



Broker Price Opinion

Exterior Inspection
 Interior Inspection

Property Address: 1482 Francis Ave	Vendor ID: 4685286
City, State, Zip: Upland, CA 91786	Deal Name:
Loan Number: 1482 Francis Ave	Inspection Date: 11/19/2018
2nd Loan / Client #:	Subject APN: 1045-233-04-0000

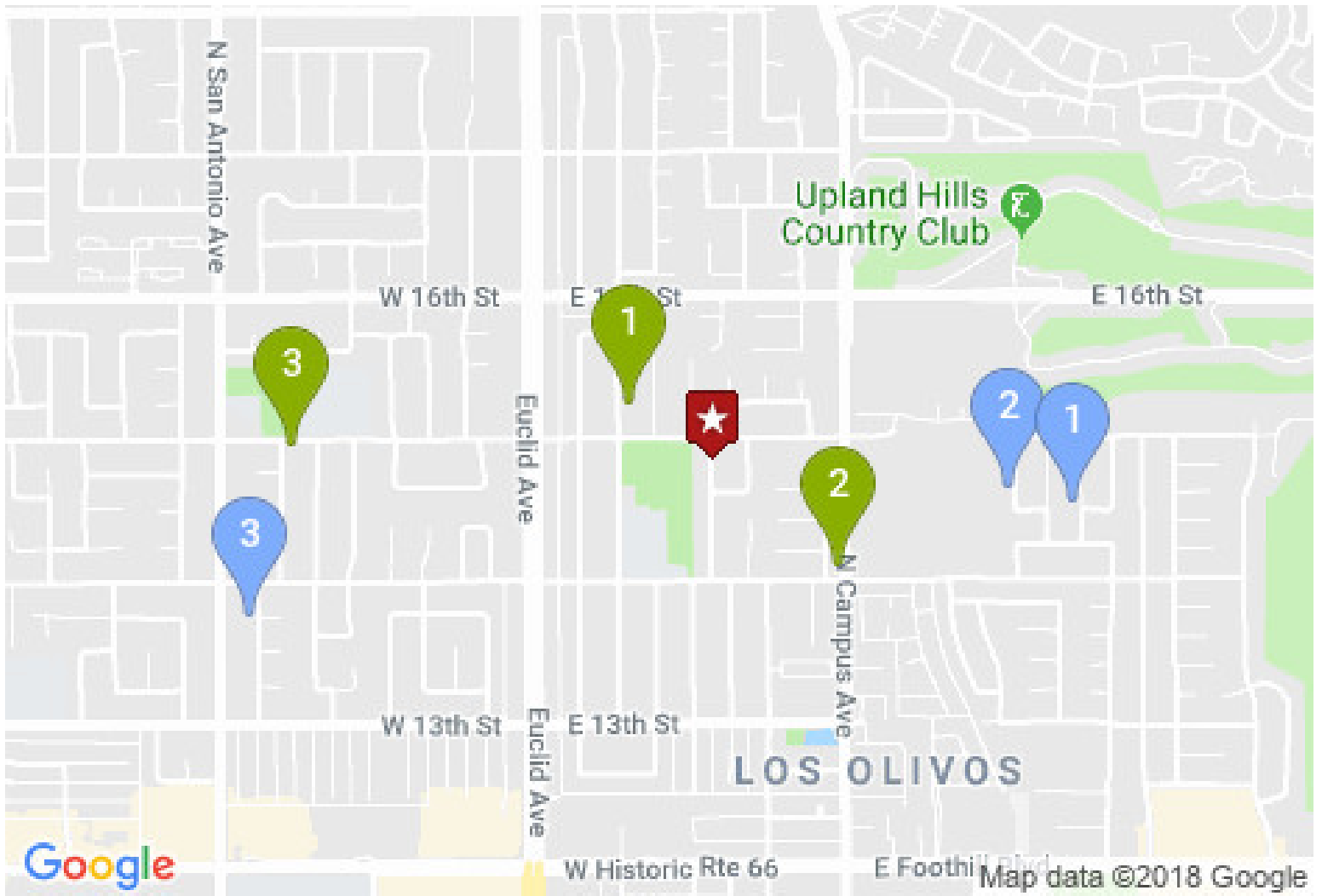
Property Occupancy Status: Owner	Does the Property Appear Secure?: Yes	Est. Monthly Rent: \$1,800	Sold in the last 12 Months?: No
Currently Listed: Yes	RE/MAX CHAMPIONS	9096141909	\$400,000
7/09/2018	\$400,000	00	Sale Price:
Is the Subject Listing Currently Pending?: No	CHINO	Date of Contract:	CDOM to Contract:
			Sale Date:

