



Broker Price Opinion

Exterior Inspection
 Interior Inspection

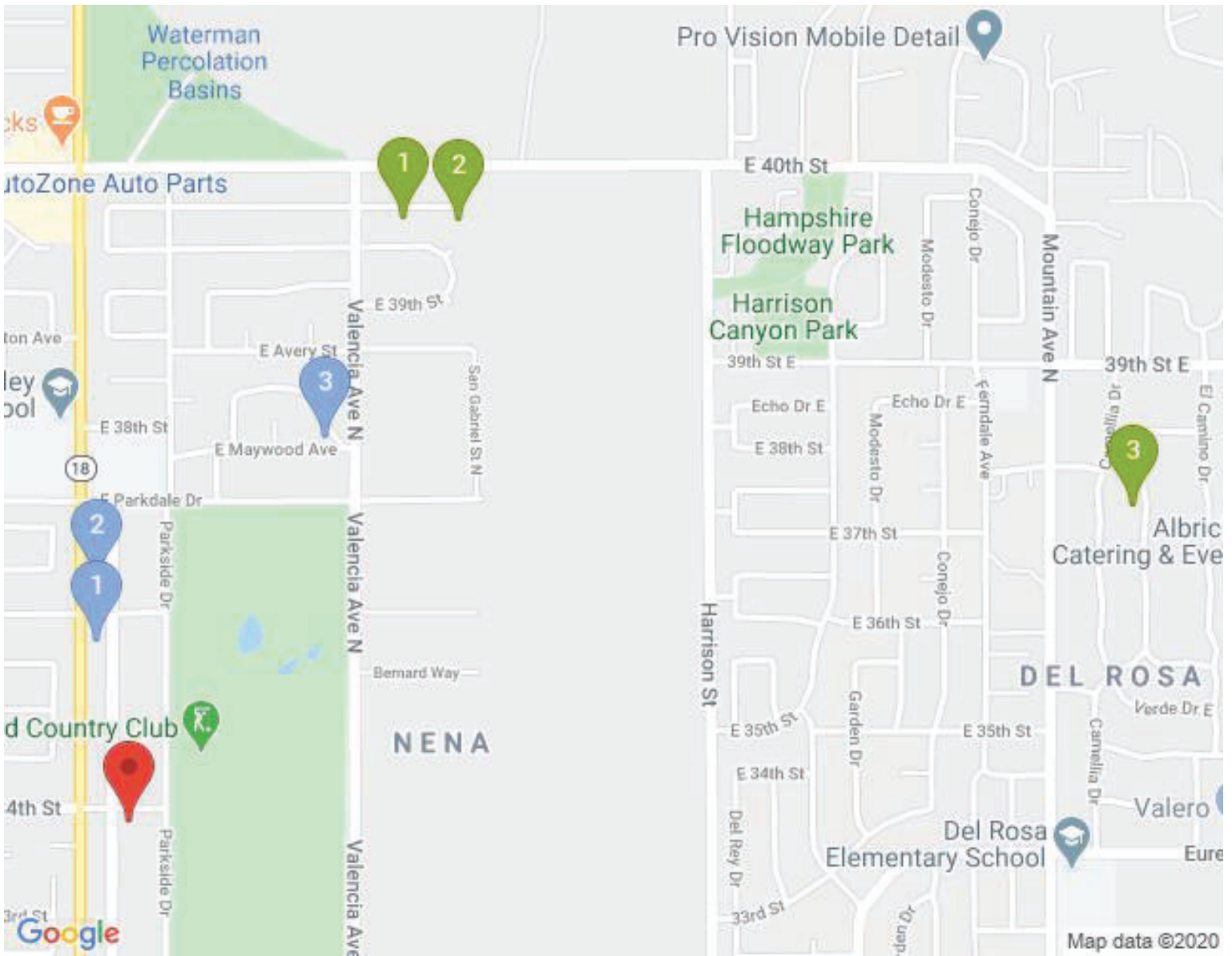
Property Address:	3395 BROADMOOR BOULEVARD	Vendor ID:	10235016.1_240774
City, State, Zip:	SAN BERNARDINO, CA 92404	Deal Name:	
Loan Number:	001208	Inspection Date:	08/12/2020
2nd Loan / Client #:		Subject APN:	0153-102-01-0000
Borrower / Owner of Record	Kathleen Janet Haywood	Lender / Client	Premier Money Source, Inc.

