

Broker Price Opinion

☒ Exterior Inspection
☐ Interior Inspection

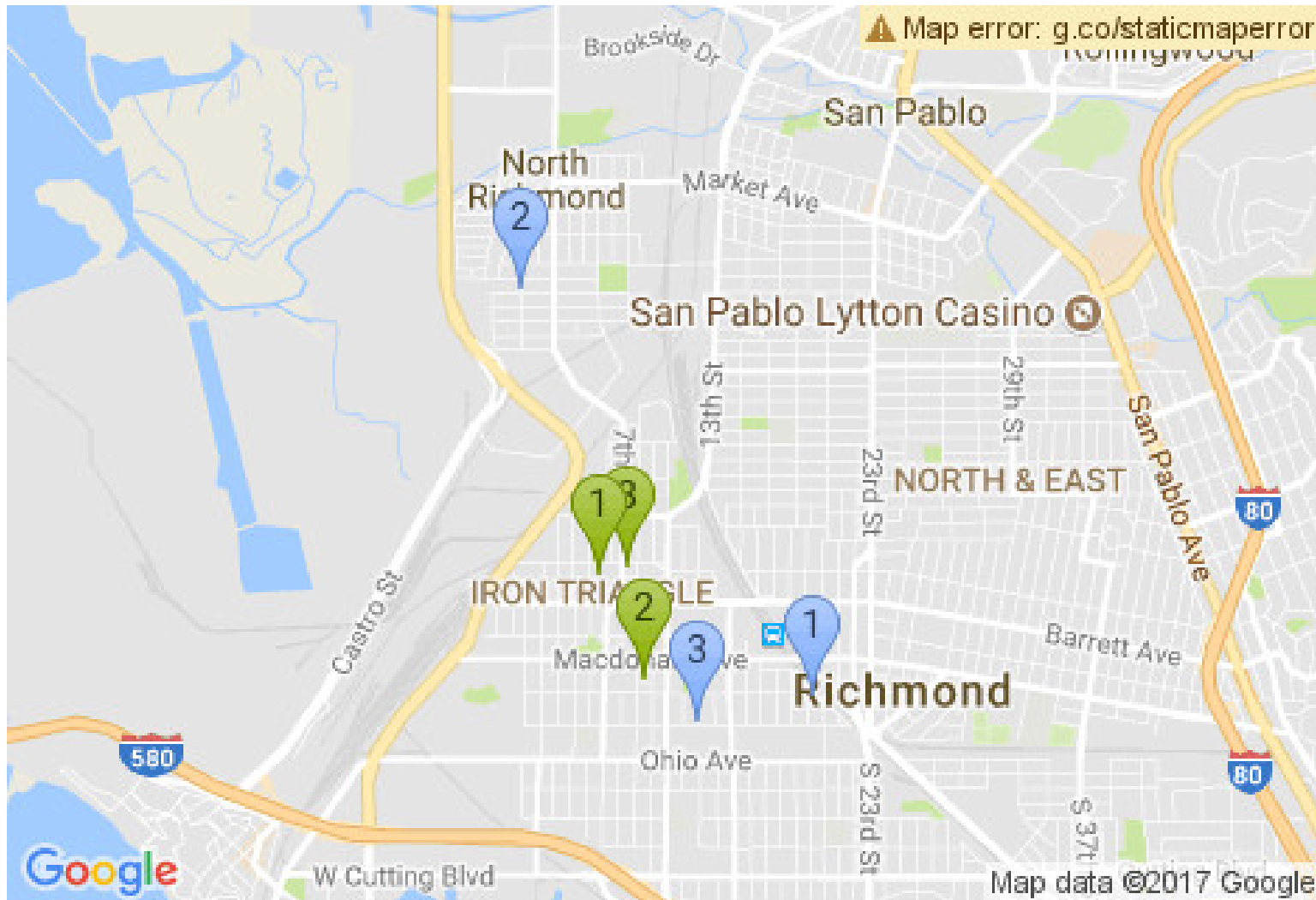
Property Address: 324 3rd Street				Vendor ID: 4284630			
City, State, Zip: Richmond, CA 94801				Deal Name:			
Loan Number: 000636				Inspection Date: 7/14/2017			
2nd Loan / Client #:				Subject APN: 538-162-017-7			

