

Broker Price Opinion

 Exterior Inspection
 Interior Inspection

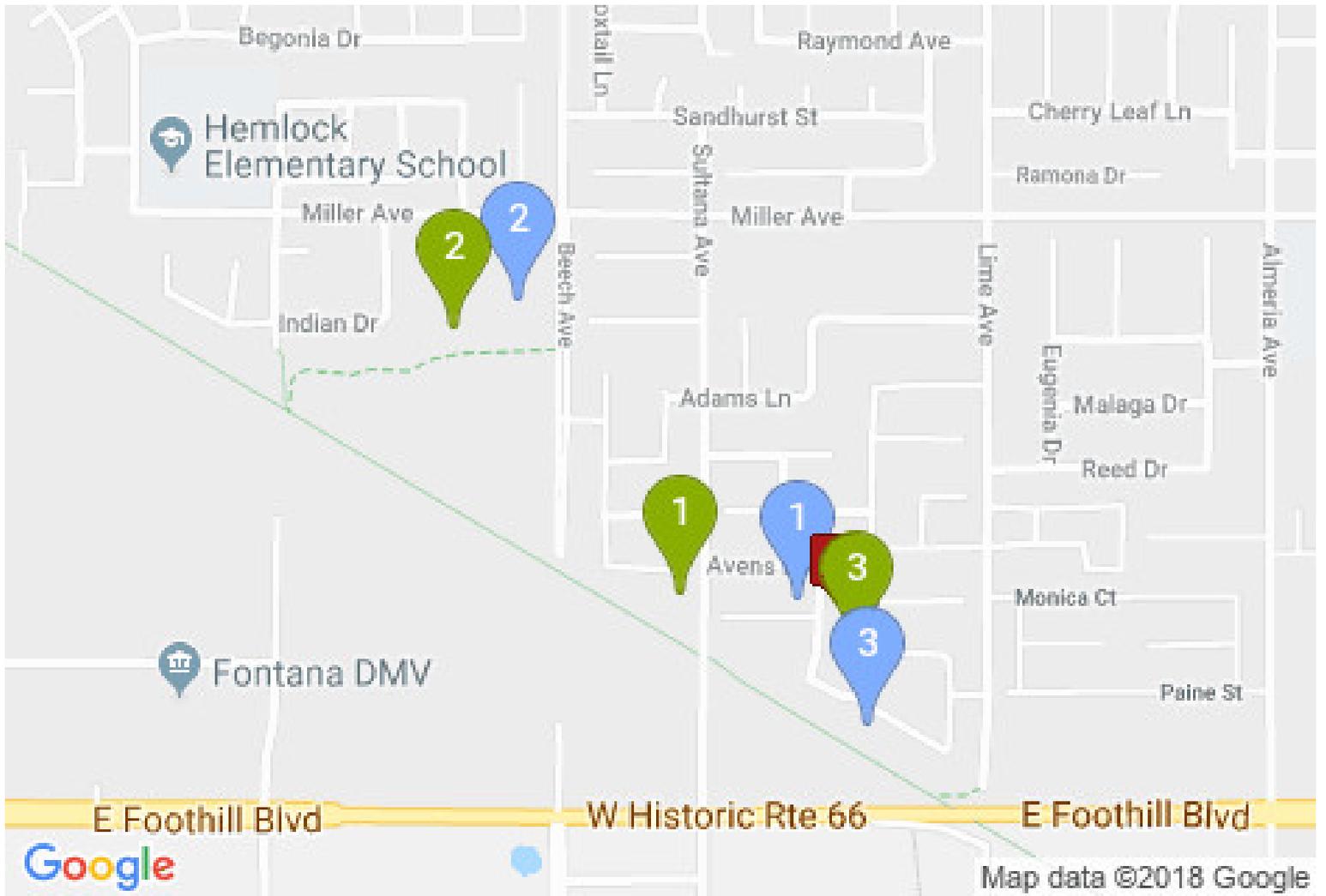
Property Address: 7965 Licorice Way	Vendor ID: 4654894
City, State, Zip: Fontana, CA 92336	Deal Name:
Loan Number: 000858	Inspection Date: 10/11/2018
2nd Loan / Client #:	Subject APN: 1110-541-18-0000

