

Broker Price Opinion

 Exterior Inspection
 Interior Inspection

Property Address: 622 N Grove Street	Vendor ID: 4628328
City, State, Zip: Redlands, CA 92374	Deal Name:
Loan Number: 000815	Inspection Date: 8/27/2018
2nd Loan / Client #:	Subject APN: 0170-121-02-0000

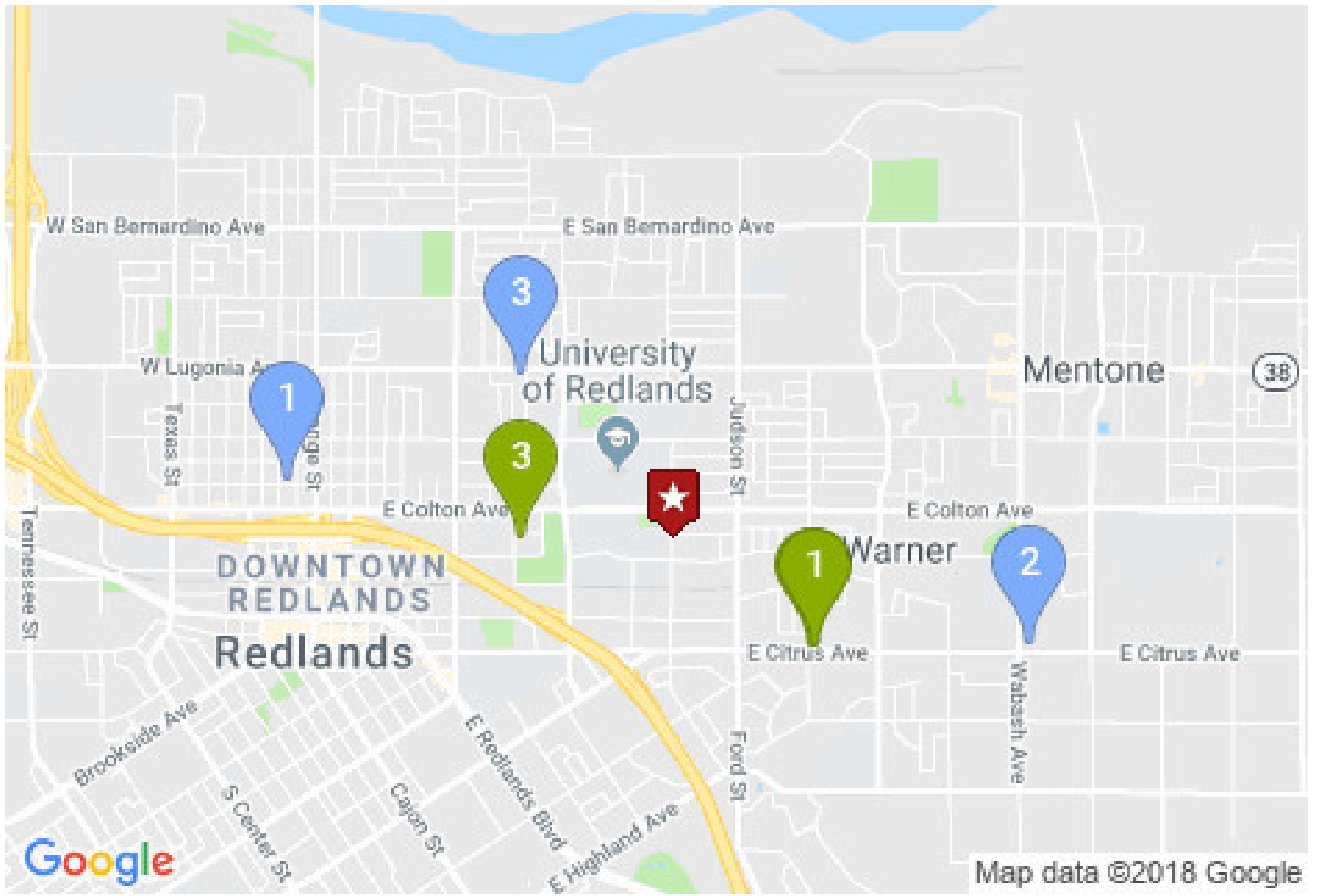
Property Occupancy Status: Unknown	Does the Property Appear Secure?: Yes	Est. Monthly Rent: \$1,250	Sold in the last 12 Months?: No
Currently Listed: No	List Broker Contact #:	Initial List Price:	Initial List Date:
Current List Price:	DOM / CDOM:	Sale Price:	Sale Date:
Is the Subject Listing Currently Pending?:	Date of Contract:	CDOM to Contract:	