Property Occupancy Status: Vacant	Does the Property Appear Secure?: Yes	Est. Monthly Rent: \$2,450	Sold in the last 12 Months?: No
Currently Listed: Yes	Currently List Broker: ENGEL & VOELKERS	List Broker Contact #: 4157222076	Initial List Price: \$272,900
		Initial List Date: 5/25/2017	Current List Price: \$264,900
		DOM / CDOM: 50 / 50	Sale Price:
Is the Subject Listing Currently Pending?: Yes	Date of Contract: 7/07/2017	CDOM to Contract: 43	Sale Date:

Subject Property Comments / External Influences
 Visual exterior inspection shows no sign of needed repair except for

	Subject	Sold Comp 1	Sold Comp 2	Sold Comp 3	List Comp 1	List Comp 2	List Comp 3
							
Address	324 3rd Street Richmond, CA 94801	576 5th St Richmond, CA 94801	827 Bissell Ct Richmond, CA 94801	712 Ripley Avenue Richmond, CA 94801	1902 Bissell Richmond, CA 94801	1411 York Street Richmond, CA 94801	1135 Chanslor Ave Richmond, CA 94801
Proximity		0.27 Miles	0.29 Miles	0.34 Miles	0.84 Miles	1.2 Miles	0.51 Miles
Sale/List Price		\$220,794	\$310,000	\$250,000	\$247,000	\$262,000	\$329,000
Sale Date		7/6/2017	11/30/2016	2/24/2017			
Price Per Sq.ft.	\$241.02	\$191.66	\$325.63	\$235.18	\$233.90	\$300.80	\$354.14
Initial List Price	\$272,900	\$59,000	\$289,000	\$259,000	\$247,000	\$262,000	\$329,000
Initial List Date	5/25/2017	4/14/2017	10/18/2016	9/27/2016	4/3/2017	6/28/2017	6/28/2017
Current/Final List	\$264,900	\$59,000	\$289,000	\$259,000	\$247,000	\$262,000	\$329,000
DOM/CDOM	50 / 50	83 / 83	43 / 43	150 / 150	102 / 102	16 / 16	16 / 16
Sales Type		REO	Fair Market	Fair Market	Fair Market	REO	Fair Market
Finance Incentives	0	0	0	0	0	0	0
Living Area	1080	1152	952	1063	1056	871	929
#Rooms/Bed/Bath 1	6 / 2 / 2	6 / 3 / 2	5 / 3 / 1.5	6 / 2 / 1	6 / 3 / 2	5 / 3 / 1	6 / 2 / 1
Year Built	1924	1989	1990	1924	1982	1943	1921
Bsmnt SF/% Finished							465 / 0
Lot Size	0.07ac	0.1ac	0.05ac	0.11ac	0.13ac	0.11ac	0.07ac
Property Type	SF Detach	SF Detach	SF Detach	SF Detach	SF Detach	SF Detach	SF Detach
Style / Quality	2-Story Conv / Q5	Bungalow/Cottage / Q5	2-Story Conv / Q4	Bungalow/Cottage / Q4	Bungalow/Cottage / Q5	Bungalow/Cottage / Q5	2-Story Conv / Q4
# of Units	1	1	1	1	1	1	1
Condition	C5	C5	C4	C4	C5	C5	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	No / No / No	No / Yes / No	Yes / Yes / No	No / No / No	Yes / No / No	Yes / Yes / No
Fireplace	No	No	No	Yes	No	No	No
Garage	1 Attached	2 Detached	1 Attached	2 Detached	2 Attached	None	1 Attached
Other Features	None	None	None	None	None	None	None
HOA Fees	0/mo	0/yr	0/yr	0/yr	0/yr	0/yr	0/yr
Subdivision	Central Richmond	Richmond	Richmond	Richmond	Richmond	Richmond	Richmond
School District	Peres Elementary School	Peres Elementary School	Peres Elementary School	Peres Elementary School	Peres Elementary School	Peres Elementary School	Peres Elementary School
Data Source - ID	MLS - 40782902	MLS - 40777102	MLS - 40761225	MLS - 40758757	MLS - 40772284	MLS - 40787324	MLS - 40787335