Subject Property Listing Comments / External Influences
conforms well

	Subject	Sold Comp 1	Sold Comp 2	Sold Comp 3	List Comp 1	List Comp 2	List Comp 3
Address	1482 Francis Ave Upland, CA 91786	1453 Carlos Way Upland, CA 91786	1465 Fernando Ave Upland, CA 91786	1379 N Vallejo Way Upland, CA 91786	1522 N 2nd Ave Upland, CA 91786	1408 N 6th Ave Upland, CA 91786	1496 N Victoria Ave Upland, CA 91786
Proximity		0.62 Miles	0.5 Miles	0.88 Miles	0.2 Miles	0.27 Miles	0.76 Miles
Sale/List Price		\$505,000	\$535,000	\$536,500	\$559,900	\$495,000	\$530,000
Sale Date		7/27/2018	10/17/2018	6/6/2018	active	active	active
Price Per Sq.ft.	\$326.35	\$298.82	\$316.57	\$316.33	\$342.03	\$302.94	\$346.86
Initial List Price	\$400,000	\$509,900	\$534,999	\$536,500	\$559,900	\$495,000	\$530,000
Initial List Date	7/09/2018	6/12/2018	9/13/2018	3/4/2018	10/4/2018	9/26/2018	10/1/2018
Current/Final List	\$400,000	\$509,900	\$534,999	\$536,500	\$559,900	\$495,000	\$530,000
DOM/CDOM	0	45 / 45	34 / 34	92 / 92	45 / 45	54 / 54	48 / 48
Sales Type		Fair Market	Fair Market	Fair Market	Fair Market	Fair Market	Fair Market
Finance Incentives	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Living Area	1624	1690	1690	1696	1637	1634	1528
#Rooms/Bed/Bath 1	7 / 4 / 2	7 / 4 / 2	7 / 4 / 2	7 / 3 / 2	7 / 4 / 2	7 / 4 / 2	7 / 3 / 2
Year Built	1973	1978	1978	1967	1963	1978	1972
Bsmnt SF/% Finished							
Lot Size	0.19ac	0.23ac	0.23ac	0.23ac	0.29ac	0.18ac	0.24ac
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	In Ground	No / No	Yes / 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 / No / 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	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	Upland	Upland	Upland	Upland	Upland	Upland	Upland
School District	Upland	Upland	Upland	Upland	Chaffey Joint Union High	Upland	San Bernardino City Unified

Common Amenities							
Data Source - ID	County Tax - 1045-233-04-0000	MLS - PW18139526	MLS - IV18221593	MLS - IV18089206	MLS - CV18184249	MLS - EV18234697	MLS - SR18241091

