








# Broker Price Opinion

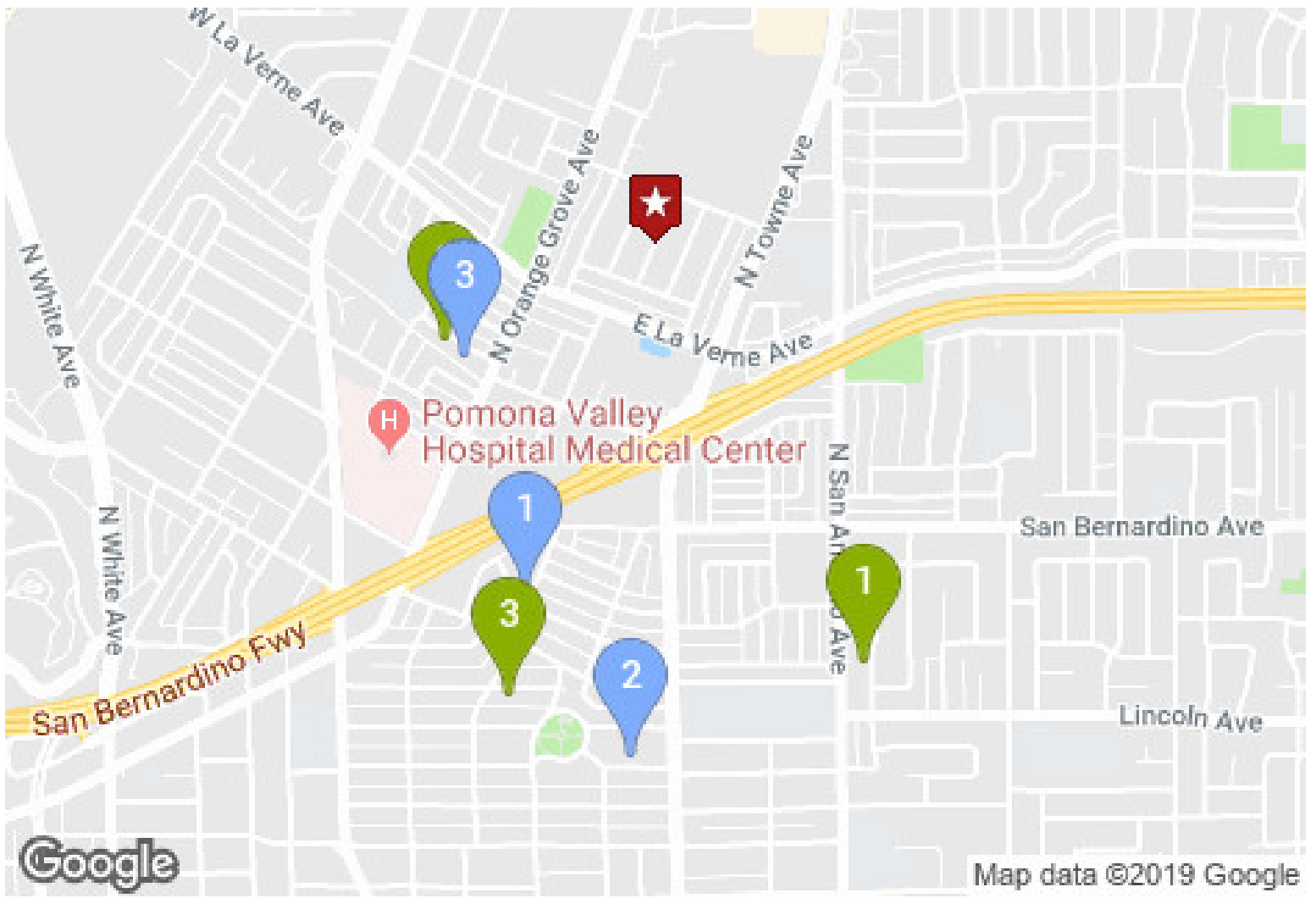
Exterior Inspection  
 Interior Inspection

