



# Broker Price Opinion

Exterior Inspection  
 Interior Inspection

Property Address:	952 E 7TH ST	Vendor ID:	9392166.1_251345
City, State, Zip:	POMONA, CA 91766	Deal Name:	
Loan Number:	952E7thSt	Inspection Date:	05/31/2020
2nd Loan / Client #:		Subject APN:	8333-002-008

Property Occupancy Status  Does the Property Appear Secure?  Est. Monthly Rent  Sold in the last

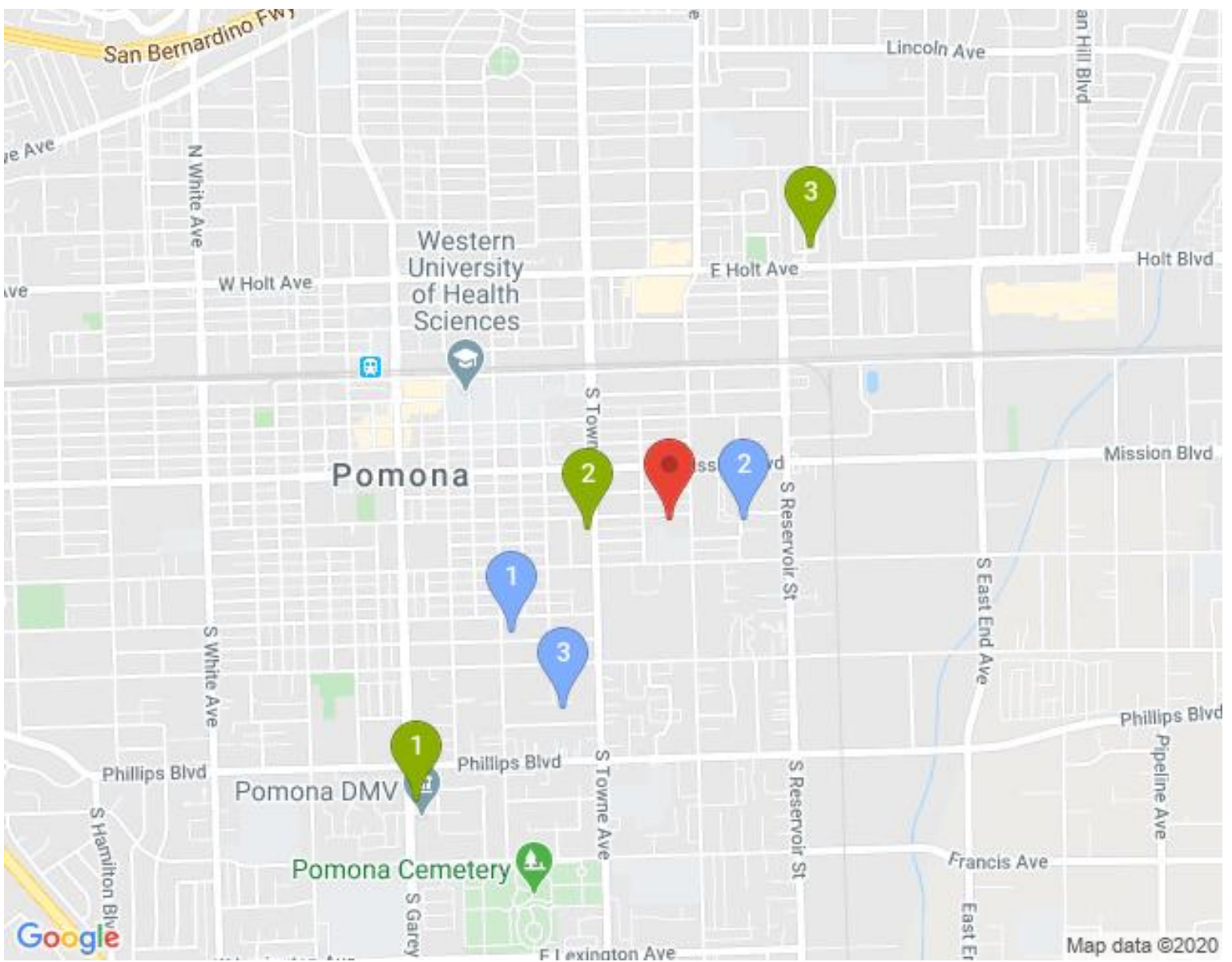
Currently Listed  Currently List Broker  List Broker Contact #  Initial List Price  Initial List Date  Current List Price  DOM / CDOM