Market Time 90-120 days	As-Is Price Estimate	As-Repaired Price Estimate	Land Only Price
Anticipated Sale Price	\$260,300	\$260,800	\$63,100
Recommended List Price	\$265,500	\$266,000	
Recommended Sales Strategy:	<input type="checkbox"/> As - Is <input checked="" type="checkbox"/> Repaired		



	Address	City	BR	BA	Lot Size	Sale/List Date	Year Built	Sale/List Price	Distance
•	324 3rd Street	Richmond	2	2	0.07ac		1924		
1	576 5th St	Richmond	3	2	0.1ac	7/6/2017	1989	\$220,794	0.27 Miles
2	827 Bissell Ct	Richmond	3	1.5	0.05ac	11/30/2016	1990	\$310,000	0.29 Miles
3	712 Ripley Avenue	Richmond	2	1	0.11ac	2/24/2017	1924	\$250,000	0.34 Miles
1	1902 Bissell	Richmond	3	2	0.13ac	4/3/2017	1982	\$247,000	0.84 Miles
2	1411 York Street	Richmond	3	1	0.11ac	6/28/2017	1943	\$262,000	1.2 Miles
3	1135 Chanslor Ave	Richmond	2	1	0.07ac	6/28/2017	1921	\$329,000	0.51 Miles

Neighborhood Data:

Location Type: Market Trend: Economic Trend: Neighborhood Trend:
 Housing Supply: Crime/Vandalism: REO Driven? Avg Age of Home:
 Neighborhood Pride of Ownership: 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: Types of Financing the Subject will NOT qualify for:

Will this be a problem for resale? If yes, please explain:

Comparables:

Sale 1 Comments	MUST SEE! This Single family home is now on the market. This Property Situated At 5th St, Is Located In The city Of Richmond. This Property Was Built In 1989, Offering 3 Bed, 2 Bath, With 1152 Square Feet.
Sale 2 Comments	Home is conveniently located within 2-3 blocks of Bart, Kaiser and shopping centers. Say goodbye to long commute to the City. New Elementary and New High School at walking distance.
Sale 3 Comments	Great opportunity to own your own home. Nice corner lot home. Two bedrooms, One bath, Gas range/oven, Laundry, Double Pane Windows, Deck, Large lot. Great location, close to transportation, BART and Kaiser Hospital.
List 1 Comments	A fixer on a good sized fenced corner lot. Most of the interior work appears to be kitchen and bathrooms. Located a few short blocks to the Richmond Bart Station.
List 2 Comments	3 bed room 1 bath. Close to churches, shopping, school, park and easy access to freeway 80.
List 3 Comments	Adorable and well maintained home.Welcoming entry and warm colors throughout.The open floor plan encompasses 2 spacious bedrooms. Perfect for anyone.Great commute location and close to school and shopping.

Comments:

Service Provider Comments:

Sold1 sale price is correct (see attached MLS). Close to churches, shopping, school, park and easy access to freeway 80. Potential buyers are first-time buyers. Offering some sales incentive can help improve the marketing effort. There's a shortage of comparables with similar living space within immediate area so expansion of sold date, search distance, value variance, age, and/or lot size is necessary.

Vendor Comments:

Service Provider
Signature

/s/ Sirima Chantalakwong

Service Provider
Company

Insync Realty Inc

BPO Effective Date

7/16/2017

Service Provider Lic.
Num.

01460948

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	remove boards		\$500
External Repair Total:			\$500
Repair Total:			\$500



Subject Front

**324 3rd Street
Richmond, CA 94801**



Address



Side



Side



Street



Street



Damage Photo



View across street



Comparable Sale #1

576 5th St
Richmond, CA 94801
Sale Date: 7/6/2017
Sale Price: \$220,794



Comparable Sale #2

827 Bissell Ct
Richmond, CA 94801
Sale Date: 11/30/2016
Sale Price: \$310,000



Comparable Sale #3

712 Ripley Avenue
Richmond, CA 94801
Sale Date: 2/24/2017
Sale Price: \$250,000



Comparable Listing #1

1902 Bissell
Richmond, CA 94801
Current List: \$247,000



Comparable Listing #2

1411 York Street
Richmond, CA 94801
Current List: \$262,000



Comparable Listing #3

1135 Chanslor Ave
Richmond, CA 94801
Current List: \$329,000

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