Property Occupancy Status	Owner	Does the Property Appear Secure?	Yes	Est. Monthly Rent	\$3,400	Sold in the last 12 Months?	<input type="checkbox"/>
Currently Listed	Yes	Currently List Broker	RE/MA X TIME REA	List Broker Contact #	(909) 373-0880	Initial List Price	\$424,900
		Initial List Date	07/23/2020	Current List Price	\$424,900	DOM / CDOM	6 / 6
Is the Subject Listing Currently Pending?	No	Date of Contract		CDOM to Contract		Sale Price:	
						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 average co

	Subject	Sold Comp 1	Sold Comp 2	Sold Comp 3	List Comp 1	List Comp 2	List Comp 3
							
Address	3395 BROADMOOR BOULEVARD SAN BERNARDINO, CA 92404	3584 BROADMOOR BLVD SAN BERNARDINO, CA 92404	3630 BROADMOOR BLVD SAN BERNARDINO, CA 92404	621 FAIRMONT DR SAN BERNARDINO, CA 92404	743 SONORA ST SAN BERNARDINO, CA 92404	797 E SONORA ST SAN BERNARDINO, CA 92404	3750 LA HACIENDA DRIVE SAN BERNARDINO, CA 92404
Proximity		0.24	0.31	0.56	0.85	0.88	1.36
Sale/List Price		\$405,000	\$409,900	\$425,000	\$450,000	\$450,000	\$475,000
Sale Date		08/16/2019	09/05/2019	03/17/2020	07/23/2020	07/14/2020	08/08/2020
Price Per Sq.ft.	\$152.06	\$172.34	\$143.56	\$177.08	\$191.65	\$193.62	\$159.56
Initial List Price	\$424,900	\$399,500	\$405,900	\$439,900	\$450,000	\$450,000	\$475,000
Initial List Date	07/23/2020	06/14/2019	07/03/2019	12/18/2019	07/23/2020	07/14/2020	08/08/2020
Current/Final List	\$424,900	\$399,500	\$405,900	\$430,000	\$450,000	\$450,000	\$475,000
DOM/CDOM	6	62 / 62	64 / 64	90 / 90	200 / 20	29 / 29	5 / 5
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	2795	2350	2855	2400	2348	2324	2977
#Rooms/Bed/Bath All	7 / 3 / 4	7 / 4 / 3	9 / 6 / 3	6 / 3 / 2	7 / 4 / 3	7 / 4 / 1	7 / 4 / 2
Year Built	1946	1953	1960	1950	1965	1951	1951
Bsmnt SqFt/Finished							
Lot Size	0.26	0.23	0.23	0.29	0.16	0.25	0.23
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	Yes / No	No / No	No / No	No / No	No / No	Yes / 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	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	IMMACULATE	IMMACULATE	CO CLUB	COUNTRY CLUB ESTATES	San Bernardino	San Bernardino	San Bernardino
Rent Potential	\$3,400						
Annual Gross Income	\$40,800						
Likely Sale Price					\$450,000	\$450,000	\$475,000
Gross Rent Multiplier	10.42						
School District	San Bernardino...	San Bernardino...	San Bernardino...	San Bernardino...	San Bernardino	San Bernardino	San Bernardino
Common Amenities							
Data Source - ID	County Tax-015...	MLS-IV19141464	MLS-EV19147234	MLS-EV19283256	MLS-IG20146757	MLS-EV20047046	MLS-EV20160405

