



Broker Price Opinion

Exterior Inspection
 Interior Inspection

Property Address:	6782 CITRUS AVENUE	Vendor ID:	10202028.1_205222
City, State, Zip:	FONTANA, CA 92336	Deal Name:	
Loan Number:	001205	Inspection Date:	08/05/2020
2nd Loan / Client #:		Subject APN:	0228-333-08-0000
Borrower / Owner of Record	Kathleen Janet Haywood	Lender / Client	Premier Money Source, Inc.

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

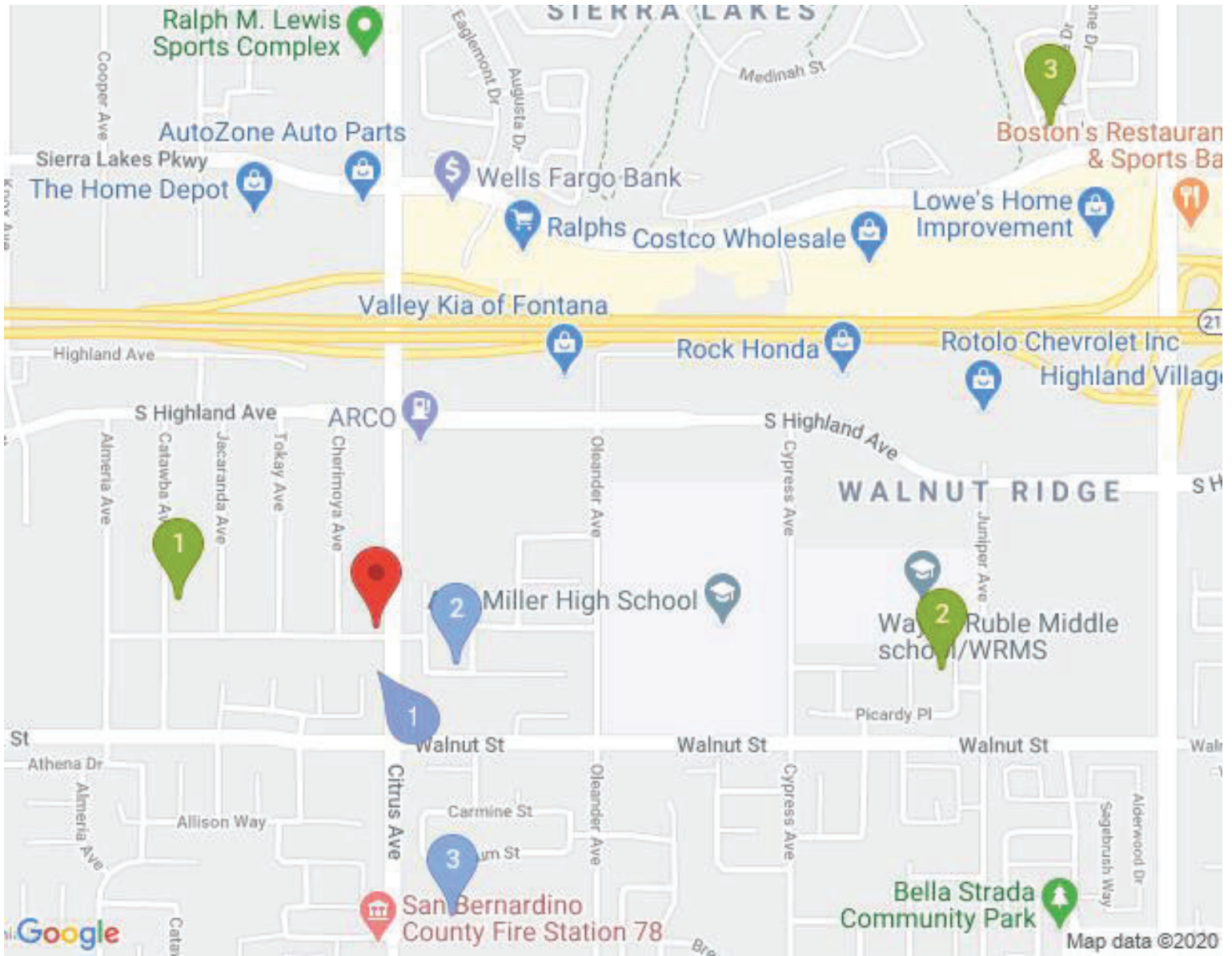
Currently Listed Currently List Broker List Broker Contact # Initial List Price Initial List Date Current List Price DOM / CDOM Sale Price:

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

Subject Property Comments / External Influences
 Subject is located in a development with homes very similar. Based on exterior observation, subject property is in Good condi

	Subject	Sold Comp 1	Sold Comp 2	Sold Comp 3	List Comp 1	List Comp 2	List Comp 3
Address	6782 CITRUS AVENUE FONTANA, CA 92336	6825 SAN RAFAEL CT FONTANA, CA 92336	6818 WINTER NIGHT CT FONTANA, CA 92336	16165 ST ANTONY LN FONTANA, CA 92336	6753 CATAWBA AVE FONTANA, CA 92336	6824 MANCHESTER CT FONTANA, CA 92336	6265 BETH PAGE DR FONTANA, CA 92336
Proximity		0.05	0.11	0.38	0.26	0.73	1.08
Sale/List Price		\$515,000	\$500,000	\$485,000	\$525,000	\$540,000	\$515,000
Sale Date		02/14/2020	09/13/2019	08/23/2019	06/08/2020	07/03/2020	07/19/2020
Price Per Sq.ft.	\$203.96	\$213.87	\$210.69	\$212.53	\$218.47	\$223.69	\$221.97
Initial List Price	\$475,000	\$515,000	\$499,999	\$509,000	\$525,000	\$525,000	\$515,000
Initial List Date	07/11/2020	11/17/2019	07/31/2019	07/16/2019	06/08/2020	07/03/2020	07/19/2020
Current/Final List	\$475,000	\$515,000	\$499,999	\$494,900	\$525,000	\$540,000	\$515,000
DOM/CDOM	33	89 / 89	44 / 44	38 / 38	40 / 40	5 / 5	17 / 17
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	2476	2408	2373	2282	2403	2414	2320
#Rooms/Bed/Bath All	7 / 3 / 2.5	7 / 4 / 2.5	7 / 4 / 3	7 / 4 / 2	8 / 5 / 4	7 / 4 / 2.5	7 / 4 / 2.5
Year Built	2014	2012	2005	2014	2016	2013	2004
Bsmnt SqFt/Finished							
Lot Size	0.18	0.16	0.20	0.17	0.23	0.17	0.10
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	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	3 Attached	2 Attached	2 Attached	2 Attached	2 Attached	2 Attached
Other Features	None	None	None	None	None	None	None
HOA Fees	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Subdivision	MASTERPIECE	ASTORIA	MASTERPIECE	MORGAN RUN	MASTERPIECE	MASTERPIECE	MASTERPIECE
Rent Potential	\$4,040						
Annual Gross Income	\$48,480						
Likely Sale Price					\$525,000	\$540,000	\$515,000
Gross Rent Multiplier	10.42						
School District	Fontana Unified	Fontana Unified	Fontana Unified	Fontana Unified	Fontana Unified	Fontana Unified	Fontana Unified
Common Amenities							
Data Source - ID	MLS-OC20134110	MLS-TR19266561	MLS-CV19181748	MLS-CV19139401	MLS-WS20105115	MLS-PW20129986	MLS-CV20138816

Market Time 90-120 days	As-Is Price Estimate	As-Repaired Price Estimate	Land Only Price	30-Day Quick Sale Price
90-Day Marketing Time	<input type="text" value="\$505,000"/>	<input type="text" value="\$505,000"/>	<input type="text" value="\$101,000"/>	<input type="text" value="\$500,000"/>
Recommended List Price	<input type="text" value="\$510,000"/>	<input type="text" value="\$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
•	6782 CITRUS AVENUE	FONTANA	3	2.5	0.18		2014		
1	6825 SAN RAFAEL CT	FONTANA	4	2.5	0.16	02/14/2020	2012	\$515,000	0.05
2	6818 WINTER NIGHT CT	FONTANA	4	3	0.20	09/13/2019	2005	\$500,000	0.11
3	16165 ST ANTONY LN	FONTANA	4	2	0.17	08/23/2019	2014	\$485,000	0.38
1	6753 CATAWBA AVE	FONTANA	5	4	0.23	06/08/2020	2016	\$525,000	0.26
2	6824 MANCHESTER CT	FONTANA	4	2.5	0.17	07/03/2020	2013	\$540,000	0.73
3	6265 BETH PAGE DR	FONTANA	4	2.5	0.10	07/19/2020	2004	\$515,000	1.08

