

Address: 116 MISSISSIPPI ST, NEWARK, CA 94560	Inspection Type: Drive By
Borrower: Jose Ramirez	Project Type:
	APN: 0051-231-090

I. Order Information

Inspection Date: Sep 11 2015	Deal Name:	VMA Request ID:	
Client:	BPO Vendor: eMortgage Logic	Vendor Tracking ID:	3672726
Agent Name: Sirima Chantalakwong	Brokerage: Insync Realty Inc	Agent Phone:	(408) 439-3525

II. Subject Property Information

Occupied: No	Property Type: SF Detach	HOA Fees:	Zoning: Residential
Last Sold Date:	Last Sale Price:	Data Source: County Tax	Currently Listed: Yes
Agent Name: Marcus D Hinds	Initial List Price:	Initial List Date: Jun 2 2015	Current List Price: \$189,900
Last Reduction Date: Jun 2 2015	MLS #: 21513572	Total Repair Cost: \$0	Est. Monthly Rent: \$1,400

SUBJECT PROPERTY COMMENTS / EXTERNAL INFLUENCES: Visual exterior inspection shows no sign of needed repair.

III. Neighborhood Informaton

Location Type: Suburban	Supply/Demand: Stable	Value Trend: Improving	Local Economic Trend: Appreciating
Price Range: 197500 to 420000	Median Price: \$276,500	Avg Marketing Time: Under 3 Mos.	

NEIGHBORHOOD COMMENTS: Market value steadily increases with fewer REO and shortsale transactions.

IV. Comparable Properties

	Subject	Sale 1	Sale 2	Sale 3	Listing 1	Listing 2	Listing 3
Address	116 MISSISSIPPI ST NEWARK, CA	144 HOGAN AVE VALLEJO, CA	2504 ALAMEDA ST VALLEJO, CA	918 ALAMEDA ST VALLEJO, CA	719 FLORIDA ST VALLEJO, CA	833 KENTUCKY ST VALLEJO, CA	1719 NAPA ST VALLEJO, CA
Zip	94560	94589	94590	94590	94590	94590	94590
Data Source	County Tax	MLS	MLS	MLS	MLS	MLS	MLS
Proximity		1.5 Miles	3/4 Miles	3/4 Miles	3/4 Miles	3/4 Miles	1/2 Miles
Sale Price		\$180,000	\$226,000	\$180,000			
Sale Date		Apr 10 2015	Jun 9 2015	May 1 2015			
Orig. List Price	\$189,900	\$154,900	\$239,000	\$175,000	\$199,000	\$250,000	\$189,900
Curr. List Price	\$189,900				\$179,899	\$250,000	\$189,900
DOM	102	121	61	9	44	13	84
Lot Size	0.07ac	0.11ac	0.16ac	0.05ac	0.08ac	0.08ac	0.09ac
View	Neighborhood	Neighborhood	Neighborhood	Neighborhood	Neighborhood	Neighborhood	Neighborhood
Design/Style	2-Story Conv	Single Story	2-Story Conv	Single Story	Single Story	2-Story Conv	Single Story
Type/#Units	SF Detach 1	SF Detach 1	SF Detach 1	SF Detach 1	SF Detach 1	SF Detach 1	SF Detach 1
Age	103yrs	73yrs	73yrs	105yrs	125yrs	98yrs	92yrs
Condition	Average	Good	Average	Average	Average	Average	Average
Above Grade SF	926	810	901	912	873	800	992
# Rooms/Bd/Bth	5 3 1	5 3 1	4 2 1	4 2 1	5 3 1	5 3 2	4 2 1
Basement SF		0	0	0	0	0	0
% Finished	%	0%	0%	0%	0%	0%	0%
Garage Type	Attached	None	Attached	None	None	Attached	Attached
# Garage Stalls	1	N/A	1	N/A	N/A	1	2
Pool/Spa	No No	No No	Yes No	No No	No No	No No	No No
Other Features	None	None	None	None	None	None	None
Sales Type		Fair Market	Fair Market	Fair Market	Fair Market	Fair Market	Fair Market
HOA Fees		0/mo	0/mo	0/mo	0/mo	0/mo	0/mo

COMPARABLE PROPERTY COMMENTS:

- Sale 1:** Remodeled and put back on the market! 3 bdrm 2 ba 810sf affordable home has ... See Addendum.
- Sale 2:** This Winslow Terrace property has been wonderfully updated: Dual pane wind... See Addendum.
- Sale 3:** Charming Victorian Cottage. Refurbished in 2003. Close to parks, schools, shopping, and easy access to 29 highway.
- List 1:** Nice 3 bedroom home located close to downtown. Spacious backyard don't miss this opportunity to own this great home.
- List 2:** Updated home 3bd/1ba home with a seperate studio below. This is a great oppurtunity for... See Addendum.
- List 3:** Nice features here. Built ins in living room and dining room. Chandelier, some wood f... See Addendum.