Subject Property Comments / External Influences

Home located in Redlands

	Subject	Sold Comp 1	Sold Comp 2	Sold Comp 3	List Comp 1	List Comp 2	List Comp 3
Address	622 N Grove Street Redlands, CA 92374	1503 E Citrus Ave Redlands, CA 92374	1501 E Citrus Ave Redlands, CA 92374	908 Stillman Ave Redlands, CA 92374	908 Clay St Redlands, CA 92374	1805 E Citrus Ave Redlands, CA 92374	950 E Lugonia Ave Redlands, CA 92374
Proximity		0.61 Miles	0.6 Miles	0.55 Miles	1.4 Miles	1.3 Miles	0.82 Miles
Sale/List Price		\$290,000	\$270,000	\$245,000	\$245,000	\$250,000	\$325,000
Sale Date		6/29/2018	12/14/2017	10/26/2017	active	pending	active
Price Per Sq.ft.	\$423.20	\$345.24	\$340.91	\$291.67	\$310.91	\$300.48	\$234.66
Initial List Price		\$300,000	\$299,000	\$269,000	\$250,000	\$250,000	\$325,000
Initial List Date		5/16/2018	9/11/2017	8/15/2017	5/15/2018	7/28/2018	7/7/2018
Current/Final List		\$290,000	\$275,000	\$249,999	\$245,000	\$250,000	\$325,000
DOM/CDOM		22 / 22	45 / 45	18 / 18	104 / 104	31 / 31	51 / 51
Sales Type		Fair Market	Fair Market	Fair Market	Fair Market	Fair Market	Fair Market
Finance Incentives		0	0	0	0	0	0
Living Area	638	840	792	840	788	832	1385
#Rooms/Bed/Bath 1	4 / 1 / 1	5 / 2 / 1	5 / 2 / 1	5 / 2 / 1	5 / 2 / 1	5 / 2 / 1	6 / 3 / 2
Year Built	1941	1952	1952	1901	1937	1925	1955
Bsmnt SF/% Finished							
Lot Size	0.23ac	0.14ac	0.22ac	0.24ac	0.12ac	0.69ac	0.15ac
Property Type	SF Detach	SF Detach	SF Detach	SF Detach	SF Detach	SF Detach	SF Detach
Style / Quality	Single Story / Q3	Single Story / Q3	Single Story / Q3	Single Story / Q3	Single Story / Q3	Single Story / Q3	Single Story / Q3
# of Units	1	1	1	1	1	1	1
Condition	C3	C3	C4	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	No / No / No	No / No / No	No / No / No	No / No / No	No / No / No	No / No / No	No / No / No
Fireplace	No	Yes	No	No	No	No	No
Garage	1 Attached	None	None	None	None	2 Detached	1 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	N/a	Carefree Villa	Carefree Villa	n/a	n/a	n/a	Foster Square
School District	Redlands	Redlands Unified	Redlands Unified	Redlands Unified	Redlands Unified	Redlands Unified	Redlands Unified
Common Amenities							
Data Source - ID	County Tax - n/a	MLS - EV18081596	MLS - EV17209953	MLS - EV17189421	MLS - EV18114594	MLS - EV18182530	MLS - WS18162932

