

# Broker Price Opinion


 Exterior Inspection  
 Interior Inspection

Property Address: 156 W Walnut Ave # F	Vendor ID: 4634056
City, State, Zip: Rialto, CA 92376	Deal Name:
Loan Number: 156 W Walnut Ave # F	Inspection Date: 9/06/2018
2nd Loan / Client #:	Subject APN: 0127-113-35-0000

Property Occupancy Status: Unknown	Does the Property Appear Secure?: Yes	Est. Monthly Rent: \$1,800	Sold in the last 12 Months?: No
Currently Listed: Yes	Currently List Broker: Synergy One Real Estate	List Broker Contact #: 6265362225	Initial List Price: \$159,000
		Initial List Date: 3/21/2018	Current List Price: \$159,000
		DOM / CDOM: 1 / 1	Sale Price:
Is the Subject Listing Currently Pending?: Yes	Date of Contract: 3/21/2018	CDOM to Contract: 1	Sale Date:

### Subject Property Comments / External Influences

Based on agent's 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	156 W Walnut Ave # F Rialto, CA 92376	176 W Walnut Ave Rialto, CA 92376	180 W Walnut Ave A Rialto, CA 92386	186 W Walnut Ave Rialto, CA 92376	365 N Eucalyptus Ave 11 Rialto, CA 92376	369 N Eucalyptus Ave #36 Rialto, CA 92376	180 W Walnut Ave#b Rialto, CA 92376
Proximity		0.08 Miles	0.1 Miles	0.14 Miles	1.83 Miles	1.85 Miles	0.1 Miles
Sale/List Price		\$220,000	\$223,000	\$226,000	\$195,000	\$175,000	\$224,900
Sale Date		4/9/2018	4/27/2018	3/26/2018	active	active	pending
Price Per Sq.ft.	\$187.76	\$203.33	\$186.92	\$189.44	\$166.10	\$143.33	\$188.52
Initial List Price	\$159,000	\$215,000	\$214,900	\$205,000	\$200,000	\$175,000	\$224,900
Initial List Date	3/21/2018	2/22/2018	3/21/2018	2/8/2018	7/16/2018	6/11/2018	7/5/2018
Current/Final List	\$159,000	\$215,000	\$214,900	\$205,000	\$195,000	\$175,000	\$224,900
DOM/CDOM	1 / 1	11 / 7	14 / 14	7 / 7	56 / 56	49 / 49	10 / 4
Sales Type		Fair Market	Fair Market	Fair Market	Fair Market	Fair Market	Fair Market
Finance Incentives	0	0	0	0	0	0	0
Living Area	1193	1082	1193	1193	1174	1221	1193
#Rooms/Bed/Bath 1	6 / 2 / 2.5	7 / 2 / 2.5	6 / 2 / 2.5	6 / 2 / 2.5	7 / 3 / 2.5	7 / 3 / 2.5	6 / 2 / 2.5
Year Built	1987	1987	1987	1987	1980	1980	1987
Bsmnt SF/% Finished							
Lot Size	0.00ac	0.00ac	0.00ac	0.00ac	0.00ac	0.00ac	0.00ac
Property Type	Condo	Condo	Condo	Condo	Condo	Condo	Condo
Style / Quality	2-Story Conv / Q4	2-Story Conv / Q4	2-Story Conv / Q4	2-Story Conv / Q4	2-Story Conv / Q4	2-Story Conv / Q4	2-Story Conv / Q4
# of Units	1	1	1	1	1	1	1
Condition	C4	C4	C4	C4	C4	C4	C4
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 / Yes / No	No / Yes / No	Yes / Yes / No	No / Yes / No	No / Yes / No	No / Yes / No	No / Yes / No
Fireplace	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Garage	2 Attached	2 Attached	2 Attached	2 Attached	2 Attached	2 Attached	2 Attached
Other Features	none	none	none	none	none	none	none
HOA Fees	250/mo	250/mo	250/mo	250/mo	270/mo	270/mo	270/mo
Subdivision	Highland Village	Highland Village	Highland V	Highland Village	Foothill Terrace	Foothill Terrace	Highland Village
School District	Rialto	Rialto Unified	Rialto	Rialto Unified	Rialto Unified	Rialto	Rialto
Complex Name	Highland Village	Highland Village	Highlnd Village	Highland Village	Foothill Terrace	Foothill Terrace	Highland Villag
Floor Level	1	1	1	1	1	1	1
Common Amenities		n	n	no	no	no	no
Data Source - ID	County Tax - cv18065412	MLS - DW18042151	MLS - IG1867814	MLS - CV18030222	MLS - OC18170284	MLS - DW18140169	MLS - IV18160832