V. Marketing Strategy

	'As-Is'	'Repaired'	Estimated Marketing Time for Subject: 90-120 days
Estimated Sale Price:	\$180,000	\$180,000	CONCLUSION SUMMARY: Since subject requires no repair, listing it as-is will save the pre-marketing time and limit total amount of capital invested.
Recommended List Price:	\$183,600	\$183,600	

VI. Repair Estimates		
Category	Comments	Estimated Cost
Roof		\$0
Siding/Trim		\$0
Windows/Doors		\$0
Paint		\$0
Foundation		\$0
Garage		\$0
Landscaping		\$0
Fence		\$0
Other		\$0
Estimated Exterior Repairs:		\$0
Paint		\$0
Walls/Ceiling		\$0
Floors		\$0
Cabinets/Countertops		\$0
Plumbing		\$0
Electrical		\$0
Heating/AC		\$0
Appliances		\$0
Doors/Trim		\$0
Cleaning		\$0
Other		\$0
Estimated Interior Repairs:		\$0
Total Estimated Repairs:		\$0

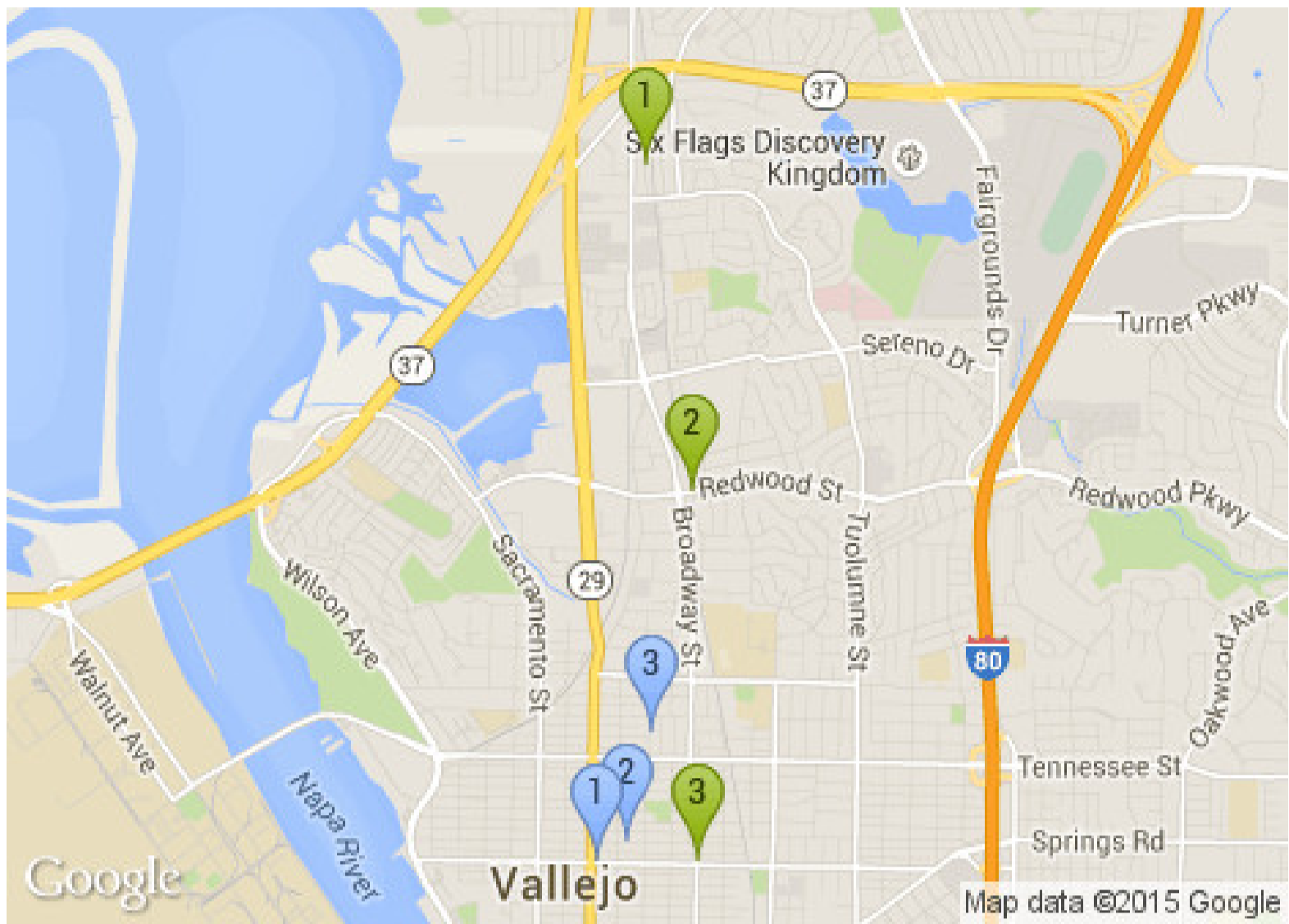
VII. Prior Sales & Listing History					
Date Listed	Date Sold	List Price	Sale Price	Date Source	Notes