Property Occupancy Status: Unknown	Does the Property Appear Secure?: Yes	Est. Monthly Rent: \$2,500	Sold in the last 12 Months?: No
Currently Listed: Yes	Currently List Broker: Go Go Realtors	List Broker Contact #: 6262357430	Initial List Price: \$498,000
	Initial List Date: 8/08/2018	Current List Price: \$498,000	DOM / CDOM: 9 / 9
Is the Subject Listing Currently Pending?: Yes	Date of Contract: 8/17/2018	CDOM to Contract: 9	Sale Price:
			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	7965 Licorice Way Fontana, CA 92336	15516 Vanilla Bean Ln Fontana, CA 92336	7795 Arosia Fontana, CA 92336	15571 Sesame Seed Ave Fontana, CA 92336	15373 Parsley Leaf PI Fontana, CA 92336	7837 Poppy Ln Fontana, CA 92336	7998 Sea Salt Ave Fontana, CA 92336
Proximity		0.04 Miles	0.39 Miles	0.11 Miles	0.14 Miles	0.42 Miles	0.04 Miles
Sale/List Price		\$499,000	\$538,271	\$480,000	\$485,000	\$521,990	\$485,000
Sale Date		6/26/2018	8/1/2018	4/24/2018	active	active	active
Price Per Sq.ft.	\$211.27	\$189.88	\$223.91	\$198.84	\$201.33	\$217.13	\$200.91
Initial List Price	\$498,000	\$499,000	\$538,271	\$475,000	\$485,000	\$518,990	\$485,000
Initial List Date	8/08/2018	5/7/2018	5/25/2018	3/22/2018	8/24/2018	8/16/2018	6/6/2018
Current/Final List	\$498,000	\$499,000	\$535,990	\$475,000	\$485,000	\$521,990	\$485,000
DOM/CDOM	9 / 9	50 / 50	55 / 55	5 / 5	48 / 48	56 / 56	63 / 63
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	2414	2628	2404	2414	2409	2404	2414
#Rooms/Bed/Bath 1	9 / 4 / 3	10 / 4 / 3.5	10 / 4 / 2.5	10 / 4 / 3	9 / 4 / 3	10 / 4 / 2.5	10 / 4 / 3
Year Built	2014	2015	2018	2015	2015	2018	2016
Bsmnt SF/% Finished							
Lot Size	0.11ac	0.11ac	0.16ac	0.10ac	0.11ac	0.16ac	0.12ac
Property Type	SF Detach	SF Detach	SF Detach	SF Detach	SF Detach	SF Detach	SF Detach
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	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 Attached	2 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	unknown	unknown
School District	Fontana Unified	Fontana Unified	Fontana	See Remarks	Fontana Unified	fontana	Fontana Unified
Common Amenities							
Data Source - ID	County Tax - CV18191979	MLS - CV18106967	MLS - IV18124206	MLS - CV18065814	MLS - CV18207600	MLS - IV1820408	MLS - CV18134262

