

# **Broker Price Opinion**

Property Ade	dress: 1506 67th Ave		Vendor ID:	3941246				
City, State	e, Zip: Oakland, CA 9		Deal Name:					
Loan Nu	mber: 000446				Inspection Date:	6/23/2016		
2nd Loan / Cli	ient # <sup>.</sup>				Subject APN:		133	
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Property Occupar	ncy Status Unknown	Does the	e Property Appear S	secure? Yes	Est. Monthly Ren	it \$1,500	Sold in the	last No
Currently Listed	Currently List Broker	List Broker Contact	# Initial List Price	Initial List Date	Current List Price	DOM / CDO	OM 12 Months	
Yes	Remax Accord	(925) 730-1686	\$150,000	2/10/2016	\$299,000	41 / 135	Sale Price:	
Is the Subject Listi	ing Currently Pending	? Yes Date of	Contract 4/20/2016	CDOM to C	Contract 70		Sale Date:	
Subject Property C	Comments / External I	nfluences						
Upon exterior revi	ew subject appears to	be in average cond	lition.					
	Subject	Sold Comp 1	Sold Comp 2	Sold Comp	p 3 List Con	np 1	List Comp 2	List Comp 3
				C2015EBROMLS				
Address	1506 67th Ave Oakland, CA 94621	1447 72nd Ave	2200 66th Ave	1254 72nd Ave			6 70th Ave	1622 67th Ave
Proximity		4 Blocks	1 1/2 Blocks	0.26 Miles			1 1/2 Blocks	1/2 Block
Sale/List Price		\$300,000	\$265,000	\$245,000			\$325,000	\$335,000
Sale Date		6/6/2016	5/24/2016	12/24/201				. ,
Price Per Sq.ft.	\$316.79	\$286.81	\$276.04	\$251.28	\$244.1	12	\$320.83	\$354.87
Initial List Price	\$150,000	\$289,000	\$199,999	\$245,000	\$229,0	00	\$325,000	\$335,000
Initial List Date	2/10/2016	1/22/2016	5/5/2016	4/30/2015	5 10/19/2	015	6/18/2016	12/15/2015
Current/Final List	\$299,000	\$289,000	\$199,999	\$245,000	) \$249,0	00	\$325,000	\$335,000
DOM/CDOM	41 / 135	136 / 26	19 / 4	238 / 11	249 / 2	48	6 / 5	192 / 2
Sales Type		Fair Market	Fair Market	Fair Marke	et Fair Ma	rket	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	0 6/3/2	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	0.10a	с	0.10ac	0.07ac
Property Type	SF Detach	SF Detach	SF Detach	SF Detac	h SF Deta	ach	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
View	Residential	Residential	Residential	Residentia	al Resider		Residential	Residential
Porch/Patio/Deck	Yes / Yes / No	Yes / Yes / No	Yes / Yes / No	Yes / Yes /	No Yes / Yes	/No Y	res / 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/mc		0/mo	0/mo
Subdivision	Not listed	Not listed	Not listed	Not listed			Not listed	Not listed
School District	Oakland	Oakland	Oakland	Oakland			Oakland	Oakland
Data Source - ID	County Tax - 039-3248-033	MLS - 40726828	MLS - 40739275	MLS - 40696	6771 MLS - 407	19792 M	LS - 40745629	MLS - 40724425
Market Time	e 0-30 days	As-Is Price Estima	ate As-Repai	red Price Estim	nate Land On	ly Price	Recommended	Sales Strategy:
Antic	ipated Sale Price	\$300,000		\$300,000	\$90,	000	🗙 As - Is	
Recomm	nended List Price	\$305.000		\$305.000			Repaired	

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• G	Address 1506 67th Ave	COLISE City Oakland	<b>BR</b> 2	<b>BA</b> 1	0.09ac		1925	(185) -19 <sup>W</sup> Map data @ Sale/List Price	AVE Distance
• 1	Address 1506 67th Ave 1447 72nd Ave	COLISE City Oakland Oakland	<b>BR</b> 2 3	<b>BA</b> 1 1	0.09ac 0.09ac	6/6/2016	1925 1924	(185) 19W Map data @ Sale/List Price \$300,000	AVE Distance 4 Blocks
• 1 2 3 1	Address           1506 67th Ave           1447 72nd Ave           2200 66th Ave           1254 72nd Ave           1430 71st Ave	COLISE City Oakland Oakland Oakland Oakland	BR 2 3 2 2 2 2 3 3	<b>BA</b> 1 1 1 1	0.09ac 0.09ac 0.06ac 0.11ac 0.10ac	6/6/2016 5/24/2016 12/24/2015 10/19/2015	1925         1924         1925         1923         1949	185 19W Map data 6 Sale/List Price \$300,000 \$265,000 \$245,000 \$249,000	A Blocks 1 1/2 Blocks 0.26 Miles 2 Blocks
• 1 2 3 1 2	Address           1506 67th Ave           1447 72nd Ave           2200 66th Ave           1254 72nd Ave           1430 71st Ave           1706 70th Ave	Collise City Oakland Oakland Oakland Oakland Oakland	BR 2 3 2 2 2 2 3 3 3 2	BA 1 1 1 1 2 1	0.09ac 0.09ac 0.06ac 0.11ac 0.10ac 0.10ac	6/6/2016 5/24/2016 12/24/2015 10/19/2015 6/18/2016	1925 1924 1925 1923 1949 1924	185         19           Map data         6           Sale/List Price         \$300,000           \$265,000         \$245,000           \$249,000         \$325,000	A Blocks 1 1/2 Blocks 0.26 Miles 2 Blocks 1 1/2 Blocks 1 1/2 Blocks 1 1/2 Blocks
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None Noted

#### 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 Service Provider Company

/s/ Rebekkah Leber

Initio Realty

\_\_\_\_\_

**BPO Effective Date** 

6/24/2016

Service Provider Lic. Num.

01870575

Repairs		
Recommended Repairs	would bring the subject to: \$300,000	
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



1506



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 Neither eMortgage Logic nor any of its affiliates, members, managers or contractors makes any representation or warranty as to the accuracy or completeness of the information contained in this broker price opinion. You should use good faith efforts in determining that the content of all information to be provided to or obtained by you is accurate. This analysis has been performed by a licensed real estate professional and is intended for the benefit of the addressee only. The Brokers Price Opinion is not to be construed as an appraisal and may not be used as such for any purpose. The purpose of this BPO is to provide an estimate of the probable sales price of the property, utilizing the sales comparison approach methodology and will not be used for loan origination. This opinion may not be used by any party as the primary basis to determine the value of a parcel of real property for a mortgage loan origination, including first and second mortgages, refinances or equity lines of credit. Notwithstanding any preprinted language to the contrary, this opinion is not an appraisal of the market value of the property. If an appraisal is desired, the services of a licensed appraiser must be obtained.