Market Time 30-90 days	As-Is Price Estimate	As-Repaired Price Estimate	Land Only Price
Anticipated Sale Price	\$530,000	\$530,000	\$55,000
Recommended List Price	\$535,000	\$535,000	
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
•	1482 Francis Ave	Upland	4	2	0.19ac		1973		
1	1453 Carlos Way	Upland	4	2	0.23ac	7/27/2018	1978	\$505,000	0.62 Miles
2	1465 Fernando Ave	Upland	4	2	0.23ac	10/17/2018	1978	\$535,000	0.5 Miles
3	1379 N Vallejo Way	Upland	3	2	0.23ac	6/6/2018	1967	\$536,500	0.88 Miles
1	1522 N 2nd Ave	Upland	4	2	0.29ac	10/4/2018	1963	\$559,900	0.2 Miles
2	1408 N 6th Ave	Upland	4	2	0.18ac	9/26/2018	1978	\$495,000	0.27 Miles
3	1496 N Victoria Ave	Upland	3	2	0.24ac	10/1/2018	1972	\$530,000	0.76 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	All Bedrooms Down, Family Room, Kitchen, Living Room, Master Bathroom, Master Bedroom, Recreation, Sun
Sale 2 Comments	All Bedrooms Down, Family Room, Kitchen, Living Room
Sale 3 Comments	All Bedrooms Down three bedrooms, two baths
List 1 Comments	All Bedrooms Up, Master Bathroom, Master Bedroom
List 2 Comments	All Bedrooms Down, Family Room, Kitchen, Laundry, Main Floor Bedroom, Main Floor Master Bedroom, Master Bathroom
List 3 Comments	Entry, Kitchen, Living Room, Master Bathroom, Master Bedroom

Comments:

Service Provider Comments:

per instructions AS-REPAIRED VALUE for this valuation. *Please provide only comps that are in fully renovated condition no HOA Current market is stable with values remaining stable and listings balancing out the sold. Subject property is located in a established neighborhood. No visible deferred maintenance was seen from inspection. Likely buyer would be a first time homeowner. Subject is located within a half a mile of schools and shopping and has easy freeway access.

Vendor Comments:

Service Provider
Signature

/s/ Raylene Brooks

Service Provider
Company

meridian capital

BPO Effective Date

11/20/2018

Service Provider Lic.
Num.

01815084

Repairs

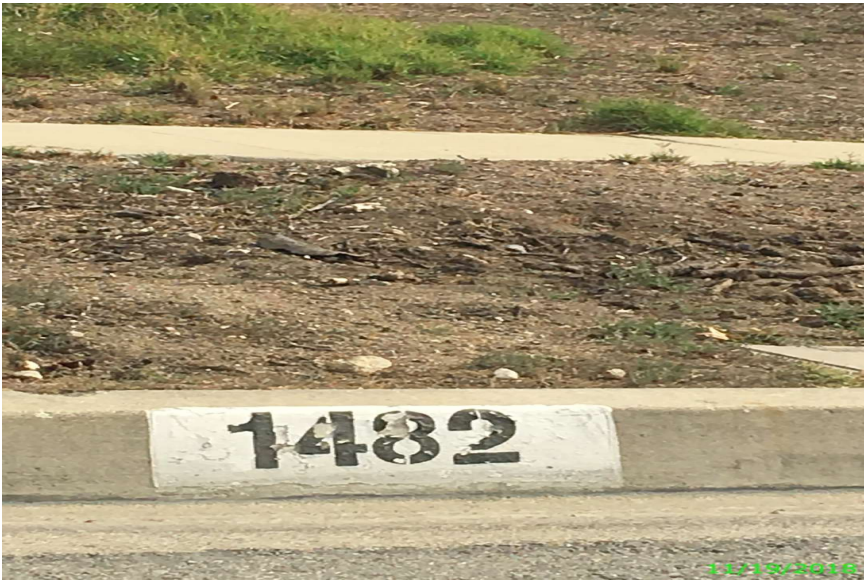
Recommended Repairs would bring the subject to:

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

**1482 Francis Ave
Upland, CA 91786**



Address



Side



Side



Street



Street



View across street



Comparable Sale #1

1453 Carlos Way
Upland, CA 91786
Sale Date: 7/27/2018
Sale Price: \$505,000



Comparable Sale #2

1465 Fernando Ave
Upland, CA 91786
Sale Date: 10/17/2018
Sale Price: \$535,000



Comparable Sale #3

1379 N Vallejo Way
Upland, CA 91786
Sale Date: 6/6/2018
Sale Price: \$536,500



Comparable Listing #1

1522 N 2nd Ave
Upland, CA 91786
Current List: \$559,900



Comparable Listing #2

1408 N 6th Ave
Upland, CA 91786
Current List: \$495,000



Comparable Listing #3

1496 N Victoria Ave
Upland, CA 91786
Current List: \$530,000

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