Property Address: 2141 Sonora Street	Vendor ID: 4720691						
City, State, Zip: Pomona, CA 91767	Deal Name:						
Loan Number: 2141 Sonora Street	Inspection Date: 1/14/2019						
2nd Loan / Client #:	Subject APN: 8365-009-002						
Property Occupancy Status: Vacant	Does the Property Appear Secure? Yes	Est. Monthly Rent: \$1,900	Sold in the last 12 Months? No				
Currently Listed: Yes	Currently List Broker: COLDWELL BANKER LEADERS	List Broker Contact #: 6266714100	Initial List Price: \$434,950	Initial List Date: 9/23/2018	Current List Price: \$434,950	DOM / CDOM: 113 / 113	Sale Price:
Is the Subject Listing Currently Pending? No	Date of Contract:	CDOM to Contract:	Sale Date:				

Subject Property Comments / External Influences  
 single family home in a residential area that is for sale

Subject	Sold Comp 1	Sold Comp 2	Sold Comp 3	List Comp 1	List Comp 2	List Comp 3	
							
Address	2141 Sonora Street Pomona, CA 91767	1679 N Gibbs St Pomona, CA 91767	535 E Jefferson Avbe Pomona, CA 91767	270 San Rafael St Pomona, CA 91767	1319 Claremont Pl Pomona, CA 91767	236 San Rafael St Pomona, CA 91767	330 Garfield Ave Pomona, CA 91767
Proximity		0.6 Miles	0.87 Miles	0.34 Miles	0.81 Miles	0.36 Miles	0.79 Miles
Sale/List Price		\$481,000	\$487,000	\$450,000	\$460,000	\$449,900	\$495,000
Sale Date		11/30/2018	12/21/2018	1/4/2019	active	active	active
Price Per Sq.ft.	\$347.79	\$334.03	\$366.72	\$358.28	\$342.52	\$339.80	\$359.74
Initial List Price	\$434,950	\$525,000	\$505,000	\$459,900	\$460,000	\$449,900	\$495,000
Initial List Date	9/23/2018	10/9/2018	9/4/2018	10/23/2018	10/7/2018	1/2/2019	1/7/2019
Current/Final List	\$434,950	\$525,000	\$505,000	\$459,900	\$460,000	\$449,900	\$495,000
DOM/CDOM	113 /	3 / 3	84 / 84	28 / 28	99 / 99	12 / 12	7 / 7
Sales Type		Fair Market	Fair Market	Fair Market	Fair Market	Fair Market	Fair Market
Finance Incentives	none	0	0	0	0	0	0
Living Area	1337	1440	1328	1256	1343	1324	1376
#Rooms/Bed/Bath 1	7 / 3 / 2	7 / 3 / 2	6 / 3 / 1	7 / 3 / 1.5	7 / 3 / 2	8 / 3 / 2.5	6 / 3 / 1
Year Built	1960	1956	1923	1952	1955	1954	1911
Bsmnt SF/% Finished	/	/	/	/	/	/	/
Lot Size	0.18ac	0.16ac	0.19ac	0.19ac	0.16ac	0.17ac	0.19ac
Property Type	SF Detach	SF Detach	SF Detach	SF Detach	SF Detach	SF Detach	SF Detach
Style / Quality	Ranch / Q4	Ranch / Q4	Ranch / Q4	Ranch / Q4	Ranch / Q4	Ranch / Q4	Ranch / Q4
# of Units	1	1	1	1	1	1	1
Condition	C4	C4	C4	C4	C4	C4	C4
Pool/Spa	None	No / No	Yes / No	No / No	No / No	Yes / 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	Yes	Yes	Yes	Yes	No	Yes	No
Garage	2 Attached	2 Attached	1 Detached	2 Attached	2 Detached	2 Attached	2 Detached
Other Features	none	none	none	none	none	none	none
HOA Fees	0/mo0/mo	0/mo0/mo	0/mo0/mo	0/mo0/mo	0/mo0/mo	0/mo0/mo	0/mo0/mo
Rent Potential	\$1,900						
Annual Gross Income	\$22,800						
Likely Sale Price					\$460,000	\$449,900	\$495,000
Gross Rent Multiplier	20.39						
School District	Pomona Unified	Pomona Unified	Pomona Unified	Pomona Unified	Pomona Unified	Pomona Unified	Pomona Unified
Complex Name							
Floor Level							
Common Amenities							
Data Source - ID	County Tax -	MLS - CV18246129	MLS - pw18238533	MLS - IV18257395	MLS - CV18244245	MLS - CV19000659	MLS - CV19001125
Overall Comparison							

