



Broker Price Opinion

Exterior Inspection
 Interior Inspection

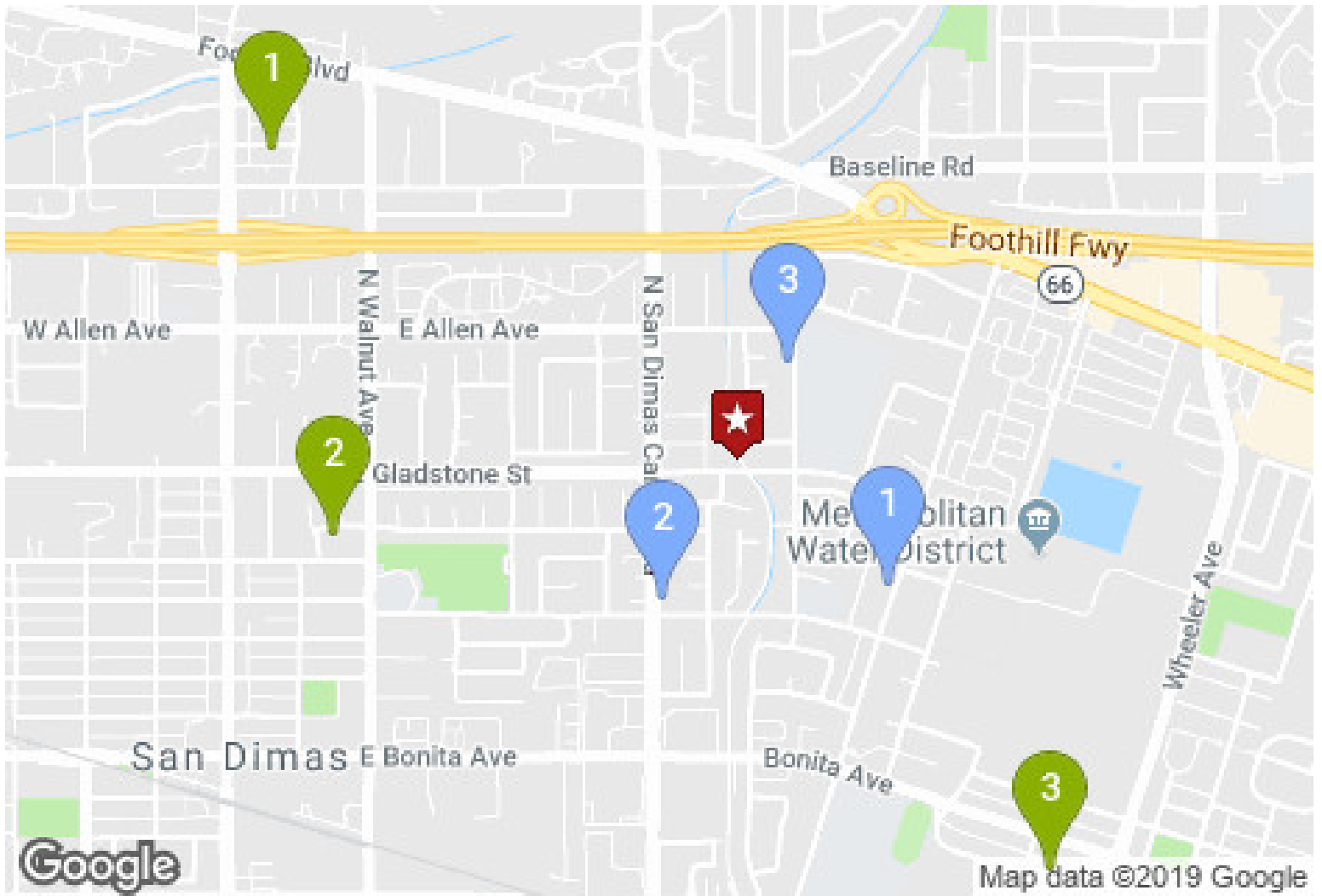
Property Address: 811 Gladstone St	Vendor ID: 4737788						
City, State, Zip: La Verne, CA 91750	Deal Name:						
Loan Number: 811 Gladstone St	Inspection Date: 2/20/2019						
2nd Loan / Client #:	Subject APN: 8391-007-019						
Property Occupancy Status: Owner	Does the Property Appear Secure? Yes	Est. Monthly Rent: \$1,300	Sold in the last 12 Months? No				
Currently Listed: Yes	Currently List Broker: CENTURY 21 PEAK	List Broker Contact #: 9099854600	Initial List Price: \$515,000	Initial List Date: 8/20/2018	Current List Price: \$515,000	DOM / CDOM: 154 / 154	Sale Price:
Is the Subject Listing Currently Pending? No	Date of Contract:	CDOM to Contract:	Sale Date:				

Subject Property Comments / External Influences

Home appears to be in average condition, no visible repairs needed.