Is the Subject Listing Currently Pending?  Date of Contract  CDOM to Contract  Sale Price:  Sale Date:

Subject Property Comments / External Influences  
**three unit property in a residential neighborhood**

	Subject	Sold Comp 1	Sold Comp 2	Sold Comp 3	List Comp 1	List Comp 2	List Comp 3
Address	952 E 7TH ST POMONA, CA 91766	551 E12TH ST POMONA, CA 91766	1122 E7TH ST POMONA, CA 91766	754PENMAR LN POMONA, CA 91766	1578 SGAREY AVE POMONA, CA 91766	751 STOWNE AVE POMONA, CA 91766	543WASHINGTON AVE POMONA, CA 91766
Proximity		0.5	0.19	0.56	0.98	0.21	0.8
Sale/List Price		\$700,000	\$468,000	\$560,000	\$868,000	\$650,000	\$699,000
Sale Date		12/19/2019	12/20/2019	04/16/2020	12/07/2019	03/05/2020	05/25/2020
Price Per Sq.ft.	\$211.03	\$286.88	\$275.93	\$321.83	\$240.31	\$275.42	\$270.93
Initial List Price		\$750,000	\$460,000	\$560,000	\$899,000	\$650,000	\$699,000
Initial List Date		07/15/2019	09/09/2019	01/13/2020	12/07/2019	03/05/2020	05/25/2020
Current/Final List		\$750,000	\$460,000	\$560,000	\$868,000	\$650,000	\$699,000
DOM/CDOM		6 / 6	60 / 60	43 / 43	176 / 176	151 / 34	5 / 5
Sales Type		Fair Market	Fair Market	Fair Market	Fair Market	Fair Market	Fair Market
Living Area	2938	2440	1696	1740	3612	2360	2580
#Rooms/Bed/Bath 1	7 / 3 / 2	6 / 3 / 1	5 / 2 / 1	5 / 2 / 1	5 / 2 / 1	4 / 1 / 1	7 / 3 / 2
#Rooms/Bed/Bath 2	5 / 2 / 1	5 / 2 / 1	5 / 2 / 1	5 / 2 / 1	5 / 2 / 1	4 / 1 / 1	4 / 1 / 1
#Rooms/Bed/Bath 3	5 / 2 / 1	5 / 2 / 1			5 / 2 / 1	4 / 1 / 1	4 / 1 / 1
#Rooms/Bed/Bath 4					5 / 2 / 1	4 / 1 / 1	5 / 2 / 1
#Rooms/Bed/Bath All	17 / 7 / 4	16 / 7 / 3	10 / 4 / 2	10 / 4 / 2	20 / 8 / 4	16 / 4 / 4	20 / 7 / 5
Year Built	1952	1956	1961	1962	1963	1954	1950
Bsmnt SqFt/Finished							
Lot Size	0.34	0.25	0.15	0.16	0.24	0.17	0.12
Property Type	3 unit	3 unit	2 unit	2 unit	4 unit	4 unit	4 unit
Style / Quality	Multi-Unit / Q4	Multi-Unit / Q4	Multi-Unit / Q4	Multi-Unit / Q4	Multi-Unit / Q4	Multi-Unit / Q4	Multi-Unit / Q4
# of Units	3	3	2	2	4	4	4
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 Detached	None	None	2 Attached	4 Detached	None	3 Detached
Other Features	none	none	none	none	none	none	none
Subdivision	Pomona	Pomona	Pomona	Pomona	Pomona	Pomona	Pomona
School District	Pomona	Pomona	Pomona	Pomona	Pomona	Pomona	Pomona
Common Amenities		none	none	none	none	none	none
Data Source - ID	County Tax	MLS-CV19169213	MLS-CV19212528	MLS-AR20007096	MLS-SB19277588	MLS-CV20049595	MLS-TR20099413

