

Broker Price Opinion

☒ Exterior Inspection
☐ Interior Inspection

Property Address: 4632 Dwight St	Vendor ID: 4518767
City, State, Zip: San Diego, CA 92105	Deal Name:
Loan Number: 4632DWIGHTST	Inspection Date: 4/19/2018
2nd Loan / Client #:	Subject APN: 471-762-17-00

Property Occupancy Status: Unknown	Does the Property Appear Secure?: Yes	Est. Monthly Rent: \$2,500	Sold in the last 12 Months?: No
Currently Listed: Yes	Currently List Broker: Re/max	List Broker Contact #: 6193922070	Initial List Price: \$379,000
		Initial List Date: 2/12/2018	Current List Price: \$379,000
		DOM / CDOM: 43 / 33	Sale Price:
Is the Subject Listing Currently Pending?: Yes	Date of Contract: 3/26/2018	CDOM to Contract: 33	Sale Date:

Subject Property Comments / External Influences

Smaller corner lot home. MLS states needs work.

	Subject	Sold Comp 1	Sold Comp 2	Sold Comp 3	List Comp 1	List Comp 2	List Comp 3
							
Address	4632 Dwight St San Diego, CA 92105	3029 Menlo Ave San Diego, CA 92105	3345 41st St San Diego, CA 92105	3350 41st St San Diego, CA 92105	3634 Chamounne Ave San Diego, CA 92105	3033 Columbine St San Diego, CA 92105	4338 38th St San Diego, CA 92105
Proximity		0.46 Miles	0.71 Miles	0.73 Miles	0.11 Miles	0.62 Miles	1.27 Miles
Sale/List Price		\$427,000	\$470,000	\$440,000	\$428,000	\$447,495	\$489,000
Sale Date		3/16/2018	12/22/2017	12/5/2017	active	pending	pending
Price Per Sq.ft.	\$453.35	\$470.26	\$611.98	\$450.82	\$433.20	\$465.17	\$714.91
Initial List Price	\$379,000	\$417,000	\$469,000	\$459,900	\$428,000	\$447,495	\$519,000
Initial List Date	2/12/2018	1/2/2018	12/1/2017	10/31/2017	4/12/2018	4/6/2018	3/27/2018
Current/Final List	\$379,000	\$427,000	\$439,000	\$459,900	\$428,000	\$447,495	\$489,000
DOM/CDOM	43 / 33	73 / 23	21 / 4	35 / 5	8 / 7	14 / 14	24 / 9
Sales Type		Fair Market	Fair Market	Fair Market	Fair Market	Fair Market	Fair Market
Finance Incentives	0	10000	1000	0	0	0	0
Living Area	836	908	768	976	988	962	684
#Rooms/Bed/Bath 1	4 / 2 / 1	6 / 3 / 1.5	5 / 2 / 1	5 / 2 / 1	5 / 2 / 2	6 / 3 / 2	5 / 2 / 1
Year Built	1924	1920	1948	1922	1938	1945	1927
Bsmnt SF/% Finished							
Lot Size	0.04ac	0.15ac	0.16ac	0.18ac	0.07ac	0.13ac	0.07ac
Property Type	SF Detach	SF Detach	SF Detach	SF Detach	SF Detach	SF Detach	SF Detach
Style / Quality	Single Story / Q4	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	C4	C3	C3	C3	C3	C3	C3
Pool/Spa	None	No / No	No / No	No / No	No / No	No / No	No / No
View	Residential	Mountain	Residential	Residential	Residential	Residential	Residential
Porch/Patio/Deck	No / No / No	No / Yes / No	No / Yes / No	No / Yes / No	No / Yes / No	No / Yes / No	No / Yes / No
Fireplace	No	No	No	No	No	No	Yes
Garage	1 Detached	None	1 Attached	1 Attached	None	1 Attached	None
Other Features	None	remodel	remodel	remodel	updated	None	None
HOA Fees	0/mo	0/yr	0/yr	0/yr	0/yr	0/yr	0/yr
Subdivision	City Heights	City Heights	City Heights	City Heights	City Heights	City Heights	City Heights
School District	San Diego Unified	San Diego Unified	San Diego Unified	San Diego Unified	San Diego Unified	San Diego Unified	San Diego Unified
Common Amenities							
Data Source - ID	County Tax - 471-762-17-00	MLS - 180000299	MLS - 170060790	MLS - 170056335	MLS - 180018786	MLS - 180017852	MLS - 180015618