**Market Time 0-30 days**

**As-Is Price Estimate**

**As-Repaired Price Estimate**

**Land Only Price**

Anticipated Sale Price

**\$224,000**

**\$224,000**

**\$0**

Recommended List Price

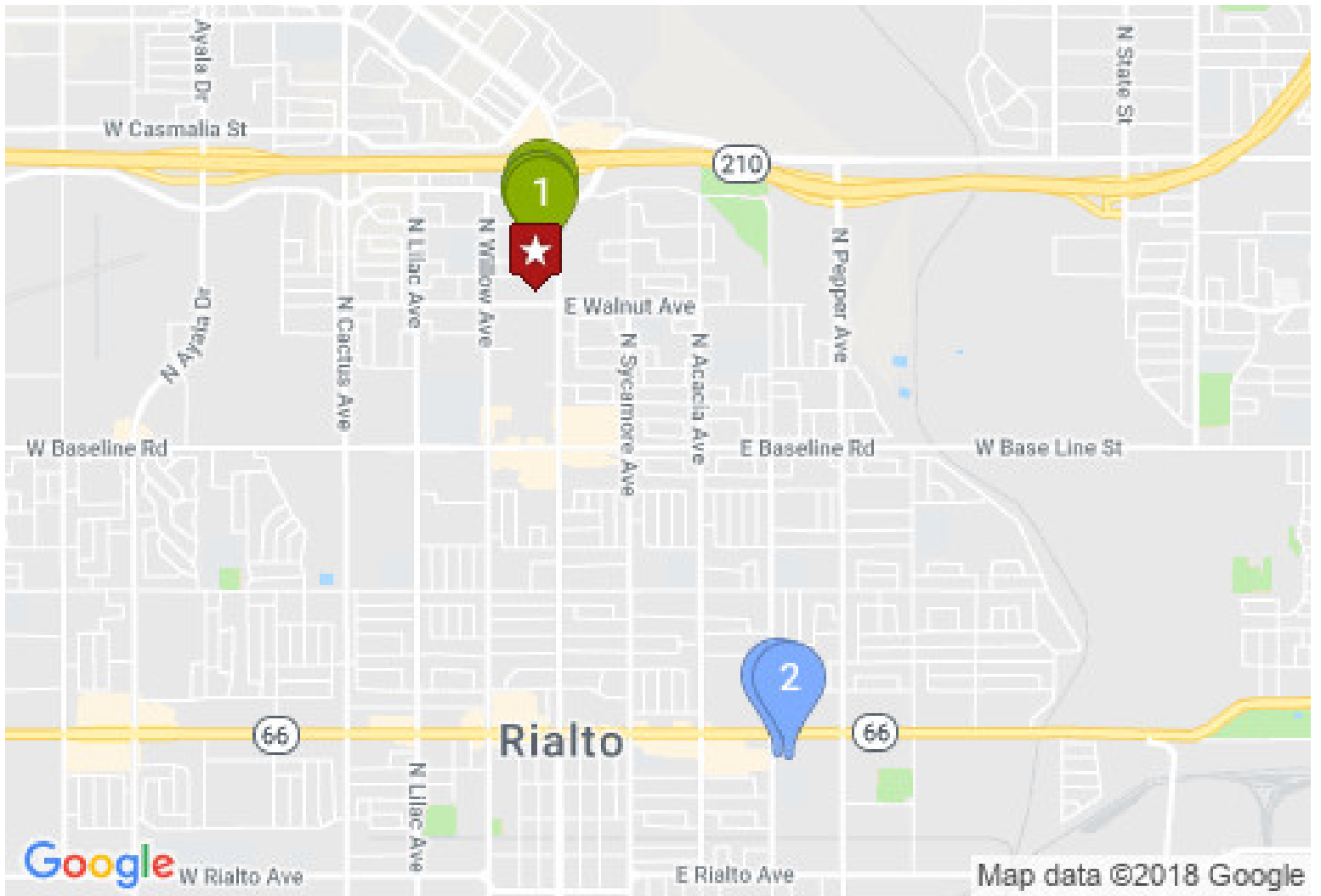
**\$224,000**

**\$224,000**

Recommended Sales Strategy:

As - Is

Repaired



	Address	City	BR	BA	Lot Size	Sale/List Date	Year Built	Sale/List Price	Distance
•	156 W Walnut Ave # F	Rialto	2	2.5	0.00ac		1987		
1	176 W Walnut Ave	Rialto	2	2.5	0.00ac	4/9/2018	1987	\$220,000	0.08 Miles
2	180 W Walnut Ave A	Rialto	2	2.5	0.00ac	4/27/2018	1987	\$223,000	0.1 Miles
3	186 W Walnut Ave	Rialto	2	2.5	0.00ac	3/26/2018	1987	\$226,000	0.14 Miles
1	365 N Eucalyptus Ave 11	Rialto	3	2.5	0.00ac	7/16/2018	1980	\$195,000	1.83 Miles
2	369 N Eucalyptus Ave #36	Rialto	3	2.5	0.00ac	6/11/2018	1980	\$175,000	1.85 Miles
3	180 W Walnut Ave#b	Rialto	2	2.5	0.00ac	7/5/2018	1987	\$224,900	0.1 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	THIS PROPERTY IS IN EXCELLENT CONDITION!!!! ONE OF THE BEST UNITS IN THE COMPLEX, YOU MUST SEE IT TO APPRECIATE IT!!! IT WILL NOT LAST. Condo is not FHA approved. Sellers have done a great job upgrading the unit, nice finish to the fireplace, counter top and flooring are Black G
Sale 2 Comments	Nicely remodeled 2 bed & 3 bath Condo located in the heart of Rialto in a gated community. Includes New Paint through out the whole Condo, New Carpet, Appliances.....this unit is ready to move in. YOU DONT NEED ANYTHING BUT YOUR FURNITURE!! PLUS! PLUS! PLUS! This Condo includes m
Sale 3 Comments	Looking for a contemporary home that feels like brand new? You finally found it! All the work has been done! Enjoy the open layout formal living and dining room with a fireplace finished in stacked stone, plantation shutters, wood flooring & pass-through window to the kitchen. Th
List 1 Comments	Similar living area to subject property. Same bedroom and bathroom count located in the same area less than 1 mile away similar year built
List 2 Comments	Exterior of Condo is being painted via HOA*** This property is located inside a gated community. Also is an end unit, so you are sharing one wall with one neighbor, opposed to two. Master bedroom has walk in closet. Nice back patio, spacious 2 car detached garage w washer and dry
List 3 Comments	Cozy, well-appointed and affordable condo/townhome in the Highland Village community. This gated community is commuter-close to the 210 freeway and features a swimming pool, clubhouse and playground. This unit includes two master suites with private full baths upstairs. Downstair

**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 buyer's pool. Subject is listed for \$159k as a shortsale. However, as per instructions subject is priced in line with renovated comps to show market price for similar homes with upgrades

Vendor Comments:

Service Provider  
Signature

/s/ Tonya Davis

Service Provider  
Company

Elite REO Services

BPO Effective Date

9/7/2018

Service Provider Lic.  
Num.

01302630

**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

**156 W Walnut Ave # F  
Rialto, CA 92376**



Address



Side



Side



Street



Street



View across street





**Comparable Sale #1**

176 W Walnut Ave  
Rialto, CA 92376  
Sale Date: 4/9/2018  
Sale Price: \$220,000



**Comparable Sale #2**

180 W Walnut Ave A  
Rialto, CA 92386  
Sale Date: 4/27/2018  
Sale Price: \$223,000



**Comparable Sale #3**

186 W Walnut Ave  
Rialto, CA 92376  
Sale Date: 3/26/2018  
Sale Price: \$226,000



**Comparable Listing #1**

365 N Eucalyptus Ave 11  
Rialto, CA 92376  
Current List: \$195,000



**Comparable Listing #2**

369 N Eucalyptus Ave #36  
Rialto, CA 92376  
Current List: \$175,000



**Comparable Listing #3**

180 W Walnut Ave#b  
Rialto, CA 92376  
Current List: \$224,900

Neither Assurant Valuations nor any of its affiliates, members, managers or contractors makes any representation or warranty as to the accuracy or completeness of the information contained in this broker price opinion. You should use good faith efforts in determining that the content of all information to be provided to or obtained by you is accurate. This analysis has been performed by a licensed real estate professional and is intended for the benefit of the addressee only. The Brokers Price Opinion is not to be construed as an appraisal and may not be used as such for any purpose. The purpose of this BPO is to provide an estimate of the probable sales price of the property, utilizing the sales comparison approach methodology and will not be used for loan origination. This opinion may not be used by any party as the primary basis to determine the value of a parcel of real property for a mortgage loan origination, including first and second mortgages, refinances or equity lines of credit. Notwithstanding any preprinted language to the contrary, this opinion is not an appraisal of the market value of the property. If an appraisal is desired, the services of a licensed appraiser must be obtained.