$200,000
DOM/CDOM	7 / 7	11 / 11	101 / 101	49 / 49	174 / 174	27 / 27	8 / 8
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	1038	1426	960	1438	836	744	960
#Rooms/Bed/Bath 1	6 / 3 / 2.0	4 / 2 / 1.0	5 / 3 / 1.0	6 / 3 / 2.0	5 / 2 / 1.0	5 / 2 / 1.0	5 / 3 / 1.0
Year Built	1953	1950	1954	1956	1953	1953	1954
Bsmnt SF/% Finished							
Lot Size	0.16ac	0.18ac	0.16ac	0.15ac	0.16ac	0.15ac	0.15ac
Property Type	SF Detach	SF Detach	SF Detach	SF Detach	SF Detach	SF Detach	SF Detach
Style / Quality	Ranch / Q5	Single Story / Q5	Single Story / 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	None	No / 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 / No / No	No / No / No	Yes / Yes / No	Yes / Yes / No	Yes / Yes / No	Yes / Yes / No
Fireplace	Yes	Yes	No	Yes	Yes	Yes	Yes
Garage	2 Attached	1 Carport	2 Attached	2 Attached	2 Attached	2 Attached	2 Attached
Other Features	none	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	jurupa	Jurupa	Jurupa	Jurupa	Jurupa	Jurupa	Jurupa
Data Source - ID	County Tax - none	MLS - IV16195234	MLS - iG16057128	MLS - CV16744349	MLS - IV16130169	MLS - WS16723317	MLS - EV16730305