<b>Market Time 90-120 days</b>	<b>As-Is Price Estimate</b>	<b>As-Repaired Price Estimate</b>	<b>Land Only Price</b>	<b>30-Day Quick Sale Price</b>
90-Day Marketing Time	<input type="text" value="\$620,000"/>	<input type="text" value="\$620,000"/>	<input type="text" value="\$180,155"/>	<input type="text" value="\$590,000"/>
Recommended List Price	<input type="text" value="\$650,000"/>	<input type="text" value="\$650,000"/>		
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
•	952 E 7TH ST	POMONA	7	4	0.34		1952		
1	551 E12TH ST	POMONA	7	3	0.25	12/19/2019	1956	\$700,000	0.5
2	1122 E7TH ST	POMONA	4	2	0.15	12/20/2019	1961	\$468,000	0.19
3	754PENMAR LN	POMONA	4	2	0.16	04/16/2020	1962	\$560,000	0.56
1	1578 SGAREY AVE	POMONA	8	4	0.24	12/07/2019	1963	\$868,000	0.98
2	751 STOWNE AVE	POMONA	4	4	0.17	03/05/2020	1954	\$650,000	0.21
3	543WASHINGTON AVE	POMONA	7	5	0.12	05/25/2020	1950	\$699,000	0.8

**Neighborhood Data:**

Location Type:       Economic Trend:       Neighborhood Trend:

Market Trend:       REO Driven?:       Avg Age of Home:

Housing Supply:       Avg Marketing Time of Comparable Listings:

Sale to List Ratio:

Price Range:  to       Median Price:       Predominate Value:       Average DOM:

% Owners:       % Tenants:       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: investor  Types of Financing the Subject will NOT qualify for:

Will this be a problem for resale? If yes, please explain:

**Comparables:**

Sale 1 Comments	closest in size with three units and smaller lot size
Sale 2 Comments	smaller in size and two units on the same street and smaller lot size
Sale 3 Comments	smaller in size and only two units and smaller lot size
List 1 Comments	larger in size with four units and smaller lot size
List 2 Comments	smaller in size with four units and smaller lot size
List 3 Comments	smaller in size with four units and smaller lot size

**Comments:**

Service Provider Comments:

price opinion is based mostly on closed sales considering the requested 90-120 day marketing time ... 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 ... closed sale two was given the most weight as it is on the same street and adjustment was considered for unit counts ... very few available comps and not able to find more 3 unit properties that can be used in this report ...

Vendor Comments:

Subject verified via- Google, Zillow.

Service Provider Signature

Service Provider Company

BPO Effective Date

Service Provider Lic. Num.

**Repairs**Recommended Repairs would bring the subject to: 

<b>Internal Repairs</b>		<b>Comment</b>	<b>Total</b>
Painting			\$ 0
Walls/Ceiling			\$ 0
Carpet/Floors			\$ 0
Cabinet/Counter			\$ 0
Plumbing			\$ 0
Electrical			\$ 0
Heating/AC			\$ 0
Appliances			\$ 0
Doors/Trim			\$ 0
Cleaning/Trash Removal			\$ 0
Other			\$ 0
Internal Repair Total:			\$ 0
<b>External Repairs</b>		<b>Comment</b>	<b>Total</b>
Roof			\$ 0
Siding/Trim			\$ 0
Structural			\$ 0
Windows/Doors			\$ 0
Painting			\$ 0
Foundation			\$ 0
Garage			\$ 0
Landscaping			\$ 0
Fence			\$ 0
Other			\$ 0
External Repair Total:			\$ 0
Repair Total:			\$ 0



**Subject Front**

952 E 7TH ST  
POMONA, CA 91766



**Subject Front**

952 E 7TH ST  
POMONA, CA 91766



**Subject Side**

952 E 7TH ST  
POMONA, CA 91766





**Subject Side**

952 E 7TH ST  
POMONA, CA 91766



**Subject Address Verification**

952 E 7TH ST  
POMONA, CA 91766



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**Subject Address Verification**