VIII. Additional Comments

BROKER COMMENTS:
 There's a shortage of comparables with similar living space within immediate area so expansion of search distance, age, and/or value variance is necessary. Located in a quiet and well-established neighborhood with homes in average to good condition. Potential buyers are first-time buyers. Offering some sales incentive can help improve the marketing effort. I attest that I have researched the subject's sales history and found no sales within the past 3 years.

VENDOR COMMENTS:

QUALITY CONTROL NOTES
 The List price for Comparable Listing #2: There's a shortage of comparables with similar living space within immediate area so value variance is necessary. . The sales price for Comparable Sale #2: There's a shortage of comparables with similar living space within immediate area so value variance is necessary. . Sold Comp# 3 is most similar to the subject: Similar beds, bath, lot size, condition, and proximity. Active Comp# 1 is most similar to the subject: Similar beds, bath, lot size, condition, and proximity.



	Address	City	BR	BA	LotSize	SaleDate	Yr Blt	Sale/List Price	Dist
	116 MISSISSIPPI ST	NEWARK	3	1.0	0.07ac		1912		
A1	719 FLORIDA ST	Vallejo	3	1.0	0.08ac		1890	\$179,899	3/4 Miles
A2	833 KENTUCKY ST	Vallejo	3	2.0	0.08ac		1917	\$250,000	3/4 Miles
A3	1719 NAPA ST	Vallejo	2	1.0	0.09ac		1923	\$189,900	1/2 Miles
S1	144 HOGAN AVE	Vallejo	3	1.0	0.11ac	Apr 10 2015	1942	\$180,000	1.5 Miles
S2	2504 ALAMEDA ST	Vallejo	2	1.0	0.16ac	Jun 9 2015	1942	\$226,000	3/4 Miles
S3	918 ALAMEDA ST	Vallejo	2	1.0	0.05ac	May 1 2015	1910	\$180,000	3/4 Miles



LoanNumber: 000344

Photo (Addr Verification) : 3-address.JPG

Ref#: 3672726



LoanNumber: 000344

Photo (Side) : 4-side1.JPG

Ref#: 3672726





LoanNumber: 000344

Photo (Street) : 6-street1.JPG

Ref#: 3672726



LoanNumber: 000344

Photo (Street) : 7-street2.JPG

Ref#: 3672726





NORCAL
MLS



NORCAL
MLS



NORCAL
MLS



LoanNumber: 000344

Photo (List 2) : 12-list2.jpg

Ref#: 3672726



LoanNumber: 000344

Photo (List 3) : 13-list3.jpg

Ref#: 3672726





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Sale 1:

Remodeled and put back on the market! 3 bdrm 2 ba 810sf affordable home has a brand new kitchen w/granite counters, dual-pane windows, laminate flooring, and fresh int/exterior paint. Converted garage. Inside laundry room. Metal tile roof. Has a large fenced rear yard.