Market Time 90-120 days

Anticipated Sale Price

As-Is Price Estimate

\$215,000

As-Repaired Price Estimate

\$215,000

Land Only Price

\$40,000

Recommended List Price

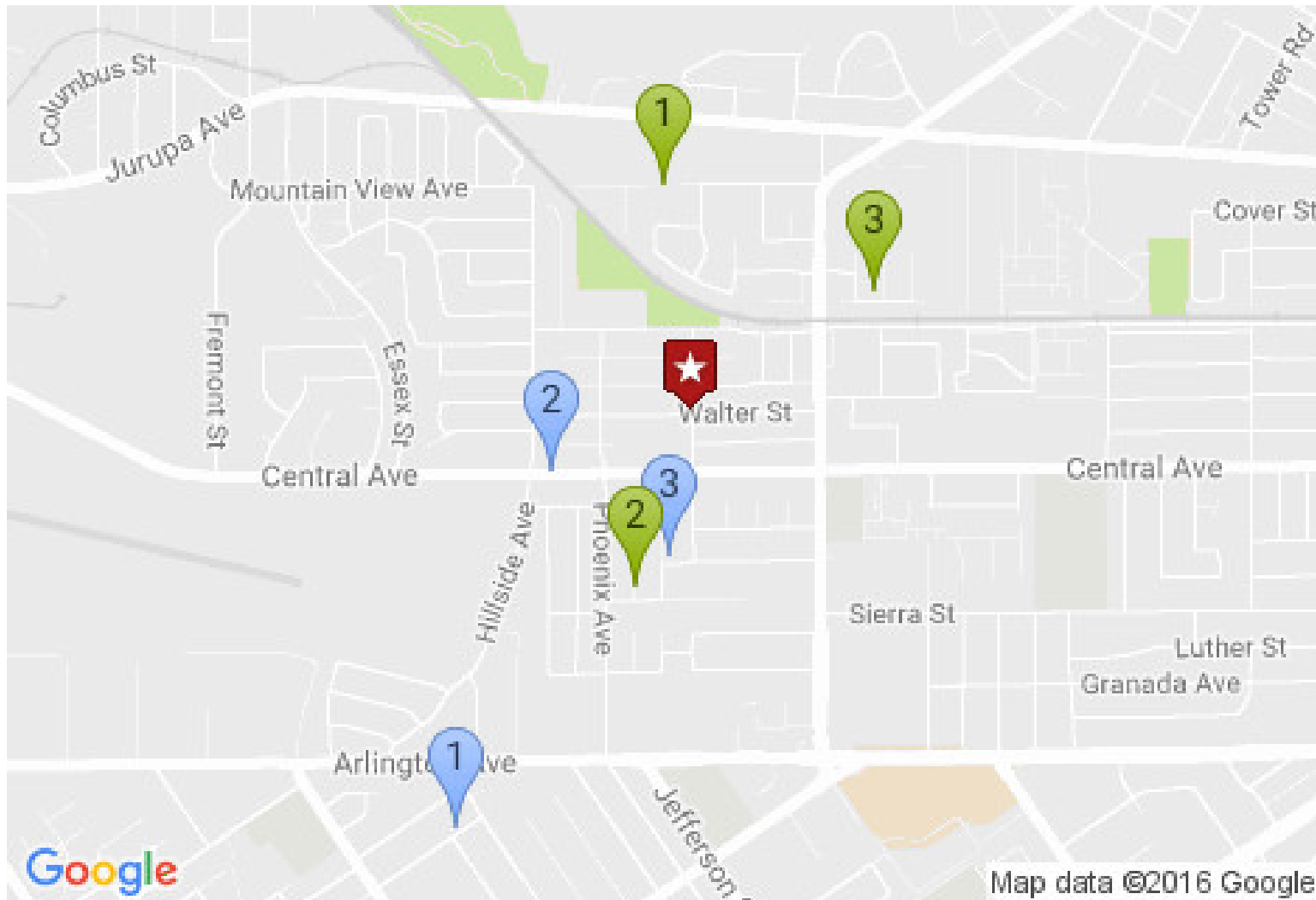
\$215,000

\$215,000

Recommended Sales Strategy:

☒ As - Is

☐ Repaired



	Address	City	BR	BA	Lot Size	Sale/List Date	Year Built	Sale/List Price	Distance
•	5505 Walter St	Riverside	3	2	0.16ac		1953		
1	5619 Mountain View Ave	Riverside	2	1	0.18ac	10/7/2016	1950	\$185,000	0.41 Miles
2	6768 Jerome St	Riverside	3	1	0.16ac	7/21/2016	1954	\$215,000	0.31 Miles
3	5250 Appleton St	Riverside	3	2	0.15ac	11/8/2016	1956	\$240,000	0.39 Miles
1	8145 Camelia Dr	Riverside	2	1	0.16ac	6/16/2016	1953	\$230,000	0.83 Miles
2	5671 Central Ave	Riverside	2	1	0.15ac	10/14/2016	1953	\$250,000	0.26 Miles
3	6638 Clifford St	Riverside	3	1	0.15ac	10/20/2016	1954	\$200,000	0.25 Miles

Neighborhood Data:

Location Type: <input type="text" value="Suburban"/>	Market Trend: <input type="text" value="Appreciating"/>	Economic Trend: <input type="text" value="Improving"/>	Neighborhood Trend: <input type="text" value="Improving"/>
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="60"/>
Neighborhood Pride of Ownership: <input type="text" value="Average"/>		Avg Marketing Time of Comparable Listings: <input type="text" value="Under 3 Mos."/>	
Price Range: <input type="text" value="\$190,000"/> to <input type="text" value="\$340,000"/>	Median Price: <input type="text" value="\$289,000"/>	Predominate Value: <input type="text" value="\$287,000"/>	Average DOM: <input type="text" value="51"/>
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	Great opportunity! Rare find. 2 bedroom 1 bath home on a quiet cul-de-sac. Over 1400 sq. ft. of living area. Kitchen with breakfast nook area. Covered carport. Large yard. Great potential. Needs some TLC. Nice area of Riverside. Hurry won't last!
Sale 2 Comments	Same owner since March 2001. Good Starter home or for retirement. Corner lot with 2 car garage in back.
Sale 3 Comments	Superior living area to subject property located less than 1 mile away. in same area similar neighborhood
List 1 Comments	Back on the market after a 120 day escrow!! Great opportunity do come around in real estate. New tile flooring was installed in the living room, hallway and both bedrooms. Home is still in need to cosmetic repairs as for the reason of the price. Seller looking for a quick close.
List 2 Comments	Charming single story home located in quiet Riverside neighborhood. Upgrades include cabinets and countertops in kitchen and bathroom. Updated laminate floors and carpet throughout! Freshly landscaped front yard, and new lighting and plumbing fixtures throughout. Close to shoppin
List 3 Comments	inferior living area to subject property same bed and bath count located in the same area less than 1 mile aay

Comments:

Service Provider Comments:

Most listings in the area are much higher than that of most sales however I am seeing that by the time they sell prices have been reduced drastically. The listings in this report are the best available and the lowest in the area as most homes have been upgraded and are priced as such. 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

12/7/2016

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:			\$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		\$0
External Repair Total:			\$0
Repair Total:			\$0



Subject Front

**5505 Walter St
Riverside, CA 92504**



Address



Side



Side



Street



Street



View across street



Comparable Sale #1

5619 Mountain View Ave
Riverside, CA 92504
Sale Date: 10/7/2016
Sale Price: \$185,000



Comparable Sale #2

6768 Jerome St
Riverside, CA 92504
Sale Date: 7/21/2016
Sale Price: \$215,000



Comparable Sale #3

5250 Appleton St
Riverside, CA 92504
Sale Date: 11/8/2016
Sale Price: \$240,000



Comparable Listing #1

8145 Camelia Dr
Riverside, CA 92504
Current List: \$230,000



Comparable Listing #2

5671 Central Ave
Riverside, CA 92504
Current List: \$250,000



Comparable Listing #3

6638 Clifford St
Riverside, CA 92504
Current List: \$200,000

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