Neighborhood Data:

Location Type: Economic Trend: Neighborhood Trend:

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

Housing Supply: 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	Adjustment: Bed: -\$4,000; Garage: -\$3,000. Total Adjustment: -\$7,000. Net Adjustment: \$508,000.
Sale 2 Comments	Adjustment: GLA: \$2,060 ; Bed: -\$4,000 ; Full Bath: -\$3,000 ; Half Bath: \$2,000; Year Built: \$1,800 . Total Adjustment: -\$1,140. Net Adjustment: \$498,860.
Sale 3 Comments	Adjustment: GLA: \$3,880; Bed: -\$4,000; Half Bath: \$2,000. Total Adjustment: \$1,880 . Net Adjustment: \$486,880.
List 1 Comments	Adjustment:;; Bed: -\$8,000; Full Bath: -\$6,000 ; Half Bath: \$2,000; Lot Size: -\$50. Total Adjustment: -\$12,050. Net Adjustment: \$512,950 .
List 2 Comments	Adjustment:;; Bed: -\$4,000. Total Adjustment: -\$4,000. Net Adjustment: \$536,000.
List 3 Comments	Adjustment: GLA: \$3,120 ; Bed: -\$4,000; Lot Size: \$250; Year Built: \$2,000 . Total Adjustment: \$1,370 . Net Adjustment: \$516,370.

Comments:

Service Provider Comments:

The subject is listed for sale at \$475,000 which is below the market in the area. I have attached the MLS sheet with the Photos to this order. The Subject is in GOOD condition inside and out. Everything looks brand new including the fence and artificial grass on the exterior. Comps used in this report were in the same condition as the Subject. Subject's final value represents a value with normal marketing time and based on the most similar and proximate comps in this report. I have searched a distance up to 1 mile, gla +/- 20% sqft, lot size 30% +/- sqft, age 10% +/- yrs and up to 12 months in time. There were limited comparables available. Therefore I was forced to exceed year built, GLA, lot size, proximity and bed/ bath count Due to limited comparables it is necessary to include those properties that may exceed the distance, bed count. The comparables used in this report are the best available. Subject and some comps even though are located in busy street has no negative site influence are in the same school district and it does not impact the value. And thus it does not effect any influences on the subject's marketability and/or value. This evaluation is a Broker's Price Opinion (BPO) and was prepared by a licensed Real Estate Realtor. It is not an Appraisal. This evaluation cannot be used for the purpose of obtaining financing. Notwithstanding any preprinted language to the contrary, this is not an appraisal of the market value of the property. If an Appraisal is desired, the services of a licensed or certified Appraiser must be obtained.

Vendor Comments:

Service Provider Signature

Service Provider Company

BPO Effective Date

Service Provider Lic. Num.

RepairsRecommended Repairs would bring the subject to:

Internal Repairs	Comment	Total
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
External Repairs	Comment	Total
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