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	\$425,000	\$425,000	\$67,203	\$420,000
Recommended List Price	\$425,000	\$425,000		
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
•	3395 BROADMOOR BOULEVARD	SAN BERNARDINO	3	4	0.26		1946		
1	3584 BROADMOOR BLVD	SAN BERNARDINO	4	3	0.23	08/16/2019	1953	\$405,000	0.24
2	3630 BROADMOOR BLVD	SAN BERNARDINO	6	3	0.23	09/05/2019	1960	\$409,900	0.31
3	621 FAIRMONT DR	SAN BERNARDINO	3	2	0.29	03/17/2020	1950	\$425,000	0.56
1	743 SONORA ST	SAN BERNARDINO	4	3	0.16	07/23/2020	1965	\$450,000	0.85
2	797 E SONORA ST	SAN BERNARDINO	4	1	0.25	07/14/2020	1951	\$450,000	0.88
3	3750 LA HACIENDA DRIVE	SAN BERNARDINO	4	2	0.23	08/08/2020	1951	\$475,000	1.36

Neighborhood Data:

Location Type: Market Trend: Economic Trend: Neighborhood Trend:

Housing Supply: REO Driven?: Avg Age of Home:

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: GLA: \$8,900 ; Bed: -\$7,000; Full Bath: \$12,000; Half Bath: -\$5,000 ; Condition: -\$25,000 ; Year Built: -\$2,100 Pool +25,000 . Total Adjustment: -6,800. Net Adjustment: \$398,200.
Sale 2 Comments	Adjustment: Bed: -\$21,000 ; Full Bath: \$12,000; Half Bath: -\$5,000; Year Built: -\$4,200 . Total Adjustment: -\$18,200 . Net Adjustment: \$391,700 .
Sale 3 Comments	Adjustment: GLA: \$7,900 ; Full Bath: \$18,000 ; Half Bath: -\$5,000. Total Adjustment: \$20,900 . Net Adjustment: \$445,900 .
List 1 Comments	Adjustment: GLA: \$8,940 ; Bed: -\$7,000; Full Bath: \$6,000; Lot Size: \$225 ;Condition: -\$25,000 ; Year Built: -\$5,700 . Total Adjustment: -\$22,535 . Net Adjustment: \$427,465 .
List 2 Comments	Adjustment: GLA: \$9,420; Bed: -\$7,000 ; Full Bath: \$18,000 ; Half Bath: -\$5,000 ; Year Built: -\$4,800 . Total Adjustment: \$10,620 . Net Adjustment: \$460,620 .
List 3 Comments	Adjustment: GLA: -\$3,640 ; Bed: -\$7,000; Full Bath: \$12,000 ; Condition: -\$25,000 ;. Total Adjustment: -\$23,640 . Net Adjustment: \$451,360 .

Comments:

Service Provider Comments:

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. Due to lack of recent sales in the subject's immediate area, needed to extend search beyond 6 months. 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. S1 has a pool S2 No Pool Subject does not have a pool. Adjustments made for S1 pool

