



Broker Price Opinion

☒ Exterior Inspection
☐ Interior Inspection

Property Address:	670 N Crescent	Vendor ID:	4116583
City, State, Zip:	San Bernardino, CA 92410	Deal Name:	
Loan Number:	670NCRESCENT	Inspection Date:	12/13/2016
2nd Loan / Client #:		Subject APN:	0134-013-14-0000

Property Occupancy Status	Tenant	Does the Property Appear Secure?	Yes	Est. Monthly Rent	\$1,800	Sold in the last 12 Months?	No								
Currently Listed	Yes	Currently List Broker	Fabricio Badiola	List Broker Contact #	(951) 202-5480	Initial List Price	\$145,000	Initial List Date	12/02/2016	Current List Price	\$145,000	DOM / CDOM	12 / 12	Sale Price:	
Is the Subject Listing Currently Pending?	Yes	Date of Contract	12/08/2016	CDOM to Contract	6	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	670 N Crescent San Bernardino, CA 92410	939 Spruce st San Bernardino, CA 92411	932 Perris St San Bernardno, CA 92411	726 N Arrowhead Ave San Bernardino, CA 92401	200 w 11th st san bernardino, CA 92410	979 Home ave San Bernardino, CA 92411	982 N Arrowhead ave San Bernardino, CA 92410
Proximity		0.3 Miles	0.53 Miles	0.58 Miles	0.9 Miles	0.94 Miles	0.71 Miles
Sale/List Price		\$199,000	\$205,000	\$220,000	\$160,000	\$175,000	\$199,888
Sale Date		6/21/2016	8/31/2016	7/8/2016			
Price Per Sq.ft.	\$143.17	\$124.38	\$123.20	\$134.47	\$137.46	\$151.91	\$127.97
Initial List Price	\$145,000	\$210,000	\$199,900	\$249,899	\$199,900	\$175,000	\$209,999
Initial List Date	12/02/2016	4/7/2016	7/18/2016	3/24/2016	1/5/2015	11/9/2016	9/26/2016
Current/Final List	\$145,000	\$210,000	\$199,900	\$249,899	\$160,000	\$175,000	\$199,888
DOM/CDOM	12 / 12	76 / 76	45 / 45	29 / 29	111 / 111	5 / 5	12 / 12
Sales Type		Fair Market	Fair Market	Fair Market	Fair Market	Fair Market	Fair Market
Living Area	1390	1600	1664	1636	1164	1152	1562
#Rooms/Bed/Bath 1	5 / 2 / 1.0	4 / 2 / 1.0	4 / 2 / 1.0	5 / 3 / 1.0	4 / 2 / 1.0	3 / 1 / 1.0	3 / 1 / 1.0
#Rooms/Bed/Bath 2	5 / 2 / 1.0	4 / 2 / 1	4 / 2 / 1	4 / 2 / 1	3 / 1 / 1	3 / 1 / 1	4 / 2 / 1
#Rooms/Bed/Bath 3			4 / 2 / 1	5 / 2 / 2			3 / 1 / 1
#Rooms/Bed/Bath 4							
Year Built	1948	1959	1959	1904	1912	1952	1930
Bsmnt SF/% Finished							
Lot Size	0.10ac	0.15ac	0.17ac	0.21ac	0.17ac	0.12ac	1.24ac
Property Type	2 unit	2 unit	3 unit	3 unit	2 unit	2 unit	3 unit
Style / Quality	Ranch / Q5	Ranch / Q5	Ranch / Q5	Ranch / Q5	Ranch / Q5	Ranch / Q5	Ranch / Q5
# of Units	2	2	3	3	2	2	3
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 / Yes / No	Yes / Yes / No	Yes / Yes / No	Yes / Yes / No	Yes / Yes / No	Yes / Yes / No
Fireplace	No	No	No	No	No	No	No
Garage	None	2 Carport	3 Carport	None	2 Detached	2 Detached	2 Detached
Other Features	none	none	none	none	none	none	none
Subdivision	unknown	unknown	unknown	unknown	unknown	unknown	unknown
Rent Potential	\$1,800	\$1,775	\$2,500	\$3,150	\$1,700	\$1,200	\$2,800
Annual Gross Income	\$21,600	\$21,300	\$30,000	\$37,800	\$20,400	\$14,400	\$33,600
Likely Sale Price					\$152,000	\$166,250	\$189,893
Gross Rent Multiplier	9.21	9.34	6.83	5.82	7.45	1.54	5.65
School District	San Bernardino	San Bernardno	San Bernardino	San Bernardin0	San bernardino	San Bernardino	San Bernardino
Data Source - ID	County Tax - none	MLS - DW16073498	MLS - PW16157112	MLS - DW16061137	MLS - IG15002750	MLS - EV16744320	MLS - CV16711182

