

Broker Price Opinion

 Exterior Inspection
 Interior Inspection

Property Address: 5553 Avandia Juan Batista	Vendor ID: 4655101
City, State, Zip: Riverside, CA 92509	Deal Name:
Loan Number: 000857	Inspection Date: 10/11/2018
2nd Loan / Client #:	Subject APN: 186-040-008

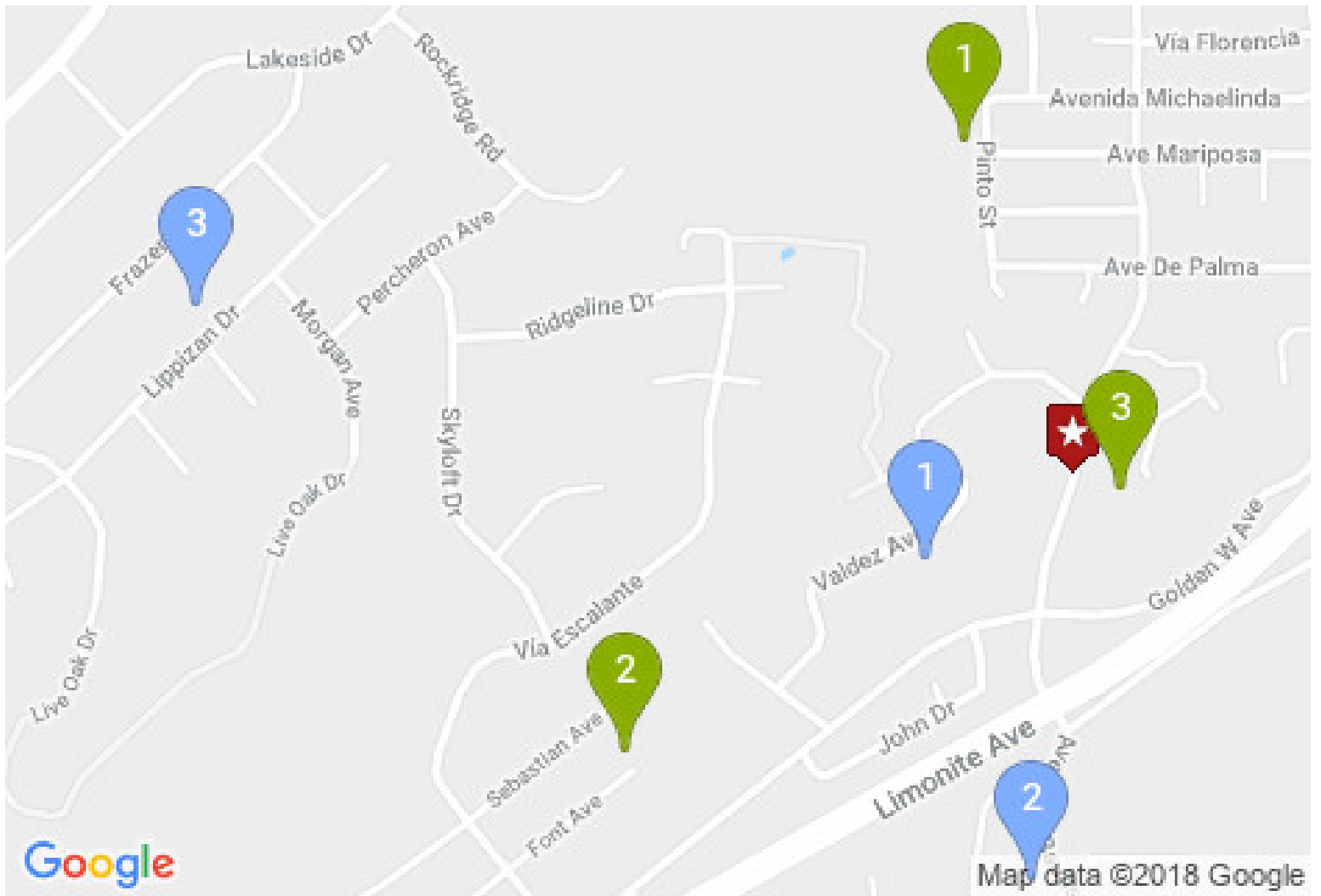
Property Occupancy Status: Owner	Does the Property Appear Secure?: Yes	Est. Monthly Rent: \$2,500	Sold in the last 12 Months?: No
Currently Listed: No	List Broker Contact #:	Current List Price:	Sale Price:
Is the Subject Listing Currently Pending?:	Date of Contract:	CDOM to Contract:	Sale Date:

Subject Property Comments / External Influences

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	5553 Avandia Juan Batista Riverside, CA 92509	6950 Valdez Ave Riverside, CA 92509	5763 Avenue Juan Bautista Riverside, CA 92509	7523 Lippizan Dr Riverside, CA 92509	4955 Pinto St Jurupa Valley, CA 92509	7171 Font Ave Jurupa Valley, CA 92509	5591 Montero Dr Jurupa Valley, CA 92509
Proximity		0.15 Miles	0.37 Miles	0.77 Miles	0.29 Miles	0.46 Miles	0.07 Miles
Sale/List Price		\$500,000	\$445,000	\$480,000	\$475,000	\$500,500	\$550,000
Sale Date		5/15/2018	7/18/2018	5/7/2018	active	active	active
Price Per Sq.ft.	\$134.93	\$137.82	\$190.50	\$195.36	\$206.25	\$198.14	\$151.06
Initial List Price		\$500,000	\$445,000	\$480,000	\$475,000	\$500,500	\$550,000
Initial List Date		1/24/2018	4/6/2018	3/15/2018	7/16/2018	9/3/2018	9/12/2018
Current/Final List		\$500,000	\$445,000	\$480,000	\$475,000	\$500,500	\$550,000
DOM/CDOM		191 / 7	17 / 17	12 / 12	87 / 87	38 / 38	29 / 29
Sales Type		Fair Market	Fair Market	Fair Market	Fair Market	Fair Market	Fair Market
Finance Incentives		0	0	0	0	0	0
Living Area	3335	3628	2336	2457	2303	2526	3641
#Rooms/Bed/Bath 1	12 / 6 / 4	8 / 3 / 3	9 / 4 / 2.5	8 / 3 / 2	10 / 5 / 3	9 / 4 / 3	13 / 6 / 5.5
Year Built	1961	1983	1970	1978	1990	1969	1988
Bsmnt SF/% Finished							
Lot Size	0.40ac	0.67ac	0.48ac	0.46ac	0.20ac	0.27ac	0.48ac
Property Type	SF Detach	SF Detach	SF Detach	SF Detach	SF Detach	SF Detach	SF Detach
Style / Quality	Single Story / Q4	2-Story Conv / Q4	Ranch / Q4	Ranch / Q4	2-Story Conv / Q4	Ranch / Q4	2-Story Conv / Q4
# of Units	1	1	1	1	1	1	1
Condition	C5	C4	C4	C4	C4	C4	C4
Pool/Spa	In Ground	No / No	No / No	No / No	No / No	Yes / No	Yes / No
View	Residential	Residential	Residential	Residential	Residential	Residential	Residential
Porch/Patio/Deck	Yes / Yes / No	Yes / Yes / No	Yes / Yes / No	Yes / Yes / No	Yes / Yes / No	Yes / Yes / No	Yes / Yes / No
Fireplace	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Garage	2 Attached	2 Attached	2 Attached	2 Attached	2 Attached	2 Detached	3 Attached
Other Features	none	none	none	none	none	none	none
HOA Fees	0/mo	0/mo	0/mo	0/mo	0/mo	0/mo	0/mo
Subdivision	unknown	unknown	unknown	unknown	unknown	Jurupa Hills Subdivision Unit #2	unknown
School District	Riverside	Jurupa Unified	Jurupa Unified	Jurupa Unified	See Remarks	Jurupa Unified	Jurupa Unified
Common Amenities							
Data Source - ID	MLS - none	MLS - EV18018319	MLS - IG18073119	MLS - IV18060006	MLS - CV18176301	MLS - IV18215152	MLS - IV18223310