	Subject	Sold Comp 1	Sold Comp 2	Sold Comp 3	List Comp 1	List Comp 2	List Comp 3
							
Address	811 Gladstone St La Verne, CA 91750	517 Damien Ave La Verne, CA 91750	410 N San Dimas Canyon Rd San Dimas, CA 91773	833 Ramona Ave La Verne, CA 91750	128 E Penn St San Dimas, CA 91773	216 E Payson St San Dimas, CA 91773	1429 3rd St La Verne, CA 91750
Proximity		0.35 Miles	0.27 Miles	0.2 Miles	0.98 Miles	0.72 Miles	0.91 Miles
Sale/List Price		\$465,000	\$527,500	\$560,000	\$458,000	\$595,480	\$530,000
Sale Date		12/18/2018	2/12/2019	8/28/2018	active	active	active
Price Per Sq.ft.	\$412.66	\$454.99	\$452.79	\$517.08	\$569.65	\$412.10	\$530.00
Initial List Price	\$515,000	\$465,000	\$549,000	\$564,900	\$458,000	\$595,480	\$530,000
Initial List Date	8/20/2018	10/29/2018	10/28/2018	6/5/2018	12/8/2018	1/20/2019	1/31/2019
Current/Final List	\$515,000	\$465,000	\$549,000	\$564,900	\$458,000	\$595,480	\$530,000
DOM/CDOM	154 /	50 / 50	107 / 107	84 / 84	73 / 73	31 / 31	19 / 19
Sales Type		Fair Market	Fair Market	Fair Market	Fair Market	Fair Market	Fair Market
Finance Incentives	0	none	none	none	none	none	none
Living Area	1248	1022	1165	1083	804	1445	1000
#Rooms/Bed/Bath 1	6 / 3 / 2	5 / 2 / 1	6 / 3 / 2	6 / 3 / 2	5 / 2 / 1	6 / 3 / 2	6 / 3 / 2
Year Built	1958	1951	1953	1962	1957	1961	1924
Bsmnt SF/% Finished	/	/	/	/	/	/	/
Lot Size	0.16ac	0.17ac	0.17ac	0.18ac	0.17ac	0.17ac	0.16ac
Property Type	SF Detach	SF Detach	SF Detach	SF Detach	SF Detach	SF Detach	SF Detach
Style / Quality	Ranch / Q3	Ranch / Q3	Ranch / Q3	Ranch / Q3	Ranch / Q3	Ranch / Q3	Ranch / Q3
# 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 / No / No	No / No / No	No / No / No	No / No / No	No / No / No	No / No / No	No / No / No
Fireplace	No	No	No	No	No	No	No
Garage	2 Attached	2 Attached	1 Attached	2 Attached	1 Attached	None	1 Attached
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	\$1,300						
Annual Gross Income	\$15,600						
Likely Sale Price					\$458,000	\$595,480	\$530,000
Gross Rent Multiplier	33.01						
School District	Bonita Unified	Bonita Unified	Bonita Unified	Azusa Unified	Bonita Unified	Bonita Unified	Bonita Unified
Complex Name							
Floor Level							
Common Amenities							
Data Source - ID	County Tax - 8391-007-019	MLS - CV18261366	MLS - CV18277895	MLS - DW18133124	MLS - TR18288111	MLS - CV19013877	MLS - IG19024670
Overall Comparison							

Market Time 90-120 days	As-Is Price Estimate	As-Repaired Price Estimate	Land Only Price
90-Day Marketing Time	\$515,000	\$515,000	\$175,000
Recommended List Price	\$515,000	\$515,000	
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
•	811 Gladstone St	La Verne	3	2	0.16ac		1958		
1	517 Damien Ave	La Verne	2	1	0.17ac	12/18/2018	1951	\$465,000	0.35 Miles
2	410 N San Dimas Canyon Rd	San Dimas	3	2	0.17ac	2/12/2019	1953	\$527,500	0.27 Miles
3	833 Ramona Ave	La Verne	3	2	0.18ac	8/28/2018	1962	\$560,000	0.2 Miles
1	128 E Penn St	San Dimas	2	1	0.17ac	12/8/2018	1957	\$458,000	0.98 Miles
2	216 E Payson St	San Dimas	3	2	0.17ac	1/20/2019	1961	\$595,480	0.72 Miles
3	1429 3rd St	La Verne	3	2	0.16ac	1/31/2019	1924	\$530,000	0.91 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	Incredible opportunity to own a great little house on large lot in the city of La Verne! Terrific 2 bedroom 1 bath home with living room
Sale 2 Comments	Charming Mid Century Home With A Guest House! The Pride Of Ownership And Utilization Of Space Will Astound You!
Sale 3 Comments	3 bedroom 2 bathroom in average condition
List 1 Comments	Large front yard and a huge backyard where you can customize it any way you want. House new double pane windows throughout and just needs carpet
List 2 Comments	A Beautiful SINGLE STORY HOME located on a quiet neighborhood in the much desired city of San Dimas & within the Award Winning Bonita School District! This ideal home has been Meticulously Well Maintained & Renovated. **NEWER** UPGRADES THROUGHOUT The INTERIOR INCLUDE: Central Ai
List 3 Comments	For your first time buyers that want an affordable home in la verne, here is your opportunity, this home offers three bedrooms

Comments:

Service Provider Comments:

Average condition and maintenance. Did not observe major repair issues based on our exterior evaluation of the property. The property conforms to the neighborhood in terms of style and construction material. Subject's final value represents a value with normal marketing times and is based on the most similar and proximate comps in this report.

Vendor Comments:

Empty text area for Vendor Comments.

Service Provider
Signature
Service Provider
Company

/s/ Jonathan Zuckerman
Z Corp Enterprises, Inc.

BPO Effective Date

2/20/2019
Service Provider Lic.
Num. 01355069

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

**811 Gladstone St
La Verne, CA91750**



Address



Side



Side



Street



Street



View across street



Comparable Sale #1

517 Damien Ave
La Verne, CA91750
Sale Date: 12/18/2018
Sale Price: \$465,000



Comparable Sale #2

410 N San Dimas Canyon Rd
San Dimas, CA91773
Sale Date: 2/12/2019
Sale Price: \$527,500



Comparable Sale #3

833 Ramona Ave
La Verne, CA91750
Sale Date: 8/28/2018
Sale Price: \$560,000



Comparable Listing #1

128 E Penn St
San Dimas, CA91773
Current List: \$458,000



Comparable Listing #2

216 E Payson St
San Dimas, CA91773
Current List: \$595,480



Comparable Listing #3

1429 3rd St
La Verne, CA91750
Current List: \$530,000

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