



# Broker Price Opinion

Exterior Inspection  
 Interior Inspection





Property Address:	25084 TULIP AVENUE	Vendor ID:	10672470.1_240774
City, State, Zip:	LOMA LINDA, CA 92354	Deal Name:	
Loan Number:	001241	Inspection Date:	10/09/2020
2nd Loan / Client #:		Subject APN:	0284-374-15-0000
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  /

Is the Subject Listing Currently Pending?  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 .

	Subject	Sold Comp 1	Sold Comp 2	Sold Comp 3	List Comp 1	List Comp 2	List Comp 3
							
Address	25084 TULIP AVENUE LOMA LINDA, CA 92354	11481 ANDERSON ST LOMA LINDA, CA 92354	11533 POPLAR ST LOMA LINDA, CA 92354	25546 MANDARIN CT LOMA LINDA, CA 92354	11562 CEDAR WAY LOMA LINDA, CA 92354	23210 THOMPSON DR GRAND TERRACE, CA 92313	22855 BRENTWOOD ST GRAND TERRACE, CA 92313
Proximity		0.27	0.23	0.6	0.31	2.32	2.86
Sale/List Price		\$490,000	\$529,000	\$520,000	\$599,000	\$539,900	\$498,900
Sale Date		07/29/2020	05/21/2020	03/27/2020	08/28/2020	09/23/2020	09/20/2020
Price Per Sq.ft.	\$222.59	\$192.90	\$241.43	\$211.63	\$305.61	\$267	\$212.56
Initial List Price		\$539,900	\$519,000	\$539,000	\$599,000	\$539,900	\$498,900
Initial List Date		05/21/2020	04/26/2020	12/11/2019	08/28/2020	09/23/2020	09/20/2020
Current/Final List		\$539,900	\$519,000	\$539,000	\$599,000	\$539,900	\$498,900
DOM/CDOM		41 / 41	4 / 4	67 / 67	9 / 9	10 / 10	18 / 18
Sales Type		Fair Market	Fair Market	Fair Market	Fair Market	Fair Market	Fair Market
Finance Incentives		0	0	0	0	0	0
Living Area	2336	2540	2191	2457	1960	2022	2347
#Rooms/Bed/Bath All	8 / 4 / 3	6 / 3 / 3	6 / 3 / 2	7 / 4 / 3	7 / 4 / 2	7 / 4 / 2	7 / 4 / 2
Year Built	1965	1964	1974	1978	1977	1962	1966
Bsmnt SqFt/Finished							
Lot Size	0.25	0.18	0.21	0.19	0.26	0.86	0.22
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 / Q3	Ranch / Q4	Ranch / Q3
# of Units	1	1	1	1	1	1	1
Condition	C4	C4	C4	C4	C3	C4	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	2 Attached	2 Attached	3 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	Loma Linda	Loma Linda	Loma Linda	Loma Linda	Loma Linda	Grand Terrace	Grand Terrace
Rent Potential	\$1,500						
Annual Gross Income	\$18,000						
Likely Sale Price					\$599,000	\$539,900	\$498,900
Gross Rent Multiplier	28.89						
School District	Redlands	Loma Linda	Loma Linda	Loma Linda	Loma Linda	Grand Terrace	Grand Terrace
Common Amenities							
Data Source - ID	County Tax-028...	MLS-EV20095395	MLS-EV20076909	MLS-EV19279737	MLS-EV20177486	MLS-EV20199303	MLS-PW20196909

<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="\$520,000"/>	<input type="text" value="\$520,000"/>	<input type="text" value="\$84,449"/>	<input type="text" value="\$519,000"/>
Recommended List Price	<input type="text" value="\$530,000"/>	<input type="text" value="\$530,000"/>		
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
•	25084 TULIP AVENUE	LOMA LINDA	4	3	0.25		1965		
1	11481 ANDERSON ST	LOMA LINDA	3	3	0.18	07/29/2020	1964	\$490,000	0.27
2	11533 POPLAR ST	LOMA LINDA	3	2	0.21	05/21/2020	1974	\$529,000	0.23
3	25546 MANDARIN CT	LOMA LINDA	4	3	0.19	03/27/2020	1978	\$520,000	0.6
1	11562 CEDAR WAY	LOMA LINDA	4	2	0.26	08/28/2020	1977	\$599,000	0.31
2	23210 THOMPSON DR	GRAND TERRACE	4	2	0.86	09/23/2020	1962	\$539,900	2.32
3	22855 BRENTWOOD ST	GRAND TERRACE	4	2	0.22	09/20/2020	1966	\$498,900	2.86