Market Time 30-90 days	As-Is Price Estimate	As-Repaired Price Estimate	Land Only Price
Anticipated Sale Price	\$450,000	\$480,000	\$89,000
Recommended List Price	\$450,000	\$480,000	
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
•	5553 Avandia Juan Batista	Riverside	6	4	0.40ac		1961		
1	6950 Valdez Ave	Riverside	3	3	0.67ac	5/15/2018	1983	\$500,000	0.15 Miles
2	5763 Avenue Juan Bautista	Riverside	4	2.5	0.48ac	7/18/2018	1970	\$445,000	0.37 Miles
3	7523 Lippizan Dr	Riverside	3	2	0.46ac	5/7/2018	1978	\$480,000	0.77 Miles
1	4955 Pinto St	Jurupa Valley	5	3	0.20ac	7/16/2018	1990	\$475,000	0.29 Miles
2	7171 Font Ave	Jurupa Valley	4	3	0.27ac	9/3/2018	1969	\$500,500	0.46 Miles
3	5591 Montero Dr	Jurupa Valley	6	5.5	0.48ac	9/12/2018	1988	\$550,000	0.07 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	Breathtaking view of valley! 30+- matured avocado trees. Spacious rooms. Bring your horses.
Sale 2 Comments	Stunning horse property in Riverside , Jurupa Valley. 2336 square foot home on Half acre, this home boasts four bedroom and three bathrooms with a separate 500 sq foot in-law quarters which IS PERMITTED with a separate bathroom (buyer to verify all permits). Front yard landscapin
Sale 3 Comments	stunning single-story horse property with mountain and valley views, located in the highly sought-after Indian hills area of Jurupa Valley. This amazing property offers 3 bedrooms and 2 bathrooms, formal living and dining rooms, a spacious family/exercise room with cozy fireplac
List 1 Comments	Stop your car! This is the home for you! This spacious 5 bedroom 3 bath 2303 sq foot open floor plan family home is something special. The downstairs is equipped with 2 sprawling family rooms, a kitchen and a dining room that the whole family can enjoy. This is a true entertainer
List 2 Comments	Lovely ranch style pool home on a large lot with plenty of room for family fun and entertaining. Sits on a quiet cul de sac street with lots of privacy which includes a she shed. Features, 4 bedrooms, 3 baths, indoor laundry room, with laminate and tile flooring through out the h
List 3 Comments	A DIAMOND IN THE ROUGH!! SOLD "AS IS". LARGE 6 BEDROOM, 6 BATHROOM HOME ON A CUL- DE- SAC IN A QUIET NEIGHBORHOOD. PANORAMIC VIEW FROM MASTER BEDROOM BALCONY, KITCHEN, AND BALCONY OFF FAMILY ROOM, BUILT-IN POOL, 4 CAR ATTACHED GARAGE PLUS LARGE GARAGE ON BOTTOM LEVEL. FAMILY ROOM

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 has all walls under construction and there are no comps in the same condition even after expanding search to 12 months. As such I have added repairs for exterior only and priced accordingly based on average sale homes in the area.

Vendor Comments:

Service Provider
Signature

/s/ Tonya Davis

Service Provider
Company

Elite REO Services

BPO Effective Date

10/16/2018

Service Provider Lic.
Num.

01302630

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	missing		\$15,000
Structural			\$0
Windows/Doors	missing		\$8,000
Paint			\$0
Foundation			\$0
Garage			\$0
Landscaping			\$0
Fence			\$0
Other			\$0
External Repair Total:			\$23,000
Repair Total:			\$23,000



Subject Front

**5553 Avandia Juan Batista
Riverside, CA 92509**



Address



Side



Side



Street



Street



View across street



Comparable Sale #1

6950 Valdez Ave
Riverside, CA 92509
Sale Date: 5/15/2018
Sale Price: \$500,000



Comparable Sale #2

5763 Avenue Juan Bautista
Riverside, CA 92509
Sale Date: 7/18/2018
Sale Price: \$445,000



Comparable Sale #3

7523 Lippizan Dr
Riverside, CA 92509
Sale Date: 5/7/2018
Sale Price: \$480,000



Comparable Listing #1

4955 Pinto St
Jurupa Valley, CA 92509
Current List: \$475,000



Comparable Listing #2

7171 Font Ave
Jurupa Valley, CA 92509
Current List: \$500,500



Comparable Listing #3

5591 Montero Dr
Jurupa Valley, CA 92509
Current List: \$550,000

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