

# Broker Price Opinion

 Exterior Inspection  
 Interior Inspection

Property Address: 630 N Grove Street	Vendor ID: 4628326
City, State, Zip: Redlands, CA 92374	Deal Name:
Loan Number: 000817	Inspection Date: 8/27/2018
2nd Loan / Client #:	Subject APN: 0170-121-04-0000

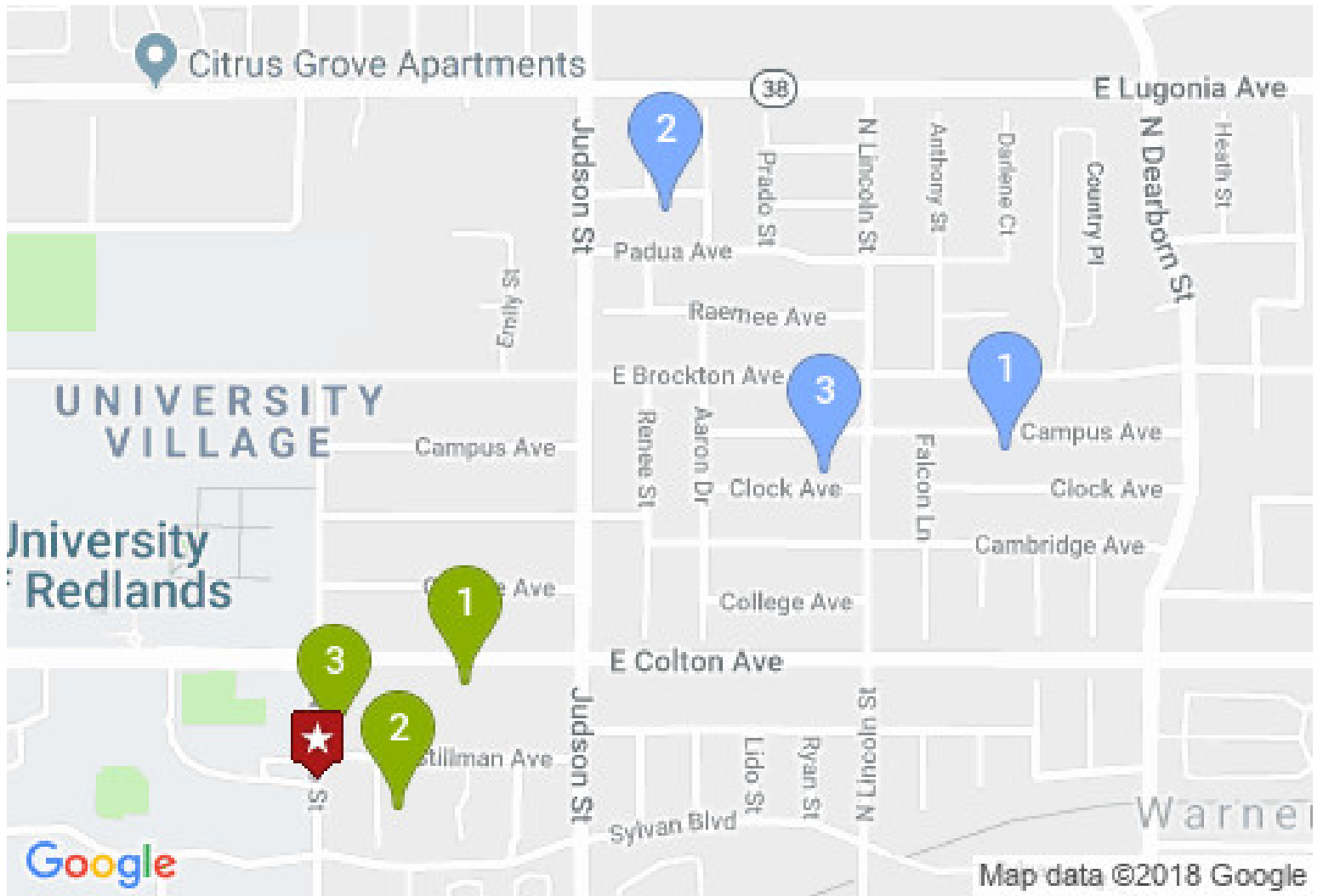
Property Occupancy Status: Unknown	Does the Property Appear Secure?: Yes	Est. Monthly Rent: \$1,800	Sold in the last 12 Months?: No
Currently Listed: No	List Broker Contact #:	Current List Price:	Sale Price:
Is the Subject Listing Currently Pending?:	Date of Contract:	CDOM to Contract:	Sale Date:

### 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	630 N Grove Street Redlands, CA 92374	1320 E Colton Ave Redlands, CA 92374	630 Jeremy Ct Redlands, CA 92374	700 N Grove St Redlands, CA 92374	1532 Campus Ave Redlands, CA 92374	1418 Pueblo Ave Redlands, CA 92374	1459 Clock Ave Redlands, CA 92374
Proximity		0.14 Miles	0.07 Miles	0.02 Miles	0.66 Miles	0.57 Miles	0.5 Miles
Sale/List Price		\$351,000	\$370,000	\$325,000	\$389,000	\$389,000	\$399,000
Sale Date		8/17/2018	6/7/2018	6/30/2018	active	active	active
Price Per Sq.ft.	\$248.58	\$184.64	\$260.20	\$216.67	\$260.55	\$275.89	\$264.94
Initial List Price		\$349,750	\$369,900	\$330,000	\$389,000	\$399,500	\$425,000
Initial List Date		7/10/2018	3/7/2018	4/17/2018	8/17/2018	7/2/2018	4/19/2018
Current/Final List		\$349,750	\$369,900	\$324,900	\$389,000	\$389,000	\$399,000
DOM/CDOM		4 / 4	48 / 48	35 / 35	10 / 10	56 / 56	130 / 130
Sales Type		Fair Market	Fair Market	Fair Market	Fair Market	Fair Market	Fair Market
Finance Incentives		0	3000	0	0	0	0
Living Area	1408	1901	1422	1500	1493	1410	1506
#Rooms/Bed/Bath 1	5 / 2 / 1	6 / 3 / 2	6 / 3 / 2	6 / 3 / 2	6 / 3 / 2	6 / 3 / 2	6 / 3 / 2
Year Built	1939	1923	1977	1953	1977	1978	1964
Bsmnt SF/% Finished							
Lot Size	0.11ac	0.36ac	0.17ac	0.17ac	0.17ac	0.17ac	0.17ac
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	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	No / No / No	No / No / No	No / No / No	No / No / No	No / No / No	No / No / No	No / No / No
Fireplace	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Garage	1 Detached	1 Detached	2 Attached	2 Attached	2 Attached	2 Attached	2 Attached
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	n/a	n/a	n/a	Pool Size Yard	n/a	Turnkey
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 - EV18165334	MLS - EV18052973	MLS - EV18088243	MLS - EV18201492	MLS - EV18158347	MLS - EV18088967

<b>Market Time 90-120 days</b>	<b>As-Is Price Estimate</b>	<b>As-Repaired Price Estimate</b>	<b>Land Only Price</b>
Anticipated Sale Price	<b>\$350,000</b>	<b>\$350,000</b>	<b>\$73,900</b>
Recommended List Price	<b>\$350,000</b>	<b>\$350,000</b>	
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
630 N Grove Street	Redlands	2	1	0.11ac		1939		
1320 E Colton Ave	Redlands	3	2	0.36ac	8/17/2018	1923	\$351,000	0.14 Miles
630 Jeremy Ct	Redlands	3	2	0.17ac	6/7/2018	1977	\$370,000	0.07 Miles
700 N Grove St	Redlands	3	2	0.17ac	6/30/2018	1953	\$325,000	0.02 Miles
1532 Campus Ave	Redlands	3	2	0.17ac	8/17/2018	1977	\$389,000	0.66 Miles
1418 Pueblo Ave	Redlands	3	2	0.17ac	7/2/2018	1978	\$389,000	0.57 Miles
1459 Clock Ave	Redlands	3	2	0.17ac	4/19/2018	1964	\$399,000	0.5 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	This home has so much potential as a great home in a super location near the university, plus it has a 1 BR rental in the back. The main house features 2 bedrooms and 1 bath
Sale 2 Comments	Interior updated with fresh paint, wood floorings in the living areas, and new carpet and custom shutters in bedrooms!*** A beautiful 3-bed, 2-bath pool home on a quiet cul-de-sac situated in a highly-desirable neighborhood near the picturesque, historic University of Redlands
Sale 3 Comments	What a great opportunity to own a property across the street from the Alumnae House and a stone's throw from the University of Redlands. Great potential with your imagination and transformation plans. Brand new water heater and nearly brand new HVAC system.
List 1 Comments	This beautiful Redlands property has 3 bedrooms and 2 bathrooms with a 2 car attached garage! The owner has put in bamboo flooring in the main living areas and has carpet in the bedrooms. There are dual pane windows throughout and a dual pane sliding glass door.
List 2 Comments	This recently listed Redlands Single Story 3 Bedroom, 2 bath home is now available (as of 7/16) for showing. This homes location has become even more increasingly desirable in Redlands offering the best of both worlds; convenience & community.
List 3 Comments	Lovely 3bd 2bth salt water pool home in Redlands. This home also features a sauna and covered outdoor bar area. Very low maintenance back yard and grass in the front.

**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

**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:			
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

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



Address



Side



Side



Street



Street



Street



View across street



**Comparable Sale #1**

1320 E Colton Ave  
Redlands, CA 92374  
Sale Date: 8/17/2018  
Sale Price: \$351,000



**Comparable Sale #2**

630 Jeremy Ct  
Redlands, CA 92374  
Sale Date: 6/7/2018  
Sale Price: \$370,000



**Comparable Sale #3**

700 N Grove St  
Redlands, CA 92374  
Sale Date: 6/30/2018  
Sale Price: \$325,000





**Comparable Listing #1**

1532 Campus Ave  
Redlands, CA 92374  
Current List: \$389,000



**Comparable Listing #2**

1418 Pueblo Ave  
Redlands, CA 92374  
Current List: \$389,000



**Comparable Listing #3**

1459 Clock Ave  
Redlands, CA 92374  
Current List: \$399,000

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