**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: owner  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: -\$4,080; Bed: \$7,000; Lot Size: \$60; Total Adjustment: \$2,980; Net Adjustment: \$492,980.
Sale 2 Comments	Adjustment: GLA: \$2,900; Bed: \$7,000; Full Bath: \$6,000; Year Built: -\$135; Total Adjustment: \$15,765; Net Adjustment: \$544,765.
Sale 3 Comments	Adjustment: GLA: -\$2,420; Garage: -\$5,000; Lot Size: \$40; Year Built: -\$195; Total Adjustment: -\$7,575; Net Adjustment: \$512,425.
List 1 Comments	Adjustment: GLA: \$7,520; Full Bath: \$6,000; Condition: -\$25,000; Year Built: -\$180; Total Adjustment: -\$11,660; Net Adjustment: \$587,340.
List 2 Comments	Adjustment: GLA: \$6,280; Full Bath: \$6,000; Lot Size: -\$1,100; Total Adjustment: \$11,180; Net Adjustment: \$551,080.
List 3 Comments	Adjustment: Full Bath: \$6,000; Condition: -\$25,000; Total Adjustment: -\$19,000; Net Adjustment: \$479,900.

**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. In delivering final valuation, most weight has been placed on cs1 and lc1 as they are most similar to subject condition, gla and over all structure. Market values remained stable during last 12 months within subject's market area. Due to limited comparables it is necessary to include those properties that may exceed the lot size variance. The comps however are valuable and bracket the subject well in terms of distance, condition, size and age. Due to limited comparables it is necessary to include those properties that may exceed the lot size variance. The comps however are valuable and bracket the subject well in terms of distance, condition, size and age. Due to lack of recent sales in the subject's immediate area, needed to extend gla higher than 20%. Due to lack of recent sales in the subject's immediate area, needed to extend gla higher than 20%.

## Vendor Comments:

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**

25084 TULIP AVENUE  
LOMA LINDA, CA 92354



**Subject Side**

25084 TULIP AVENUE  
LOMA LINDA, CA 92354



**Subject Side**

25084 TULIP AVENUE  
LOMA LINDA, CA 92354





**Subject Address Verification**

25084 TULIP AVENUE  
LOMA LINDA, CA 92354



**Subject Street**

25084 TULIP AVENUE  
LOMA LINDA, CA 92354



**Subject Street**

25084 TULIP AVENUE  
LOMA LINDA, CA 92354



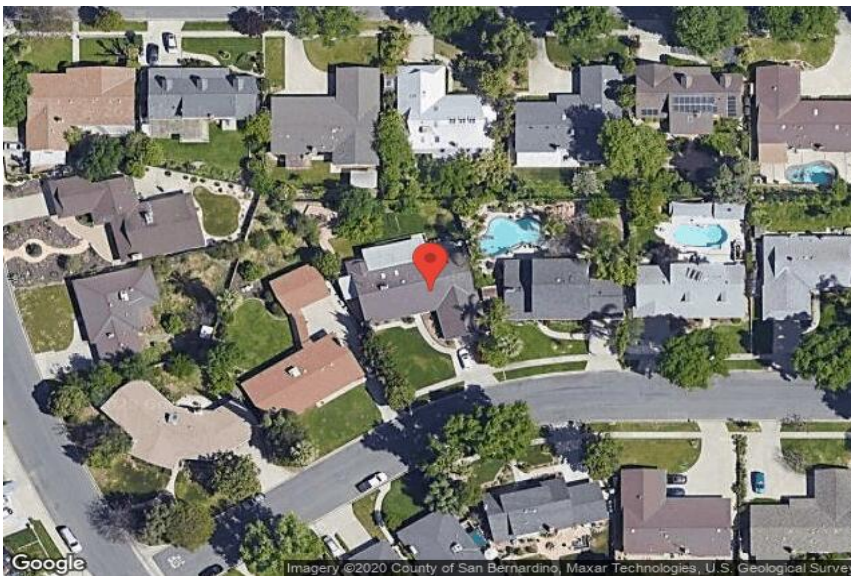
**Subject Across Street from Subject**

25084 TULIP AVENUE  
LOMA LINDA, CA 92354



**Subject Static Map**

25084 TULIP AVENUE  
LOMA LINDA, CA 92354



**Subject Satellite View**

25084 TULIP AVENUE  
LOMA LINDA, CA 92354





**Comparable Sale #1**

11481 ANDERSON ST  
LOMA LINDA, CA 92354  
Sale Date: 07/29/2020  
Sale Price: \$490,000



**Comparable Sale #2**

11533 POPLAR ST  
LOMA LINDA, CA 92354  
Sale Date: 05/21/2020  
Sale Price: \$529,000



**Comparable Sale #3**

25546 MANDARIN CT  
LOMA LINDA, CA 92354  
Sale Date: 03/27/2020  
Sale Price: \$520,000





**Comparable Listing #1**

11562 CEDAR WAY  
LOMA LINDA, CA 92354  
Current List: \$599,000



**Comparable Listing #2**

23210 THOMPSON DR  
LOMA LINDA, CA 92354  
Current List: \$539,900



**Comparable Listing #3**

22855 BRENTWOOD ST  
LOMA LINDA, CA 92354  
Current List: \$498,900

# Disclaimer

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