

# Broker Price Opinion

 Exterior Inspection  
 Interior Inspection

Property Address: 624 N Grove Street	Vendor ID: 4628327
City, State, Zip: Redlands, CA 92374	Deal Name:
Loan Number: 000816	Inspection Date: 8/27/2018
2nd Loan / Client #:	Subject APN: 0170-121-03-0000

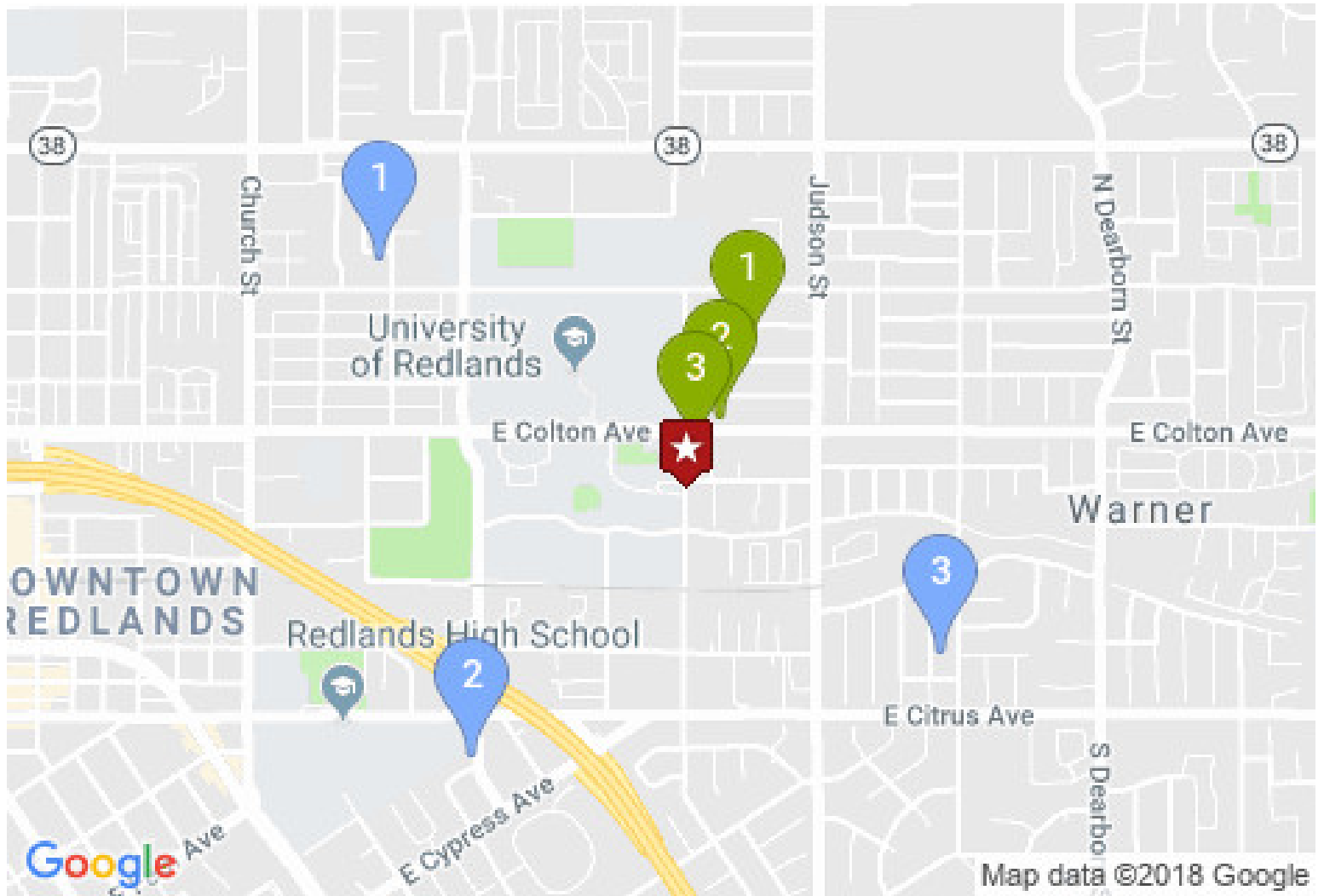
Property Occupancy Status: Unknown	Does the Property Appear Secure?: Yes	Est. Monthly Rent: \$1,600	Sold in the last 12 Months?: No
Currently Listed: No	List Broker Contact #:	Current List Price:	Sale Price:
Is the Subject Listing Currently Pending?:	Date of Contract:	CDOM to Contract:	Sale Date:

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	624 N Grove Street Redlands, CA 92374	1317 Clock Ave Redlands, CA 92374	1309 E Colton Ave Redlands, CA 92374	730 N Grove St Redlands, CA 92374	948 Barbra Ln Redlands, CA 92374	502 S University St Redlands, CA 92374	206 Ryan St Redlands, CA 92374
Proximity		0.27 Miles	0.14 Miles	0.08 Miles	0.69 Miles	0.61 Miles	0.52 Miles
Sale/List Price		\$350,000	\$300,000	\$385,000	\$334,888	\$395,000	\$388,000
Sale Date		6/6/2018	4/4/2018	2/28/2018	active	active	pending
Price Per Sq.ft.	\$276.38	\$319.63	\$212.01	\$308.74	\$244.98	\$343.48	\$310.90
Initial List Price		\$354,900	\$300,000	\$379,900	\$350,000	\$411,000	\$400,000
Initial List Date		4/27/2018	3/11/2018	1/17/2018	6/20/2018	7/31/2018	5/29/2018
Current/Final List		\$354,900	\$300,000	\$385,000	\$334,888	\$395,000	\$388,000
DOM/CDOM		15 / 15	2 / 2	13 / 13	69 / 69	27 / 27	91 / 91
Sales Type		Fair Market	Fair Market	Fair Market	Fair Market	Fair Market	Fair Market
Finance Incentives		0	0	0	0	0	0
Living Area	1194	1095	1415	1247	1367	1150	1248
#Rooms/Bed/Bath 1	4 / 2 / 1	6 / 3 / 2	6 / 3 / 1	6 / 3 / 2	6 / 3 / 2	6 / 3 / 2	6 / 3 / 2
Year Built	1912	1952	1946	1956	1955	1954	1963
Bsmnt SF/% Finished							
Lot Size	0.17ac	0.19ac	0.19ac	0.16ac	0.15ac	0.21ac	0.18ac
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	No	Yes	Yes	Yes	Yes	No	Yes
Garage	None	2 Attached	2 Detached	2 Attached	None	None	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	Turnkey	Turnkey	n/a	Foster	University View	Carefree Villa
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 - EV18095819	MLS - IV18056527	MLS - IV18012596	MLS - IV18146406	MLS - EV18184810	MLS - EV18125832

<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>\$330,000</b>	<b>\$330,000</b>	<b>\$53,200</b>
Recommended List Price	<b>\$330,000</b>	<b>\$330,000</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
•	624 N Grove Street	Redlands	2	1	0.17ac		1912		
1	1317 Clock Ave	Redlands	3	2	0.19ac	6/6/2018	1952	\$350,000	0.27 Miles
2	1309 E Colton Ave	Redlands	3	1	0.19ac	4/4/2018	1946	\$300,000	0.14 Miles
3	730 N Grove St	Redlands	3	2	0.16ac	2/28/2018	1956	\$385,000	0.08 Miles
1	948 Barbra Ln	Redlands	3	2	0.15ac	6/20/2018	1955	\$334,888	0.69 Miles
2	502 S University St	Redlands	3	2	0.21ac	7/31/2018	1954	\$395,000	0.61 Miles
3	206 Ryan St	Redlands	3	2	0.18ac	5/29/2018	1963	\$388,000	0.52 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	Excellent opportunity to own a great home in the highly desirable University of Redlands neighborhood. This darling 3 bedroom, 2 bath mid-century home features spacious living room with wood burning fireplace and original hardwood floors and central heat and air conditioning
Sale 2 Comments	SHOW INSTRUCTIONS: call for showing DIRECTIONS: Closest cross street is Grove
Sale 3 Comments	Totally remodeled and walking distance to University of Redlands. Across the street is Orange groves. Brand new 30 year roof. Brand new open concept kitchen including new shaker white cabinets
List 1 Comments	Welcome to this incredible single story home located in the City of Redlands. Just minutes away from the University of Redlands. This 3 bedrooms, 2 baths, 1367 Sqft home comes with a formal dinning area
List 2 Comments	Huge price drop on this beautiful Redlands 3 bed 2 bath in the heart of Redlands.v
List 3 Comments	Single story 'pool' home located on a quiet cul-de-sac. Newly installed, fully warrantied Sollar Panels; a \$40,000 value! To be paid off by Seller at close of escrow! Huge advantage to any Buyer! No more electricity bill. You can enjoy the pool and AC as much as you want!

**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:

<b>Internal Repairs</b>		<b>Comment</b>	<b>Total</b>
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:			
<b>External Repairs</b>		<b>Comment</b>	<b>Total</b>
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

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



Address



Side



Side



Street



Street



Street



View across street



**Comparable Sale #1**

1317 Clock Ave  
Redlands, CA 92374  
Sale Date: 6/6/2018  
Sale Price: \$350,000



**Comparable Sale #2**

1309 E Colton Ave  
Redlands, CA 92374  
Sale Date: 4/4/2018  
Sale Price: \$300,000



**Comparable Sale #3**

730 N Grove St  
Redlands, CA 92374  
Sale Date: 2/28/2018  
Sale Price: \$385,000





**Comparable Listing #1**

948 Barbra Ln  
Redlands, CA 92374  
Current List: \$334,888



**Comparable Listing #2**

502 S University St  
Redlands, CA 92374  
Current List: \$395,000



**Comparable Listing #3**

206 Ryan St  
Redlands, CA 92374  
Current List: \$388,000

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