



Broker Price Opinion

☒ Exterior Inspection
☐ Interior Inspection

Property Address:	3051 Manchester Cir	Vendor ID:	4542437
City, State, Zip:	Corona, CA 92879	Deal Name:	
Loan Number:	3051MANCHESTERCIR	Inspection Date:	5/26/2018
2nd Loan / Client #:		Subject APN:	172-340-022

Property Occupancy Status	Owner	Does the Property Appear Secure?	No	Est. Monthly Rent	\$1,750	Sold in the last 12 Months?	No
Currently Listed	No	Currently List Broker		List Broker Contact #		Initial List Price	
Initial List Date		Current List Price		DOM / CDOM		Sale Price:	
Is the Subject Listing Currently Pending?		Date of Contract		CDOM to Contract		Sale Date:	

Subject Property Comments / External Influences

Based on exterior observation, subject property is in average condition.

	Subject	Sold Comp 1	Sold Comp 2	Sold Comp 3	List Comp 1	List Comp 2	List Comp 3
							
Address	3051 Manchester Cir Corona, CA 92879	411 Surrey Cir Corona, CA 92879	2959 Manchester Cir Corona, CA 92879	3010 Pembroke Cir Corona, CA 92879	2671 Griffin Way Corona, CA 92879	759 La Cumbre St Corona, CA 92879	2948 La Vista Ave Corona, CA 92879
Proximity		0.12 Miles	0.12 Miles	0.09 Miles	0.54 Miles	0.46 Miles	0.3 Miles
Sale/List Price		\$470,000	\$435,000	\$446,000	\$479,888	\$485,000	\$509,999
Sale Date		1/30/2018	1/30/2018	5/30/2017	active	active	active
Price Per Sq.ft.	\$233.03	\$250.13	\$232.62	\$225.94	\$251.12	\$311.50	\$259.01
Initial List Price		\$479,900	\$450,000	\$449,900	\$499,888	\$485,000	\$509,999
Initial List Date		1/1/2018	11/26/2017	3/31/2017	3/15/2018	5/6/2018	5/14/2018
Current/Final List		\$479,900	\$440,000	\$449,900	\$479,888	\$485,000	\$509,999
DOM/CDOM		32 / 32	24 / 24	62 / 62	61 / 61	20 / 20	12 / 12
Sales Type		Fair Market	Fair Market	Fair Market	Fair Market	Fair Market	Fair Market
Finance Incentives		0	0	0	0	0	0
Living Area	1974	1879	1870	1974	1911	1557	1969
#Rooms/Bed/Bath 1	7 / 4 / 3	7 / 4 / 3	6 / 3 / 3	7 / 4 / 3	7 / 4 / 3	6 / 3 / 3	7 / 4 / 3
Year Built	1992	1994	1989	1994	1989	1988	1989
Bsmnt SF/% Finished							
Lot Size	0.11ac	0.13ac	0.12ac	0.12ac	0.19ac	0.27ac	0.15ac
Property Type	SF Detach	SF Detach	SF Detach	SF Detach	SF Detach	SF Detach	SF Detach
Style / Quality	2-Story Conv / Q4	2-Story Conv / Q4	2-Story Conv / Q4	2-Story Conv / Q4	2-Story Conv / Q4	2-Story Conv / Q4	2-Story Conv / Q4
# 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	Residential	Residential	Residential	Residential	Residential	Residential	Residential
Porch/Patio/Deck	No / No / No	No / No / No	No / No / No	No / No / No	No / No / No	No / No / No	No / No / No
Fireplace	No	No	No	No	No	No	No
Garage	3 Attached	3 Attached	3 Attached	3 Attached	3 Attached	2 Attached	3 Attached
Other Features	None	None	Nonw	None	None	None	None
HOA Fees	0/mo	0/mo	0/mo	0/mo	0/mo	0/mo	0/mo
Subdivision	Corona Hills	Corona Hills	Corona Hills	Corona Hills	Corona Hills	Corona Hills	Wont Last
School District	Alvord Unified	Alvord Unified	Alvord Unified	Coronado Unified	Corona-Norco Unified	Corona-Norco Unified	Riverside Unified

Common Amenities

Data Source - ID	County Tax -	MLS - IG17272029	MLS - PW17264066	MLS - DW17067687	MLS - PW18060088	MLS - TR18106161	MLS - IV18113590
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Market Time 90-120 days

