



# Broker Price Opinion

Exterior Inspection  
 Interior Inspection

Property Address: 9395 Mission Blvd	Vendor ID: 4638391
City, State, Zip: Riverside, CA 92509	Deal Name:
Loan Number: 000832	Inspection Date: 9/18/2018
2nd Loan / Client #:	Subject APN: 170-211-020

Property Occupancy Status: Unknown	Does the Property Appear Secure?: Yes	Est. Monthly Rent: \$2,800	Sold in the last 12 Months?: Yes
Currently Listed: No	List Broker Contact #:	Current List Price:	Sale Price: \$210,000
Is the Subject Listing Currently Pending?:	Date of Contract:	CDOM to Contract:	Sale Date: 8/31/2018

Subject Property Comments / External Influences  
**Home located in Riverside**

	Subject	Sold Comp 1	Sold Comp 2	Sold Comp 3	List Comp 1	List Comp 2	List Comp 3
Address	9395 Mission Blvd Riverside, CA 92509	3696 Pacific Ave Riverside, CA 92509	3685 Pioneer Dr Riverside, CA 92509	8181 Carnation Ct Riverside, CA 92503	4030 Hunter St Riverside, CA 92509	6636 Geranium Pl Riverside, CA 92503	3881 Twining St Riverside, CA 92509
Proximity		4	4.75 Miles	4.69 Miles	0.17 Miles	4.56 Miles	4.95 Miles
Sale/List Price		\$325,000	\$370,000	\$395,000	\$429,950	\$425,000	\$375,000
Sale Date		12/13/2017	12/13/2017	1/17/2018	active	active	pending
Price Per Sq.ft.	\$196.26	\$203.13	\$217.90	\$213.51	\$159.06	\$234.55	\$326.09
Initial List Price		\$330,000	\$384,900	\$425,000	\$429,950	\$425,000	\$375,000
Initial List Date		10/6/2017	8/23/2017	11/21/2017	5/10/2018	9/18/2018	5/21/2018
Current/Final List		\$330,000	\$384,900	\$425,000	\$429,950	\$425,000	\$375,000
DOM/CDOM		10 / 10	68 / 68	23 / 23	88 / 88	1 / 1	121 / 121
Sales Type	Fair Market	Fair Market	Fair Market	Fair Market	Fair Market	Fair Market	Fair Market
Living Area	1605	1600	1698	1850	2703	1812	1150
#Rooms/Bed/Bath 1	4 / 1 / 1	5 / 3 / 1	5 / 2 / 1	5 / 2 / 2	6 / 3 / 1	4 / 2 / 1	4 / 2 / 1
#Rooms/Bed/Bath 2	4 / 1 / 1	4 / 1 / 1	5 / 2 / 1	5 / 2 / 2	6 / 3 / 2	4 / 2 / 1	5 / 2 / 2
#Rooms/Bed/Bath 3	4 / 1 / 1				4 / 1 / 1		4 / 2 / 1
#Rooms/Bed/Bath 4							
Year Built	1941	1955	1954	1979	1954	1975	1944
Bsmnt SF/% Finished							
Lot Size	0.26ac	0.20ac	0.18ac	0.20ac	0.47ac	0.19ac	0.19ac
Property Type	3 unit	2 unit	2 unit	2 unit	3 unit	2 unit	3 unit
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	3	2	2	2	3	2	2
Condition	C4	C4	C3	C3	C4	C4	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	No	No	No	No	No	No
Garage	1 Detached	1 Attached	None	2 Attached	4 Detached	2 Attached	None
Other Features	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Subdivision	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Rent Potential	\$2,800	\$2,000	\$2,000	\$2,000	\$2,800	\$2,000	\$2,800
Annual Gross Income	\$33,600	\$24,000	\$24,000	\$24,000	\$33,600	\$24,000	\$33,600
Likely Sale Price					\$386,955	\$382,500	\$337,500
Gross Rent Multiplier	9.38	13.54	15.42	16.46	11.52	15.94	10.04
School District	Jurupa Unified	Jurupa Unified	Jurupa Unified	Jurupa Unified	Jurupa Unified	Jurupa Unified	Jurupa Unified
Common Amenities		n/a	N/A	n/a	n/a	n/a	n/a
Data Source - ID	County Tax - n/a	MLS - PW17230005	MLS - DW17196377	MLS - PW17263669	MLS - IV18109897	MLS - IV18227902	MLS - PW18119689

<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	\$315,000	\$335,000	\$62,147
Recommended List Price	\$315,000	\$335,000	
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
•	9395 Mission Blvd	Riverside	3	3	0.26ac	8/31/2018	1941	\$210,000	
1	3696 Pacific Ave	Riverside	4	2	0.20ac	12/13/2017	1955	\$325,000	4
2	3685 Pioneer Dr	Riverside	4	2	0.18ac	12/13/2017	1954	\$370,000	4.75 Miles
3	8181 Carnation Ct	Riverside	4	4	0.20ac	1/17/2018	1979	\$395,000	4.69 Miles
1	4030 Hunter St	Riverside	7	4	0.47ac	5/10/2018	1954	\$429,950	0.17 Miles
2	6636 Geranium Pl	Riverside	4	2	0.19ac	9/18/2018	1975	\$425,000	4.56 Miles
3	3881 Twining St	Riverside	6	4	0.19ac	5/21/2018	1944	\$375,000	4.95 Miles