Market Time 90-120 days

As-Is Price Estimate

As-Repaired Price Estimate

Land Only Price

Anticipated Sale Price

\$199,000

\$199,000

\$26,000

Recommended List Price

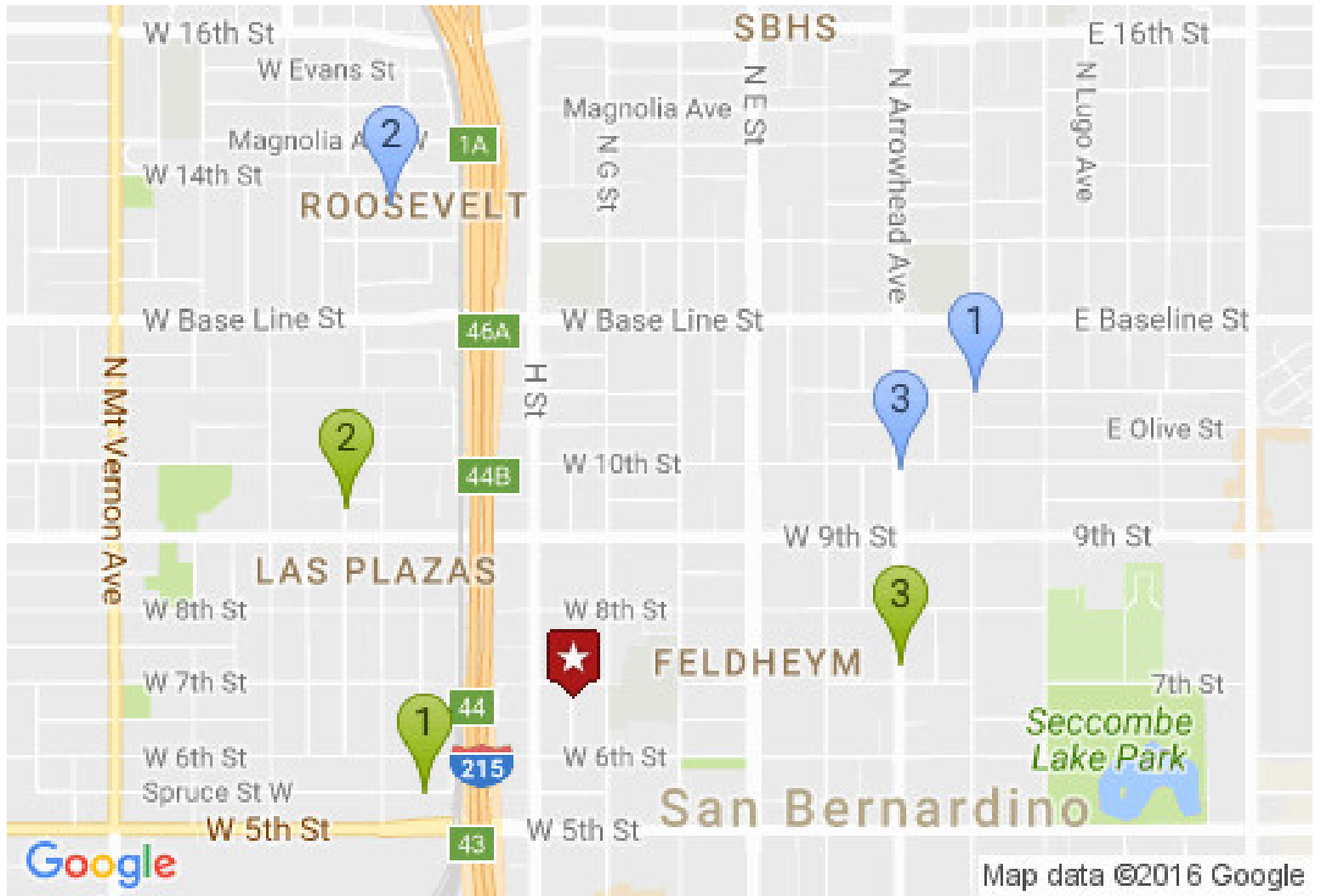
\$199,000

\$199,000

Recommended Sales Strategy:

☒ As - Is

☐ Repaired



	Address	City	BR	BA	Lot Size	Sale/List Date	Year Built	Sale/List Price	Distance
•	670 N Crescent	San Bernardino	4	2	0.10ac		1948		
1	939 Spruce st	San Bernardino	4	2	0.15ac	6/21/2016	1959	\$199,000	0.3 Miles
2	932 Perris St	San Bernadno	6	3	0.17ac	8/31/2016	1959	\$205,000	0.53 Miles
3	726 N Arrowhead Ave	San Bernardino	7	4	0.21ac	7/8/2016	1904	\$220,000	0.58 Miles
1	200 w 11th st	san bernardino	3	2	0.17ac	1/5/2015	1912	\$160,000	0.9 Miles
2	979 Home ave	San Bernardino	2	2	0.12ac	11/9/2016	1952	\$175,000	0.94 Miles
3	982 N Arrowhead ave	San Bernardino	4	3	1.24ac	9/26/2016	1930	\$199,888	0.71 Miles

Neighborhood Data:

Location Type:	Suburban	Market Trend:	Appreciating	Economic Trend:	Improving	Neighborhood Trend:	Improving
Housing Supply:	Stable	Crime/Vandalism:	Low Risk	REO Driven?	No	Avg Age of Home:	77
Sale to List Ratio:	95.00	Neighborhood Pride of Ownership:	Average	Avg Marketing Time of Comparable Listings:	Under 3 Mos.		
Price Range:	\$160,000	to	\$250,000	Median Price:	\$2,150,000	Predominate Value:	\$215,000
Average DOM:	45						
% Owners:	75	% Tenants:	25	Number of units for rent:		Number of units in complex for sale:	

Negative Neighborhood Factors that will detract from the subject:

None Noted

Neighborhood Comments:

Subject is located in a well-established neighborhood in close proximity to schools, freeway and local shopping. Homes conform to neighborhood area

Marketability of Subject:

Most Likely Buyer: investor Types of Financing the Subject will NOT qualify for: na

Will this be a problem for resale? If yes, please explain:

None Noted

Comparables:

Sale 1 Comments	2 houses separated by 2 car carport! Each 2 +1 Rear unit with big private yard, Both units are updated.
Sale 2 Comments	Beautiful units with large lot, 2-bedrooms, 1-Bathroom each unit with one car attached garage for each unit. Near shopping and food restaurants.
Sale 3 Comments	Standard Sale! FHA ready! Front unit has 3 bedrooms and 1 bathroom. Back unit has 2 bedrooms and 2 bathrooms. Each unit has a detached one car garage with new doors. Each unit is separate and each have their own yards and plenty of parking. Both units have been remodeled.
List 1 Comments	DUPLEX!! Unit 1 features 2 bedrooms, 1 bathroom and Unit 2 features 1 bedroom, 1 bathroom. Ample parking space is available. Fully fenced and gated. Separate meters for power and gas. Nice investment!
List 2 Comments	Great cash flow property. Completely rehabbed in 2007. Each unit has its own address, gas meter and electric meter. Great investment property with a good location close to the 215 freeway. Buyer to verify square footage.
List 3 Comments	Great Triplex opportunity!!! These units are perfect for anyone looking to make some great income and they are move in ready! Front unit is a 1bed/1bath, middle unit is 2bed/1bath and back unit is a studio. Property has been renovated and features new windows, new kitchen granite

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. FMV is from the upper 190's to low 200's. According to the MLS there is an appraisal value of \$175,000. There are no sales in the last 12 months in a 2 mile radius that support that low of a value. The reason for the lower listing price may be to attract multiple offers. Subject is currently pending after 12 DOM.

Vendor Comments:

Service Provider
Signature

/s/ Tonya Davis

Service Provider
Company

Elite REO Services

BPO Effective Date

12/14/2016

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

670 N Crescent
San Bernardino, CA 92410



Address



Side



Side



Street



Street



View across street



Comparable Sale #1

939 Spruce st
 San Bernardino, CA 92411
 Sale Date: 6/21/2016
 Sale Price: \$199,000



Comparable Sale #2

932 Perris St
 San Bernardino, CA 92411
 Sale Date: 8/31/2016
 Sale Price: \$205,000



Comparable Sale #3

726 N Arrowhead Ave
 San Bernardino, CA 92401
 Sale Date: 7/8/2016
 Sale Price: \$220,000



Comparable Listing #1

200 w 11th st
san bernardino, CA 92410
Current List: \$160,000



Comparable Listing #2

979 Home ave
San Bernardino, CA 92411
Current List: \$175,000



Comparable Listing #3

982 N Arrowhead ave
San Bernardino, CA 92410
Current List: \$199,888

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