

# Broker Price Opinion

☒ Exterior Inspection  
☐ Interior Inspection

Property Address: 1506 67th Ave				Vendor ID: 3941246			
City, State, Zip: Oakland, CA 94621				Deal Name:			
Loan Number: 000446				Inspection Date: 6/23/2016			
2nd Loan / Client #:				Subject APN: 039-3248-033			

Property Occupancy Status: Unknown	Does the Property Appear Secure?: Yes	Est. Monthly Rent: \$1,500	Sold in the last 12 Months?: No
Currently Listed: Yes	Currently List Broker: Remax Accord	List Broker Contact #: (925) 730-1686	Sale Price:
Initial List Price: \$150,000	Initial List Date: 2/10/2016	Current List Price: \$299,000	Sale Date:
DOM / CDOM: 41 / 135			

Is the Subject Listing Currently Pending?: Yes	Date of Contract: 4/20/2016	CDOM to Contract: 70
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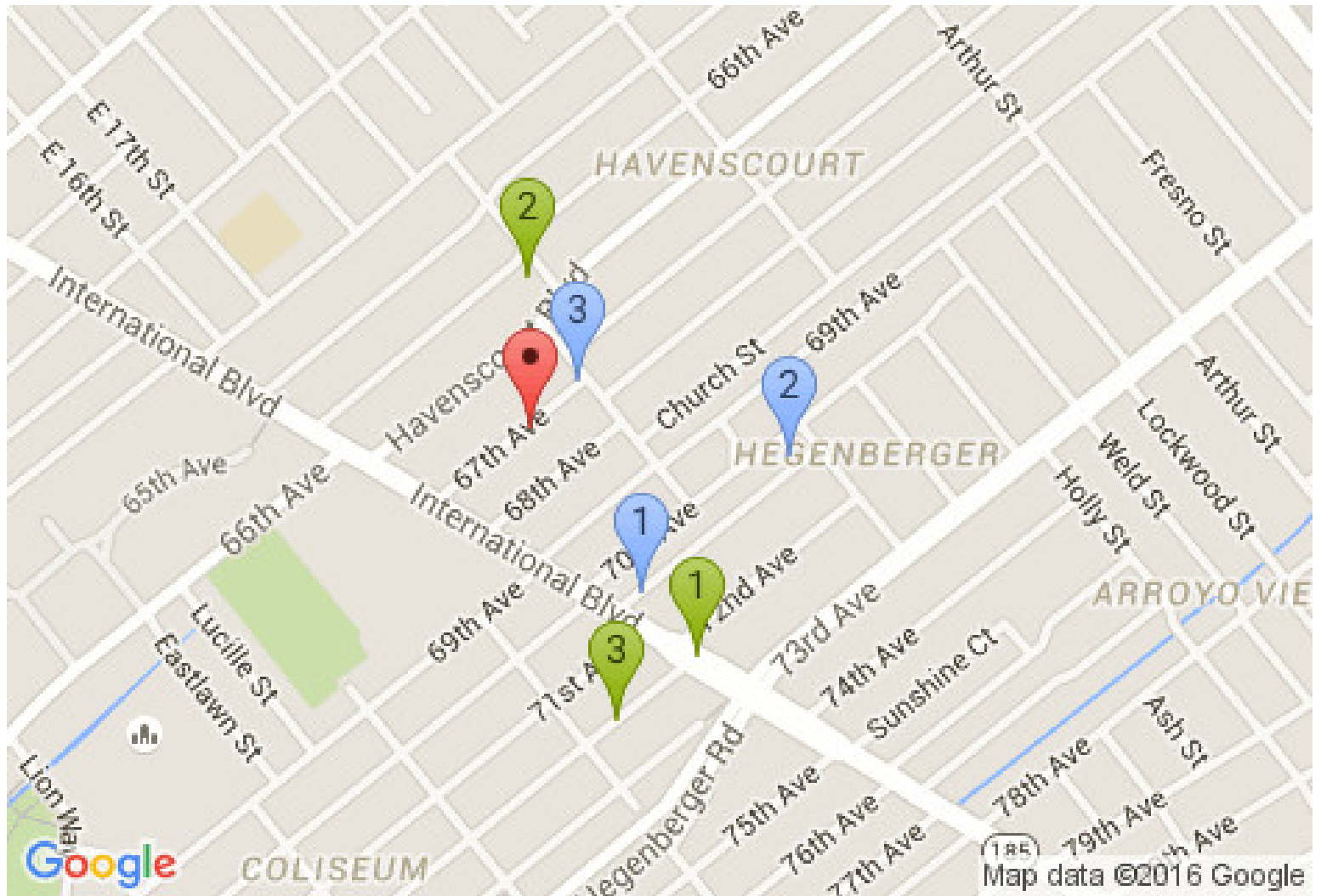
  