Market Time 90-120 days

Anticipated Sale Price

As-Is Price Estimate

\$379,000

As-Repaired Price Estimate

\$379,000

Land Only Price

\$200,000

Recommended List Price

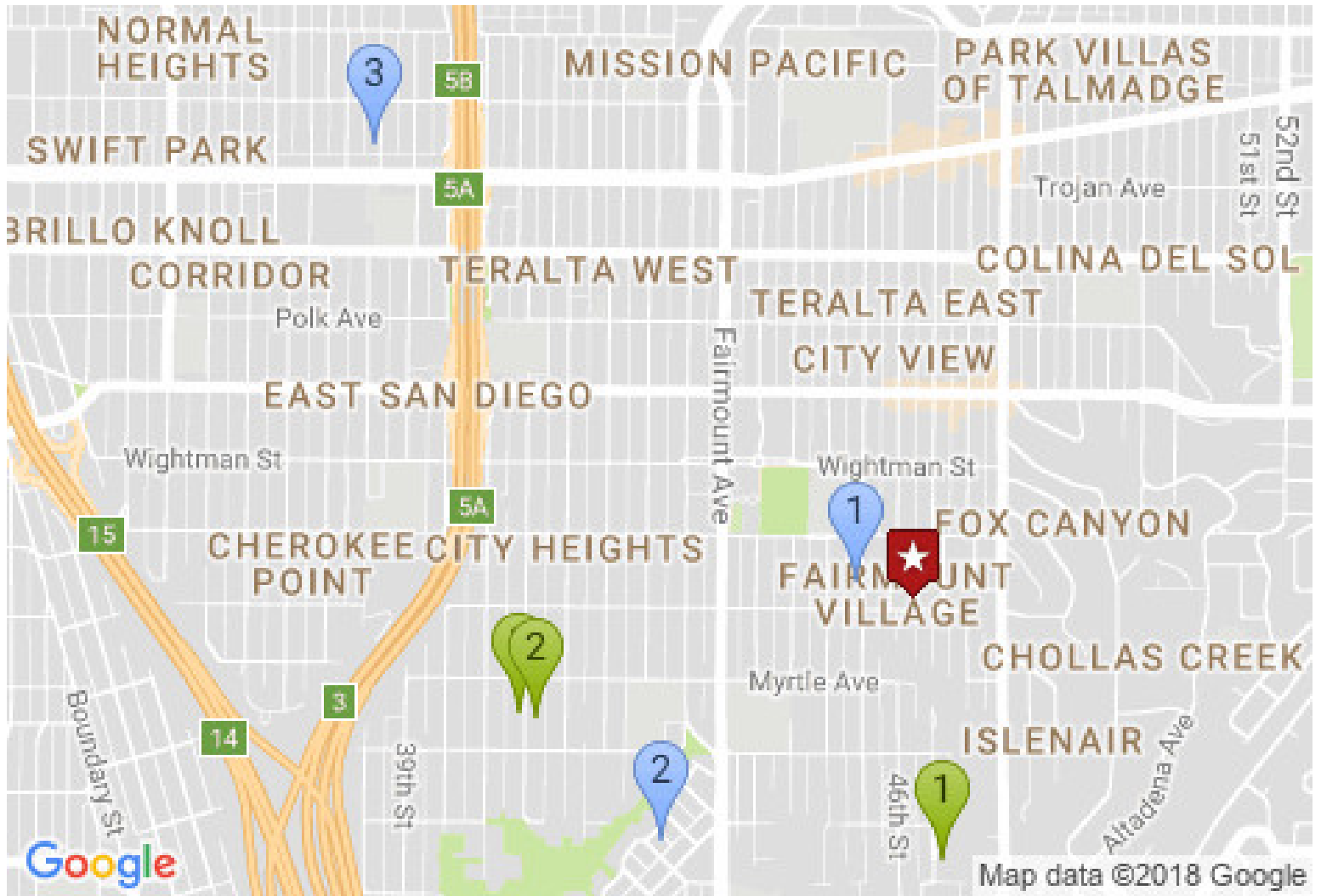
\$379,000

\$379,000

Recommended Sales Strategy:

☒ As - Is

☐ Repaired



	Address	City	BR	BA	Lot Size	Sale/List Date	Year Built	Sale/List Price	Distance
•	4632 Dwight St	San Diego	2	1	0.04ac		1924		
1	3029 Menlo Ave	San Diego	3	1.5	0.15ac	3/16/2018	1920	\$427,000	0.46 Miles
2	3345 41st St	San Diego	2	1	0.16ac	12/22/2017	1948	\$470,000	0.71 Miles
3	3350 41st St	San Diego	2	1	0.18ac	12/5/2017	1922	\$440,000	0.73 Miles
1	3634 Chamouné Ave	San Diego	2	2	0.07ac	4/12/2018	1938	\$428,000	0.11 Miles
2	3033 Columbine St	San Diego	3	2	0.13ac	4/6/2018	1945	\$447,495	0.62 Miles
3	4338 38th St	San Diego	2	1	0.07ac	3/27/2018	1927	\$489,000	1.27 Miles