As-Is Price Estimate

As-Repaired Price Estimate

Land Only Price

Anticipated Sale Price

\$460,000

\$462,000

\$116,372

Recommended List Price

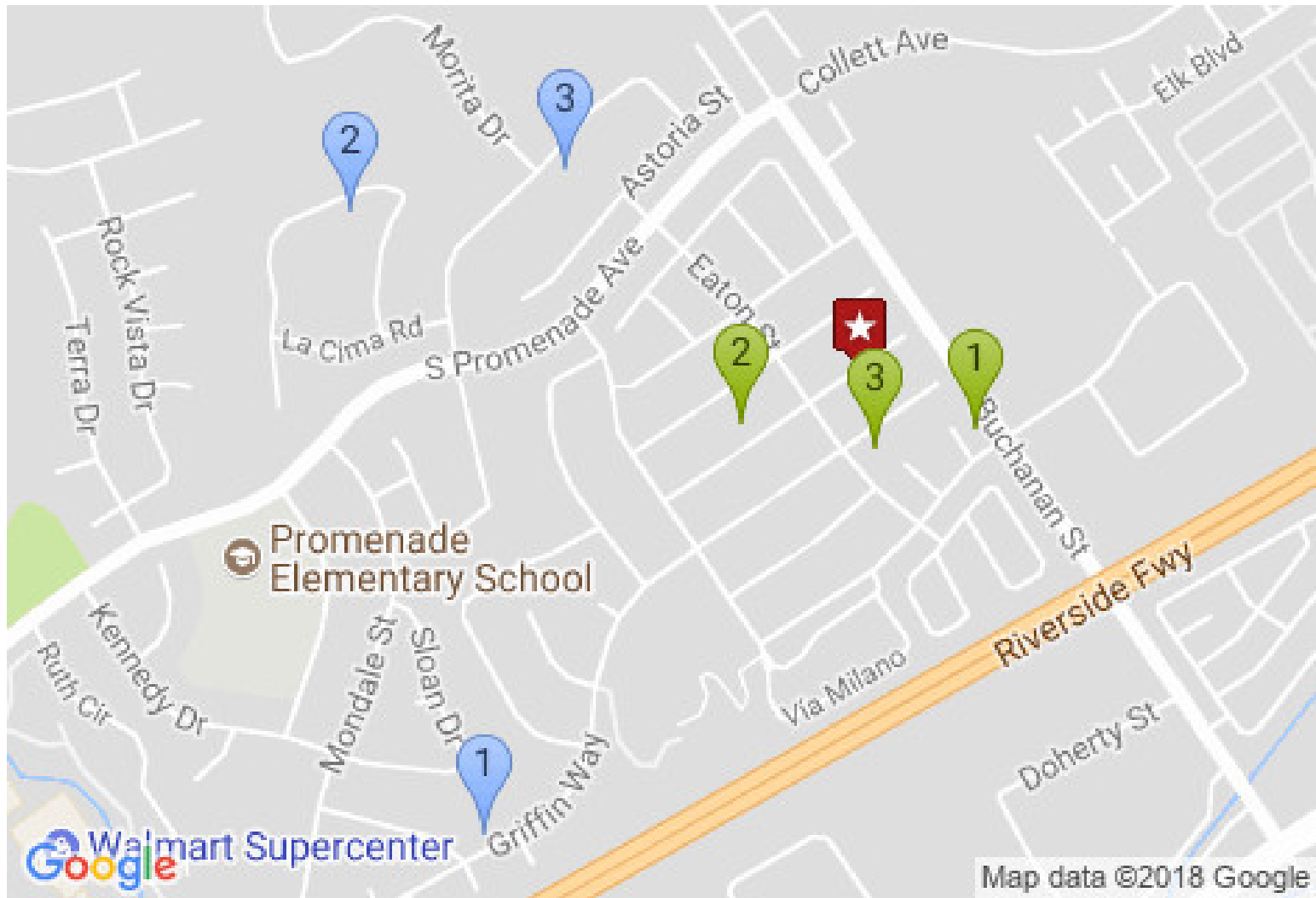
\$485,000

\$487,000

Recommended Sales Strategy:

☐ As - Is

☒ Repaired



	Address	City	BR	BA	Lot Size	Sale/List Date	Year Built	Sale/List Price	Distance
•	3051 Manchester Cir	Corona	4	3	0.11ac		1992		
1	411 Surrey Cir	Corona	4	3	0.13ac	1/30/2018	1994	\$470,000	0.12 Miles
2	2959 Manchester Cir	Corona	3	3	0.12ac	1/30/2018	1989	\$435,000	0.12 Miles
3	3010 Pembroke Cir	Corona	4	3	0.12ac	5/30/2017	1994	\$446,000	0.09 Miles
1	2671 Griffin Way	Corona	4	3	0.19ac	3/15/2018	1989	\$479,888	0.54 Miles
2	759 La Cumbre St	Corona	3	3	0.27ac	5/6/2018	1988	\$485,000	0.46 Miles
3	2948 La Vista Ave	Corona	4	3	0.15ac	5/14/2018	1989	\$509,999	0.3 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	Property is similar in GLA, similar in year built, similar in lot size, similar in condition and similar in bed count to the subject. Adjustment: Total Adjustment: \$0 . Net Adjustment: \$470,000.
Sale 2 Comments	Property is similar in GLA, similar in lot size, similar in year built, similar in condition and inferior in bed count to the subject. Adjustment: GLA: \$2,080; Bed: \$10,000; Total Adjustment: \$12,080. Net Adjustment: \$447,080.
Sale 3 Comments	Property is similar in GLA, similar in year built, similar in condition, similar in lot size and similar in bed count to the subject. Adjustment: Total Adjustment: \$0 . Net Adjustment: \$446,000 .
List 1 Comments	Property is similar in GLA, similar in bed count, superior in lot size, similar in condition and similar in year built to the subject. Adjustment: Lot Size: - \$300. Total Adjustment: -\$300. Net Adjustment: \$509,699.
List 2 Comments	Property is similar in GLA, similar in condition, superior in lot size, similar in year built and inferior in bed count to the subject. Adjustment: GLA: \$8,340 ; Bed: \$10,000; Garage: \$5,000 ; Lot Size: - -\$700. Total Adjustment: \$22,640. Net Adjustment: \$507,640.
List 3 Comments	Property is similar in GLA, similar in year built, similar in bed count, similar in condition and superior in lot size to the subject. Adjustment: Lot Size: - \$100. Total Adjustment: -\$100. Net Adjustment: \$479,788.

Comments:

Service Provider Comments:

Subject's final value represents a value with normal marketing time and based on the most similar and proximate comps in this report. I have searched a distance up to 1 mile, gla +/- 20% sqft, lot size 30% +/- sq ft, age 10% +/- yrs and up to 12 months in time. There were limited comparables available. Therefore I was forced to exceed year built, GLA, lot size, proximity and bed/ bath count. This is an exterior BPO but I noticed the Subject needs Grass so I added a Repair item for that in the amount of \$2,000.00. *2981 MANCHESTER CIR, CORONA, CA 92879 (MLS #PW17252281) Newer and larger than subject

Vendor Comments:

Service Provider
Signature

/s/ CHRIS ESTEVEZ

Service Provider
Company

Home Advisors Real Estate

BPO Effective Date

5/26/2018

Service Provider Lic.
Num.

01856462

Repairs		
Recommended Repairs would bring the subject to: <input type="text" value="\$462,000"/>		
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	Grass - Front Yard	\$2,000
Fence		\$0
Other		\$0
External Repair Total:		\$2,000
Repair Total:		\$2,000



Subject Front

**3051 Manchester Cir
Corona, CA 92879**



Address



Side



Side



Street



Street



View across street



Comparable Sale #1

411 Surrey Cir
Corona, CA 92879
Sale Date: 1/30/2018
Sale Price: \$470,000



Comparable Sale #2

2959 Manchester Cir
Corona, CA 92879
Sale Date: 1/30/2018
Sale Price: \$435,000



Comparable Sale #3

3010 Pembroke Cir
Corona, CA 92879
Sale Date: 5/30/2017
Sale Price: \$446,000



Comparable Listing #1

2671 Griffin Way
Corona, CA 92879
Current List: \$479,888



Comparable Listing #2

759 La Cumbre St
Corona, CA 92879
Current List: \$485,000



Comparable Listing #3

2948 La Vista Ave
Corona, CA 92879
Current List: \$509,999

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