Subject Property Comments / External Influences

Upon exterior review subject appears to be in average condition.

	Subject	Sold Comp 1	Sold Comp 2	Sold Comp 3	List Comp 1	List Comp 2	List Comp 3
							
Address	1506 67th Ave Oakland, CA 94621	1447 72nd Ave Oakland, CA 94621	2200 66th Ave Oakland, CA 94605	1254 72nd Ave Oakland, CA 94621	1430 71st Ave Oakland, CA 94621	1706 70th Ave Oakland, CA 94621	1622 67th Ave Oakland, CA 94621
Proximity		4 Blocks	1 1/2 Blocks	0.26 Miles	2 Blocks	1 1/2 Blocks	1/2 Block
Sale/List Price		\$300,000	\$265,000	\$245,000	\$249,000	\$325,000	\$335,000
Sale Date		6/6/2016	5/24/2016	12/24/2015			
Price Per Sq.ft.	\$316.79	\$286.81	\$276.04	\$251.28	\$244.12	\$320.83	\$354.87
Initial List Price	\$150,000	\$289,000	\$199,999	\$245,000	\$229,000	\$325,000	\$335,000
Initial List Date	2/10/2016	1/22/2016	5/5/2016	4/30/2015	10/19/2015	6/18/2016	12/15/2015
Current/Final List	\$299,000	\$289,000	\$199,999	\$245,000	\$249,000	\$325,000	\$335,000
DOM/CDOM	41 / 135	136 / 26	19 / 4	238 / 11	249 / 248	6 / 5	192 / 2
Sales Type		Fair Market	Fair Market	Fair Market	Fair Market	Fair Market	Fair Market
Finance Incentives	None noted	None	None	None	None	None	None
Living Area	947	1046	960	975	1020	1013	944
#Rooms/Bed/Bath 1	5 / 2 / 1.0	6 / 3 / 1.0	5 / 2 / 1.0	5 / 2 / 1.0	6 / 3 / 2.0	5 / 2 / 1.0	5 / 2 / 1.0
Year Built	1925	1924	1925	1923	1949	1924	1923
Bsmnt SF/% Finished							
Lot Size	0.09ac	0.09ac	0.06ac	0.11ac	0.10ac	0.10ac	0.07ac
Property Type	SF Detach	SF Detach	SF Detach	SF Detach	SF Detach	SF Detach	SF Detach
Style / Quality	Contemp / Q4	Contemp / Q4	Contemp / Q4	Contemp / Q4	Contemp / Q4	Contemp / Q4	Contemp / Q4
# of Units	1	1	1	1	1	1	1
Condition	C4	C4	C4	C4	C4	C4	C4
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	Yes / Yes / No	Yes / Yes / No	Yes / Yes / No	Yes / Yes / No	Yes / Yes / No	Yes / Yes / No	Yes / Yes / No
Fireplace	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Garage	2 Detached	None	None	None	None	None	None
Other Features	None	None	None	None	None	None	None
HOA Fees	0/mo	0/mo	0/mo	0/mo	0/mo	0/mo	0/mo
Subdivision	Not listed	Not listed	Not listed	Not listed	Not listed	Not listed	Not listed
School District	Oakland	Oakland	Oakland	Oakland	Oakland	Oakland	Oakland
Data Source - ID	County Tax - 039-3248-033	MLS - 40726828	MLS - 40739275	MLS - 40696771	MLS - 40719792	MLS - 40745629	MLS - 40724425