Market Time 90-120 days	As-Is Price Estimate	As-Repaired Price Estimate	Land Only Price
Anticipated Sale Price	\$270,000	\$270,000	\$55,400
Recommended List Price	\$270,000	\$270,000	
Recommended Sales Strategy:	<input checked="" type="checkbox"/> As - Is		<input type="checkbox"/> Repaired



	Address	City	BR	BA	Lot Size	Sale/List Date	Year Built	Sale/List Price	Distance
•	622 N Grove Street	Redlands	1	1	0.23ac		1941		
1	1503 E Citrus Ave	Redlands	2	1	0.14ac	6/29/2018	1952	\$290,000	0.61 Miles
2	1501 E Citrus Ave	Redlands	2	1	0.22ac	12/14/2017	1952	\$270,000	0.6 Miles
3	908 Stillman Ave	Redlands	2	1	0.24ac	10/26/2017	1901	\$245,000	0.55 Miles
1	908 Clay St	Redlands	2	1	0.12ac	5/15/2018	1937	\$245,000	1.4 Miles
2	1805 E Citrus Ave	Redlands	2	1	0.69ac	7/28/2018	1925	\$250,000	1.3 Miles
3	950 E Lugonia Ave	Redlands	3	2	0.15ac	7/7/2018	1955	\$325,000	0.82 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	Back on Market with REDUCED PRICE! Cozy Updated Turnkey Redlands Home Featuring 2 bedrooms and 1 bathroom. Large living room area has a sliding door to the large backyard that is perfect for entertaining family and friends. Open kitchen has been remodeled with granite countertops
Sale 2 Comments	Just Reduced!!!!" Quaint fixer with lots of potential and charm. Do not let this opportunity pass you by. Located a short distance from University of Redlands, this home has a new water heater, new heater, and new electrical panel.
Sale 3 Comments	cute home, starter for first time buyer, or investor, 2 bedroom 1 bath, huge yard, named one of the historical homes in Redlands. close to sylvan park.
List 1 Comments	Great rental or starter home. Tax records show 1 bed, but home has 2. Current seller purchased this way. Buyer to verify. Great location near shopping and freeway
List 2 Comments	Rare investment opportunity! Remodel the existing home and build a second rental home! California's accessory dwelling unit (adu) legislation allows a second home to be built on this 30,000 sf lot. According to the san bernardino county planning department
List 3 Comments	This adorable one-story home with great curb appeal has 3 bedrooms and 2 baths, remodeled in year 2014 with beautiful tiles wood texture flooring thru-out, quartz kitchen counter tops, newer fixtures

Comments:

Service Provider Comments:

Property is located south of the 10 freeway and east of the 210 freeway. Located in a desirable community that is conforming and overall well maintained. Subject is located in a stable and steady market with limited number of distressed properties on the market within the past 3 months.

Vendor Comments:

Service Provider
Signature

/s/ Abnash Sambhi

Service Provider
Company

Elite REO Services

BPO Effective Date

8/27/2018

Service Provider Lic.
Num.

01420179

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:			
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:			
Repair Total:			



Subject Front

**622 N Grove Street
Redlands, CA 92374**



Address



Side



Side



Street



Street



Street



View across street



Comparable Sale #1

1503 E Citrus Ave
Redlands, CA 92374
Sale Date: 6/29/2018
Sale Price: \$290,000



Comparable Sale #2

1501 E Citrus Ave
Redlands, CA 92374
Sale Date: 12/14/2017
Sale Price: \$270,000



Comparable Sale #3

908 Stillman Ave
Redlands, CA 92374
Sale Date: 10/26/2017
Sale Price: \$245,000



Comparable Listing #1

908 Clay St
Redlands, CA 92374
Current List: \$245,000



Comparable Listing #2

1805 E Citrus Ave
Redlands, CA 92374
Current List: \$250,000



Comparable Listing #3

950 E Lugonia Ave
Redlands, CA 92374
Current List: \$325,000

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