952 E 7TH ST  
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**Subject Street**

952 E 7TH ST  
POMONA, CA 91766



**Subject Street**

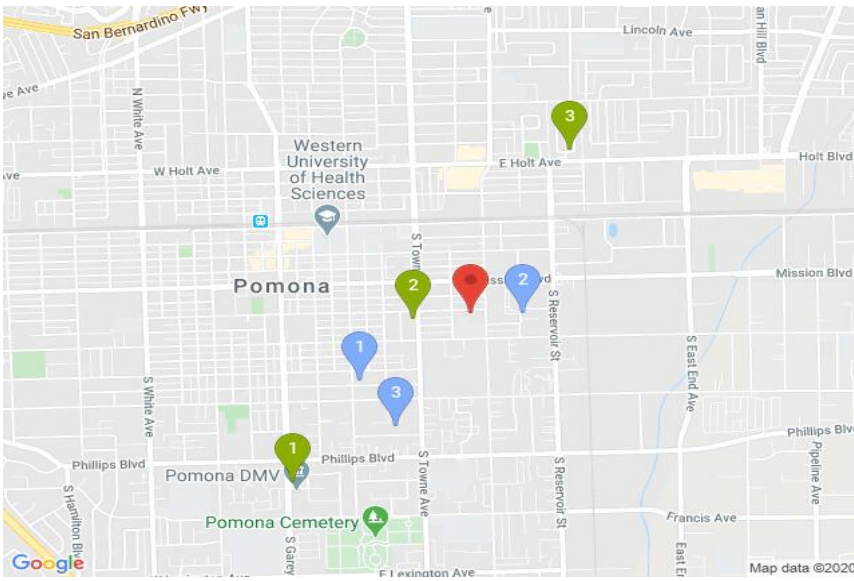
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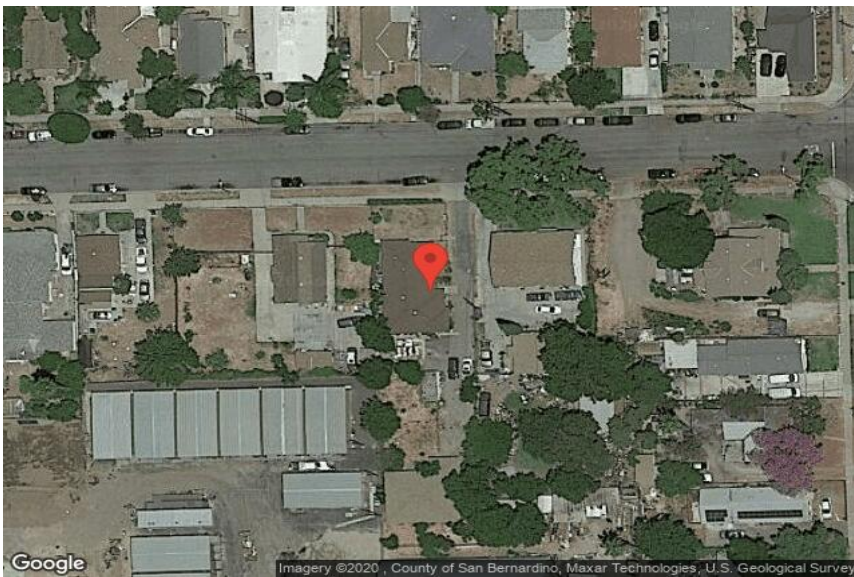
**Subject View From Across the Street**

952 E 7TH ST  
POMONA, CA 91766



**Subject Static Map**

952 E 7TH ST  
POMONA, CA 91766



**Subject Satellite View**

952 E 7TH ST  
POMONA, CA 91766





**Comparable Sale #1**

551 E12TH ST  
POMONA, CA 91766  
Sale Date: 12/19/2019  
Sale Price: \$700,000



**Comparable Sale #2**

1122 E7TH ST  
POMONA, CA 91766  
Sale Date: 12/20/2019  
Sale Price: \$468,000



**Comparable Sale #3**

754PENMAR LN  
POMONA, CA 91766  
Sale Date: 04/16/2020  
Sale Price: \$560,000



**Comparable Listing #1**

1578 SGAREY AVE  
POMONA, CA 91766  
Current List: \$868,000



**Comparable Listing #2**

751 STOWNE AVE  
POMONA, CA 91766  
Current List: \$650,000



**Comparable Listing #3**

543 WASHINGTON AVE  
POMONA, CA 91766  
Current List: \$699,000

# Disclaimer

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