Market Time 30-90 days	As-Is Price Estimate	As-Repaired Price Estimate	Land Only Price
Anticipated Sale Price	\$510,000	\$510,000	\$96,000
Recommended List Price	\$510,000	\$510,000	
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
7965 Licorice Way	Fontana	4	3	0.11ac		2014		
15516 Vanilla Bean Ln	Fontana	4	3.5	0.11ac	6/26/2018	2015	\$499,000	0.04 Miles
7795 Arosia	Fontana	4	2.5	0.16ac	8/1/2018	2018	\$538,271	0.39 Miles
15571 Sesame Seed Ave	Fontana	4	3	0.10ac	4/24/2018	2015	\$480,000	0.11 Miles
15373 Parsley Leaf Pl	Fontana	4	3	0.11ac	8/24/2018	2015	\$485,000	0.14 Miles
7837 Poppy Ln	Fontana	4	2.5	0.16ac	8/16/2018	2018	\$521,990	0.42 Miles
7998 Sea Salt Ave	Fontana	4	3	0.12ac	6/6/2018	2016	\$485,000	0.04 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	Newly built energy efficient smart home built by "lennar homes" one of the most popular and open floor-plans with 2628 square feet includes 4 bedrooms 3 and a half bathrooms and a loft. Large open kitchen with stainless steel appliances and center island, three bedrooms and a gre
Sale 2 Comments	NEWLY BUILT ENERGY EFFICIENT SMART HOME BUILT BY "LENNAR HOMES" ONE OF THE MOST POPULAR AND OPEN FLOORPLANS WITH 2409 SQUARE FEET INCLUDES 4 BEDROOMS 3 BATHROOMS AND A LOFT. LARGE OPEN KITCHEN WITH STAINLESS STEEL APPLIANCES AND CENTER ISLAND, THREE BEDROOMS AND A GREAT BONUS LOF
Sale 3 Comments	NEWLY BUILT ENERGY EFFICIENT SMART HOME BUILT BY "LENNAR HOMES" ONE OF THE MOST POPULAR AND OPEN FLOOR-PLANS WITH ONE BEDROOM AND BATHROOM SITUATED DOWN-STAIRS! LARGE OPEN KITCHEN WITH STAINLESS STEEL APPLIANCES AND CENTER ISLAND, GO THROUGH THE BUTLER PANTRY TO YOUR PRIVATE OFFI
List 1 Comments	NEWLY BUILT ENERGY EFFICIENT SMART HOME BUILT BY "LENNAR HOMES" ONE OF THE MOST POPULAR AND OPEN FLOORPLANS WITH 2409 SQUARE FEET INCLUDES 4 BEDROOMS 3 BATHROOMS AND A LOFT. LARGE OPEN KITCHEN WITH STAINLESS STEEL APPLIANCES AND CENTER ISLAND, THREE BEDROOMS AND A GREAT BONUS LOF
List 2 Comments	This house is furnished !!! including everything, washer, dryer, refrigerator, furniture, decorations. The upgraded kitchen has dark espresso cabinets with granite counter tops. The stainless steel appliances. This is an entertainer's dream. The designer's touch everywhere in thi
List 3 Comments	IMMACULATE LENNAR HOME IN THE HIGHLY DESIRABLE CAMINO PACIFIC COMMUNITY! This 4 bedroom, 3 bathroom home features an open floor plan concept. As you walk in, you're immediately greeted with a grand entrance and a sweeping staircase. A downstairs Bedroom and Bathroom adjacent to t

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.

Vendor Comments:

Service Provider
Signature
Service Provider
Company

/s/ Tonya Davis

Elite REO Services

BPO Effective Date

10/11/2018

Service Provider Lic.
Num.

01302630

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

**7965 Licorice Way
Fontana, CA 92336**



Address



Side



Side



Street



Street



View across street



Comparable Sale #1

15516 Vanilla Bean Ln
Fontana, CA 92336
Sale Date: 6/26/2018
Sale Price: \$499,000



Comparable Sale #2

7795 Arosia
Fontana, CA 92336
Sale Date: 8/1/2018
Sale Price: \$538,271



Comparable Sale #3

15571 Sesame Seed Ave
Fontana, CA 92336
Sale Date: 4/24/2018
Sale Price: \$480,000



Comparable Listing #1

15373 Parsley Leaf Pl
Fontana, CA 92336
Current List: \$485,000



Comparable Listing #2

7837 Poppy Ln
Fontana, CA 92336
Current List: \$521,990



Comparable Listing #3

7998 Sea Salt Ave
Fontana, CA 92336
Current List: \$485,000

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