**Neighborhood Data:**

Location Type:  Market Trend:  Economic Trend:  Neighborhood Trend:

Housing Supply:  Crime/Vandalism:  REO Driven?  Avg Age of Home:

Sale to List Ratio:  Neighborhood Pride of Ownership:  Avg Marketing Time of Comparable Listings:

Price Range:  to  Median Price:  Predominate Value:  Average DOM:

% Owners:  % Tenants:  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	Front house is # 3696 with 3 bedrooms, 1 bath, 1 attached garage & large kitchen with lots of storage. Back house is #3698 with 1 bedroom & 1 bath. Property to be SOLD-AS-IS CONDITION !
Sale 2 Comments	2 Unit Property with great rental income. Great for Investor, First time Buyer or large family. Both Units come with 2 bedrooms 1 bath each.
Sale 3 Comments	Great investment opportunity to own this duplex townhouse style in the city of riverside, both units each has 2- bedrooms and 1-full bath, each unit has one car garage, private laundry room, very nice open floor plan, spacious living room, large back yard for outdoor entertaining
List 1 Comments	Great investment single family residence with ADU currently on monthly leases generating \$2,900 per month from the first unit with 3 bedroom, 1 bathroom
List 2 Comments	This duplex features 2 identical units. Each with 2 bedrooms, a bathroom, a kitchen and a living room. Each unit also features a large, private backyard and a single car garage.
List 3 Comments	Great rental property!!!Good for 1st. Time buyer, live in one and rent other, drive by only, please do not disturb tenants. Large lot, possible for add more units, check with city. Sale as is condition, offer subject to inspection.

**Comments:**

## Service Provider Comments:

Property is located south of the 60 freeway and east of the 15 freeway. Located on a main street that is conforming and overall maintained. Subject is located in a stable and steady market with limited number of distressed properties on the market within the past 12 months. Due to limited inventory within subject area search was expanded to multi units (2-4) and close of escrow to 12 months. The interior of the Subject needs to be inspected for further obsolescence. If the exterior is any indication of the interior of the Subject the as-is value should drop significantly and as more repairs are likely needed.

## Vendor Comments:

Service Provider  
Signature

/s/ Abnash Sambhi

Service Provider  
Company

Elite REO Services

BPO Effective Date

9/20/2018

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	Needs new roof		\$12,500
Siding/Trim			\$0
Structural			\$0
Windows/Doors	Needs to be repaired		\$2,500
Paint	Exterior paint		\$3,500
Foundation			\$0
Garage			\$0
Landscaping			\$0
Fence			\$0
Other			\$0
External Repair Total:			\$18,500
Repair Total:			\$18,500



Subject Front

**9395 Mission Blvd  
Riverside, CA 92509**



Address



Side





Side



Street



Street



View across street

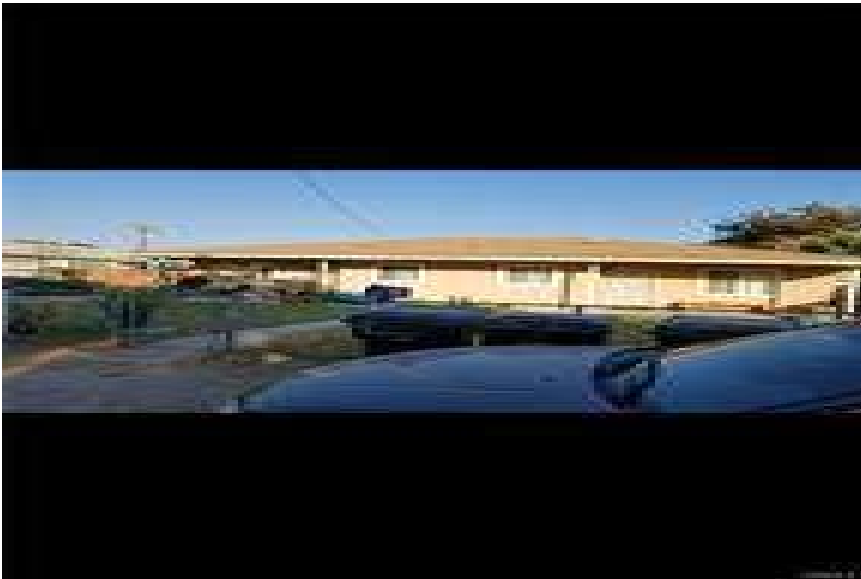


Street Sign



**Comparable Sale #1**

3696 Pacific Ave  
Riverside, CA 92509  
Sale Date: 12/13/2017  
Sale Price: \$325,000



**Comparable Sale #2**

3685 Pioneer Dr  
Riverside, CA 92509  
Sale Date: 12/13/2017  
Sale Price: \$370,000



**Comparable Sale #3**

8181 Carnation Ct  
Riverside, CA 92503  
Sale Date: 1/17/2018  
Sale Price: \$395,000





**Comparable Listing #1**

4030 Hunter St  
Riverside, CA 92509  
Current List: \$429,950



**Comparable Listing #2**

6636 Geranium Pl  
Riverside, CA 92503  
Current List: \$425,000



**Comparable Listing #3**

3881 Twining St  
Riverside, CA 92509  
Current List: \$375,000

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