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

3395 BROADMOOR BOULEVARD
SAN BERNARDINO, CA 92404



Subject Side

3395 BROADMOOR BOULEVARD
SAN BERNARDINO, CA 92404



Subject Side

3395 BROADMOOR BOULEVARD
SAN BERNARDINO, CA 92404



Subject Address Verification

3395 BROADMOOR BOULEVARD
SAN BERNARDINO, CA 92404



Subject Street

3395 BROADMOOR BOULEVARD
SAN BERNARDINO, CA 92404



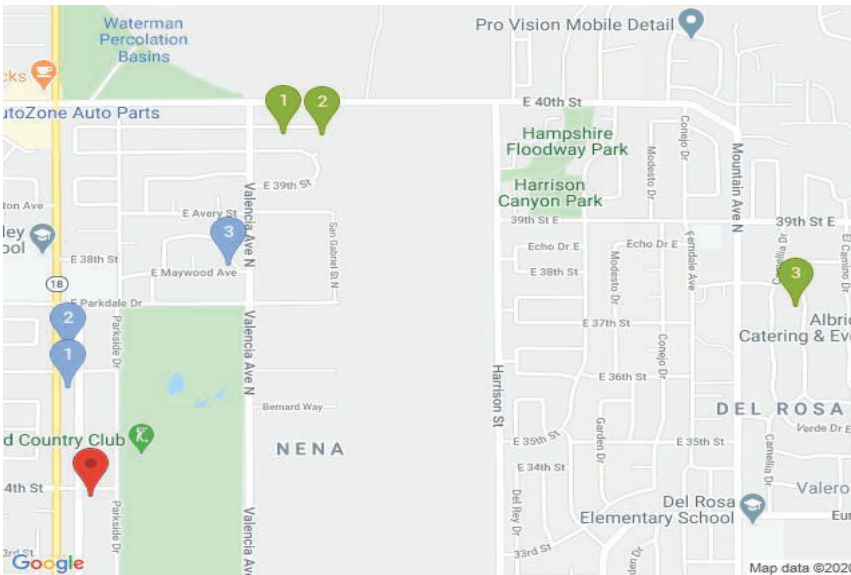
Subject Street

3395 BROADMOOR BOULEVARD
SAN BERNARDINO, CA 92404



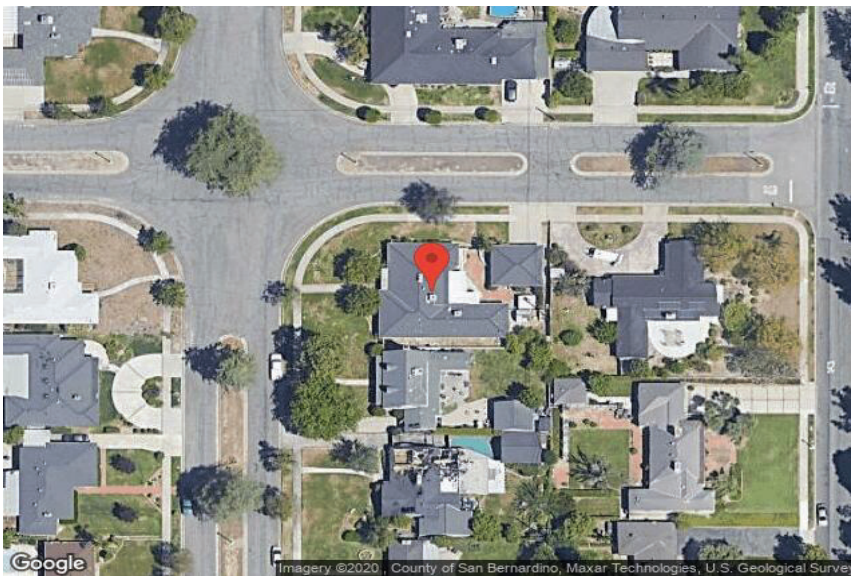
Subject View From Across the Street

3395 BROADMOOR BOULEVARD
SAN BERNARDINO, CA 92404



Subject Static Map

3395 BROADMOOR BOULEVARD
SAN BERNARDINO, CA 92404



Subject Satellite View

3395 BROADMOOR BOULEVARD
SAN BERNARDINO, CA 92404



Comparable Sale #1

3584 BROADMOOR BLVD
SAN BERNARDINO, CA 92404
Sale Date: 08/16/2019
Sale Price: \$405,000



Comparable Sale #2

3630 BROADMOOR BLVD
SAN BERNARDINO, CA 92404
Sale Date: 09/05/2019
Sale Price: \$409,900



Comparable Sale #3

621 FAIRMONT DR
SAN BERNARDINO, CA 92404
Sale Date: 03/17/2020
Sale Price: \$425,000



Comparable Listing #1

743 SONORA ST
SAN BERNARDINO, CA 92404
Current List: \$450,000



Comparable Listing #2

797 E SONORA ST
SAN BERNARDINO, CA 92404
Current List: \$450,000



Comparable Listing #3

3750 LA HACIENDA DRIVE
SAN BERNARDINO, CA 92404
Current List: \$475,000

Disclaimer

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