Sale 2:

This Winslow Terrace property has been wonderfully updated: Dual pane windows, kitchen & bathroom, including the plumbing & electrical, central heat & a/c, driveway, paint inside & out, all it needs is you. Put this on your must see list today.

List 2:

Updated home 3bd/1ba home with a seperate studio below. This is a great oppurtunity for a beginning investor in this good Vallejo rental market/ This one won't last long.... Property is around 1300 sq ft of living area. OPEN HOUSES 08/08/15 AND 08/09/15 FROM 12N- 5PM. Per the owner the city says it is a duplex which it is metered for but missing one meter.

List 3:

Nice features here. Built ins in living room and dining room. Chandelier, some wood floors, Detached garage. Extra off street parking. Nicely landscaped and fenced. GE Washer & Dryer included. Refrigerator

Agent One Page - Residential

21513572 116 Mississippi St

Vallejo, 94590 / D0105

P List Price: \$189,900



Single Family / Detached	Orig List Price: \$189,900
Bedrooms: 3	Selling Price:
Baths F/H: 1(1/0)	DOM/CDOM: 43/43
Year Built: 1912/Realist Public Rec	Fireplace: No
Approx SF: 926/Realist Public Rec	Pool: No
Lot SF/Ac: 3250/0.0746	Style: Contemporary
Sale Cond: REO	
Showing	
Occupancy: Vacant	2nd Unit on Lot: No
Occupant:	Subdivision:
Occ Phone:	APN: 0051-231-090
Own Name:	Zoning:
Own Phone:	Unit Blk Lot:
	Senior: No Blt/Rmd Green:

[Additional Pictures](#)

Showing: Contact List Agent
Lockbox Loc: No Lockbox **Cross St:** Sonoma Blvd **TBrosMap:** ,
Directions: on Sonoma Blvd take Mississippi
Conf/Show Inst: Email mhasstist@sbcglobal.net or text 510-672-6513 for show instructions * *** All non-cash buyers need to be pre-approved by Amanda Perez Sr. Loan Officer at Pennymac (805-330-4813) Amanda.perez@pnmac.com Buyers are not required to use Pennymac financing. This pre-approval is mandatory *** SEE REPORTS ATTACHED TO THE MLS, Have your buyers sign off on the reports taking the home as-is and email with your offer to mhasstist@sbcglobal.net

Marketing Rmks: Great opportunity with Lots of Potential Located on a quiet street close to everything, Basement converted to living area (No permits), Walking Distance to Vallejo High School and River Park, Easy freeway access to 780 and I 80

List Office: Hinds Realty Group / 39387	925-289-3334	Fax: 925-465-7485
List Agent: Marcus D Hinds / EB138462	925-289-3334	Fax: 465-465-7485
Co List Off: /		Fax:
Co List Agt: /		Fax:
LA Email: hindsmarcus@sbcglobal.net	Co LA Email:	
List Type: Exclusive Right	CSO: 2.5	Dual/Var: No
TIC: No	PUD: No	Com Int Dev: No
List Date: 06/02/15	Expiration Date:	Subj to CRT Conf:
On Market Date: 06/03/15	Contingent Date:	Probate Sale: No
COE Date:	DOM/CDOM: 43/43	\$/SqFt: \$205.08
Sales Concess:	Sold Remarks:	Off Mkt Date:
Sale Conc Amt: 0.00	Sale Conc Rmks:	Selling Price:
Sold By: /		SP%OP: 0.00
	Agent: /	

District:	Elem:	Middle:	High:
HOA: No	Amount: \$0.00 /	Fee Incl:	
Restrictions:			
Current Rent: \$0.00	Type:	Min Lse Mos:	Max Lse Mos:
Requirements:			

#Gar/CP Spaces: 1 / 0	#Off St Spaces:	Gar/Prkg: 1 Car,Attached
Kitchen: 220 V Wiring,Cntr Stone Tile		
Com/Rec Area:		Lot Desc: Regular
Exterior: Stucco		Other Rooms: Other
Fireplaces:		Oth Structures: None
Fixer:		Pool Type:
Floors:		Roof:
Foundation:		Sewer/Septic: Sewer Public
Heat/Cool: Other		Utilities: PG&E
Laundry App: Hookups only		Views:
Levels/Stories: 2 Story		Water Source: Water Public

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