Neighborhood Data:

Location Type: <input type="text" value="Suburban"/>	Market Trend: <input type="text" value="Stable"/>	Economic Trend: <input type="text" value="Stable"/>	Neighborhood Trend: <input type="text" value="Stable"/>
Housing Supply: <input type="text" value="Stable"/>	Crime/Vandalism: <input type="text" value="Medium Risk"/>	REO Driven? <input type="text" value="No"/>	Avg Age of Home: <input type="text" value="50"/>
Neighborhood Pride of Ownership: <input type="text" value="Average"/>	Avg Marketing Time of Comparable Listings: <input type="text" value="Under 3 Mos."/>		
Price Range: <input type="text" value="\$300,000"/> to <input type="text" value="\$550,000"/>	Median Price: <input type="text" value="\$400,000"/>	Predominate Value: <input type="text" value="\$450,000"/>	Average DOM: <input type="text" value="30"/>
Number of units for rent: <input type="text"/>	Number of units in complex for sale: <input type="text"/>		

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	remodeled & upgraded nice!! Large lot. Great views. neighborhood and street of single family detached homes, not apartments, ie; good neighborhood. nice basement that could have many uses.
Sale 2 Comments	Charming cottage in the heart of City Heights, one of San Diego's last affordable centrally located neighborhoods. The perfect starter home awaits and features an open concept kitchen, dining and living room with two bedrooms and a stylishly remodeled bathroom. Huge backyard with
Sale 3 Comments	Beautiful newly remodeled 2BR 1 Bath single family home with detached studio/office/guest room that can be converted back to garage. Brand new kitchen, bathroom, ceiling, new flooring in bedrooms. South facing windows offer nice and light interior. Plenty of space to park 3 cars
List 1 Comments	THE STARTER HOME OF YOUR NOW DREAMS, ALREADY UPDATED W/ A HUGE BACKYARD, BECKONING TO WHAT FUTURE DREAMS ARE MADE OF." WHAT WE LOVE: *Adorable single story, front-facing bungalow, elevated up off the street, white picket fence, cute front yard, updates throughout, master en suit
List 2 Comments	Terrific jewel! Large patio in back and large yard in front. Great for entertaining or for play areas for dogs & kids of all ages. This home has been filled with life and love and is awaiting its next owners. This was a three bd that the owners have made into a two bd to add extr
List 3 Comments	Utterly charming 1927 California Spanish bungalow in the equally charming Normal Heights neighborhood. This 2BR/1BA home has been recently and beautifully updated featuring original hardwood flooring, a gorgeous paint palette, gleaming granite counters in the kitchen, and a chic

Comments:

Service Provider Comments:

Based on renovated comparables with similar GLA brokers opinion of ARV value is 455k-475k depending on rehab quality and market timing. Broker suggests interior inspection to better determine rehab costs and proforma. MLS states property is tenant occupied. Typically properties this old need extensive rehab on all major systems.

Vendor Comments:

Service Provider
Signature

/s/ Nik Mazzola

Service Provider
Company

Shorebreak Real Estate

BPO Effective Date

4/19/2018

Service Provider Lic.
Num.

01984637

RepairsRecommended Repairs would bring the subject to:

Internal Repairs		Comment	Total
Paint			\$0
Walls/Ceiling			\$0
Carpet/Floors			\$0
Cabinets/Countertops			\$0
Plumbing			\$0
Electrical			\$0
Heating/AC			\$0
Appliances			\$0
Doors/Trim			\$0
Cleaning			\$0
Other			\$0
Internal Repair Total:			
External Repairs		Comment	Total
Roof			\$0
Siding/Trim			\$0
Structural			\$0
Windows/Doors			\$0
Paint			\$0
Foundation			\$0
Garage			\$0
Landscaping			\$0
Fence			\$0
Other			\$0
External Repair Total:			
Repair Total:			



Subject Front

4632 Dwight St
San Diego, CA 92105



Address



Side



Side



Street



Street



View across street



Comparable Sale #1

3029 Menlo Ave
 San Diego, CA 92105
 Sale Date: 3/16/2018
 Sale Price: \$427,000



Comparable Sale #2

3345 41st St
 San Diego, CA 92105
 Sale Date: 12/22/2017
 Sale Price: \$470,000



Comparable Sale #3

3350 41st St
 San Diego, CA 92105
 Sale Date: 12/5/2017
 Sale Price: \$440,000



Comparable Listing #1

3634 Chamoune Ave
San Diego, CA 92105
Current List: \$428,000



Comparable Listing #2

3033 Columbine St
San Diego, CA 92105
Current List: \$447,495



Comparable Listing #3

4338 38th St
San Diego, CA 92105
Current List: \$489,000

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