<b>Market Time 90-120 days</b>	<b>As-Is Price Estimate</b>	<b>As-Repaired Price Estimate</b>	<b>Land Only Price</b>
90-Day Marketing Time	\$465,000	\$465,000	\$322,451
Recommended List Price	\$480,000	\$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
•	2141 Sonora Street	Pomona	3	2	0.18ac		1960		
1	1679 N Gibbs St	Pomona	3	2	0.16ac	11/30/2018	1956	\$481,000	0.6 Miles
2	535 E Jefferson Avbe	Pomona	3	1	0.19ac	12/21/2018	1923	\$487,000	0.87 Miles
3	270 San Rafael St	Pomona	3	1.5	0.19ac	1/4/2019	1952	\$450,000	0.34 Miles
1	1319 Claremont Pl	Pomona	3	2	0.16ac	10/7/2018	1955	\$460,000	0.81 Miles
2	236 San Rafael St	Pomona	3	2.5	0.17ac	1/2/2019	1954	\$449,900	0.36 Miles
3	330 Garfield Ave	Pomona	3	1	0.19ac	1/7/2019	1911	\$495,000	0.79 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	close in size with same bed and bath counts
Sale 2 Comments	close in size with on less bathroom
Sale 3 Comments	close in size with a half bath less
List 1 Comments	close in size with the same bed and bath counts
List 2 Comments	close in size with a half bath more
List 3 Comments	close in size with one bathroom less

**Comments:**

## Service Provider Comments:

subject home and neighborhood have not sustained any damage and are not impacted by the FEMA declared disaster ... Searched +-20% in size, 1 mile radius, and 12 months in time ... Used the best available comps and bracketed as many parameters as possible but not able to bracket all and especially not all at the same time ... home appears to be lived in and maintained and all equipment appear to be in working order as intended and no need for repairs noted ... home is located in a single family neighborhood close to shopping, entertainment and multiple freeways ... price opinion is based mostly on the closed sales ... home is currently listed for sale and appears to be at a lower price than the most recent sold comps .... mls pictures show home to be in good shape and with some updates ...

## Vendor Comments:

Service Provider  
Signature  
Service Provider  
Company



BPO Effective Date

Service Provider Lic.  
Num.

**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

**2141 Sonora Street  
Pomona, CA91767**



Address



Address



Side



Side



Street



Street



Other



View across street



Street Sign





**Comparable Sale #1**

1679 N Gibbs St  
Pomona, CA91767  
Sale Date: 11/30/2018  
Sale Price: \$481,000



**Comparable Sale #2**

535 E Jefferson Avbe  
Pomona, CA91767  
Sale Date: 12/21/2018  
Sale Price: \$487,000



**Comparable Sale #3**

270 San Rafael St  
Pomona, CA91767  
Sale Date: 1/4/2019  
Sale Price: \$450,000



**Comparable Listing #1**

1319 Claremont Pl  
Pomona, CA91767  
Current List: \$460,000



**Comparable Listing #2**

236 San Rafael St  
Pomona, CA91767  
Current List: \$449,900



**Comparable Listing #3**

330 Garfield Ave  
Pomona, CA91767  
Current List: \$495,000

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