<b>Market Time 0-30 days</b>	<b>As-Is Price Estimate</b>	<b>As-Repaired Price Estimate</b>	<b>Land Only Price</b>	Recommended Sales Strategy:
Anticipated Sale Price	\$300,000	\$300,000	\$90,000	<input checked="" type="checkbox"/> As - Is
Recommended List Price	\$305,000	\$305,000		<input type="checkbox"/> Repaired



	Address	City	BR	BA	Lot Size	Sale/List Date	Year Built	Sale/List Price	Distance
•	1506 67th Ave	Oakland	2	1	0.09ac		1925		
1	1447 72nd Ave	Oakland	3	1	0.09ac	6/6/2016	1924	\$300,000	4 Blocks
2	2200 66th Ave	Oakland	2	1	0.06ac	5/24/2016	1925	\$265,000	1 1/2 Blocks
3	1254 72nd Ave	Oakland	2	1	0.11ac	12/24/2015	1923	\$245,000	0.26 Miles
1	1430 71st Ave	Oakland	3	2	0.10ac	10/19/2015	1949	\$249,000	2 Blocks
2	1706 70th Ave	Oakland	2	1	0.10ac	6/18/2016	1924	\$325,000	1 1/2 Blocks
3	1622 67th Ave	Oakland	2	1	0.07ac	12/15/2015	1923	\$335,000	1/2 Block

#### Neighborhood Data:

Location Type: <input type="text" value="Suburban"/>	Market Trend: <input type="text" value="Appreciating"/>	Economic Trend: <input type="text" value="Improving"/>	Neighborhood Trend: <input type="text" value="Improving"/>
Housing Supply: <input type="text" value="Declining"/>	Crime/Vandalism: <input type="text" value="Medium Risk"/>	REO Driven? <input type="text" value="No"/>	Avg Age of Home: <input type="text" value="90"/>
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="\$245,000"/> to <input type="text" value="\$335,000"/>	Median Price: <input type="text" value="\$270,000"/>	Predominate Value: <input type="text" value="\$275,000"/>	Average DOM: <input type="text" value="25"/>
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	Superior to the subject in bedroom counts and gla
Sale 2 Comments	Equal to the subject in gla and room counts
Sale 3 Comments	Similar to the subject in gla with equal room counts
List 1 Comments	Superior to the subject in room counts with similar gla
List 2 Comments	Similar to the subject in gla with equal room counts
List 3 Comments	Equal to the subject in gla and room counts

**Comments:**

## Service Provider Comments:

All comps are located within .26 miles from the subject. Close of escrow of comps was expanded beyond 3 months due to lack of similar recent sales. Subject is currently listed at market value and is pending subject to lender approval. The most proximate and similar comps available were used in this report.

## Vendor Comments:

Service Provider  
Signature

/s/ Rebekkah Leber

Service Provider  
Company

Initio Realty

BPO Effective Date

6/24/2016

Service Provider Lic.  
Num.

01870575

**Repairs**Recommended 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:			\$0
External Repairs		Comment	Total
Roof			\$0
Siding/Trim			\$0
Structural			\$0
Windows/Doors			\$0
Paint	0		\$0
Foundation			\$0
Garage			\$0
Landscaping			\$0
Fence			\$0
Other			\$0
External Repair Total:			\$0
Repair Total:			\$0



Subject Front

**1506 67th Ave  
Oakland, CA 94621**



Address



Side





Side



Street



Street



View across street



### Comparable Sale #1

1447 72nd Ave  
Oakland, CA 94621  
Sale Date: 6/6/2016  
Sale Price: \$300,000



### Comparable Sale #2

2200 66th Ave  
Oakland, CA 94605  
Sale Date: 5/24/2016  
Sale Price: \$265,000



### Comparable Sale #3

1254 72nd Ave  
Oakland, CA 94621  
Sale Date: 12/24/2015  
Sale Price: \$245,000





### **Comparable Listing #1**

1430 71st Ave  
Oakland, CA 94621  
Current List: \$249,000



### **Comparable Listing #2**

1706 70th Ave  
Oakland, CA 94621  
Current List: \$325,000



### **Comparable Listing #3**

1622 67th Ave  
Oakland, CA 94621  
Current List: \$335,000

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