6782 CITRUS AVENUE
FONTANA, CA 92336



Subject Side

6782 CITRUS AVENUE
FONTANA, CA 92336



Subject Side

6782 CITRUS AVENUE
FONTANA, CA 92336



Subject Address Verification

6782 CITRUS AVENUE
FONTANA, CA 92336



Subject Street

6782 CITRUS AVENUE
FONTANA, CA 92336



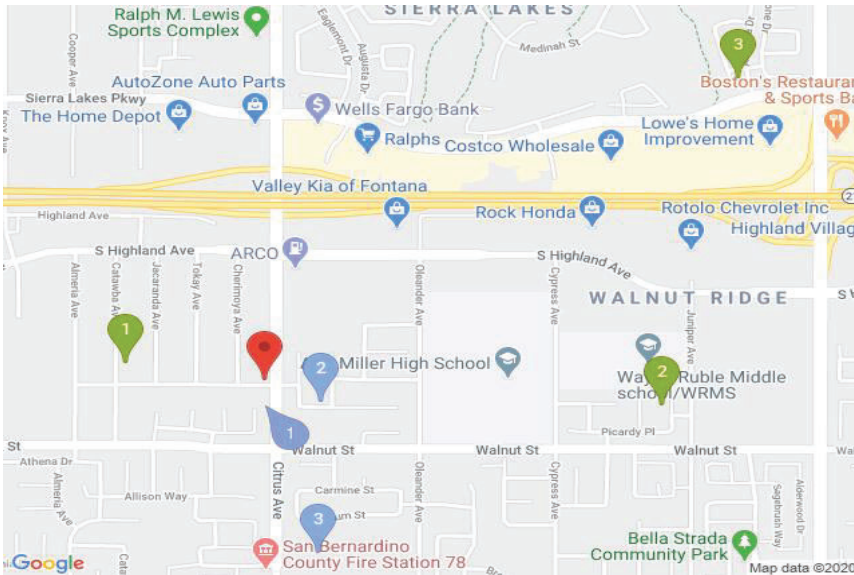
Subject Street

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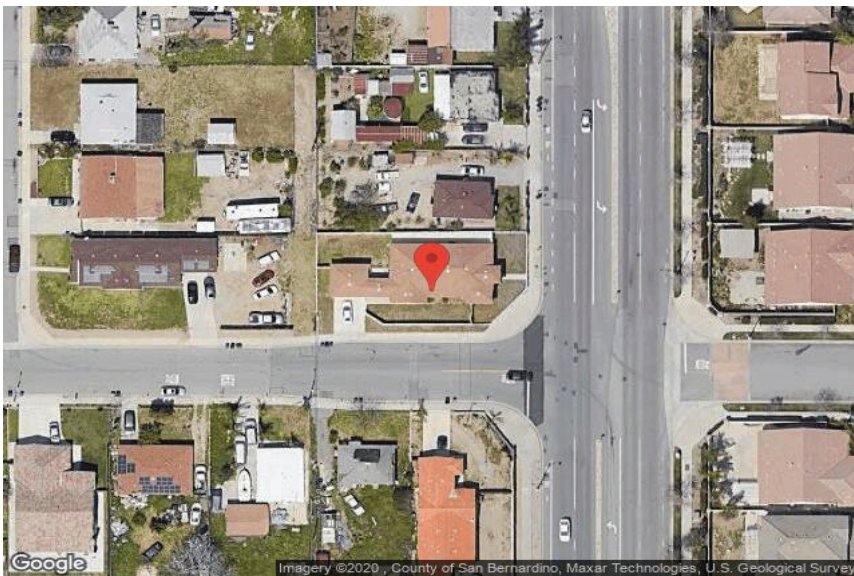
Subject View From Across the Street

6782 CITRUS AVENUE
FONTANA, CA 92336



Subject Static Map

6782 CITRUS AVENUE
FONTANA, CA 92336



Subject Satellite View

6782 CITRUS AVENUE
FONTANA, CA 92336



Comparable Sale #1

6825 SAN RAFAEL CT
FONTANA, CA 92336
Sale Date: 02/14/2020
Sale Price: \$515,000



Comparable Sale #2

6818 WINTER NIGHT CT
FONTANA, CA 92336
Sale Date: 09/13/2019
Sale Price: \$500,000



Comparable Sale #3

16165 ST ANTONY LN
FONTANA, CA 92336
Sale Date: 08/23/2019
Sale Price: \$485,000



Comparable Listing #1

6753 CATAWBA AVE
FONTANA, CA 92336
Current List: \$525,000



Comparable Listing #2

6824 MANCHESTER CT
FONTANA, CA 92336
Current List: \$540,000



Comparable Listing #3

6265 BETH PAGE DR
FONTANA, CA 92336
Current List: \$515,000

Disclaimer

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