

# Broker Price Opinion

 Exterior Inspection  
 Interior Inspection

Property Address: 1622 Elm Street	Vendor ID: 4292081
City, State, Zip: El Cerrito, CA 94530	Deal Name:
Loan Number: 000641	Inspection Date: 7/21/2017
2nd Loan / Client #:	Subject APN: 502-212-003-3

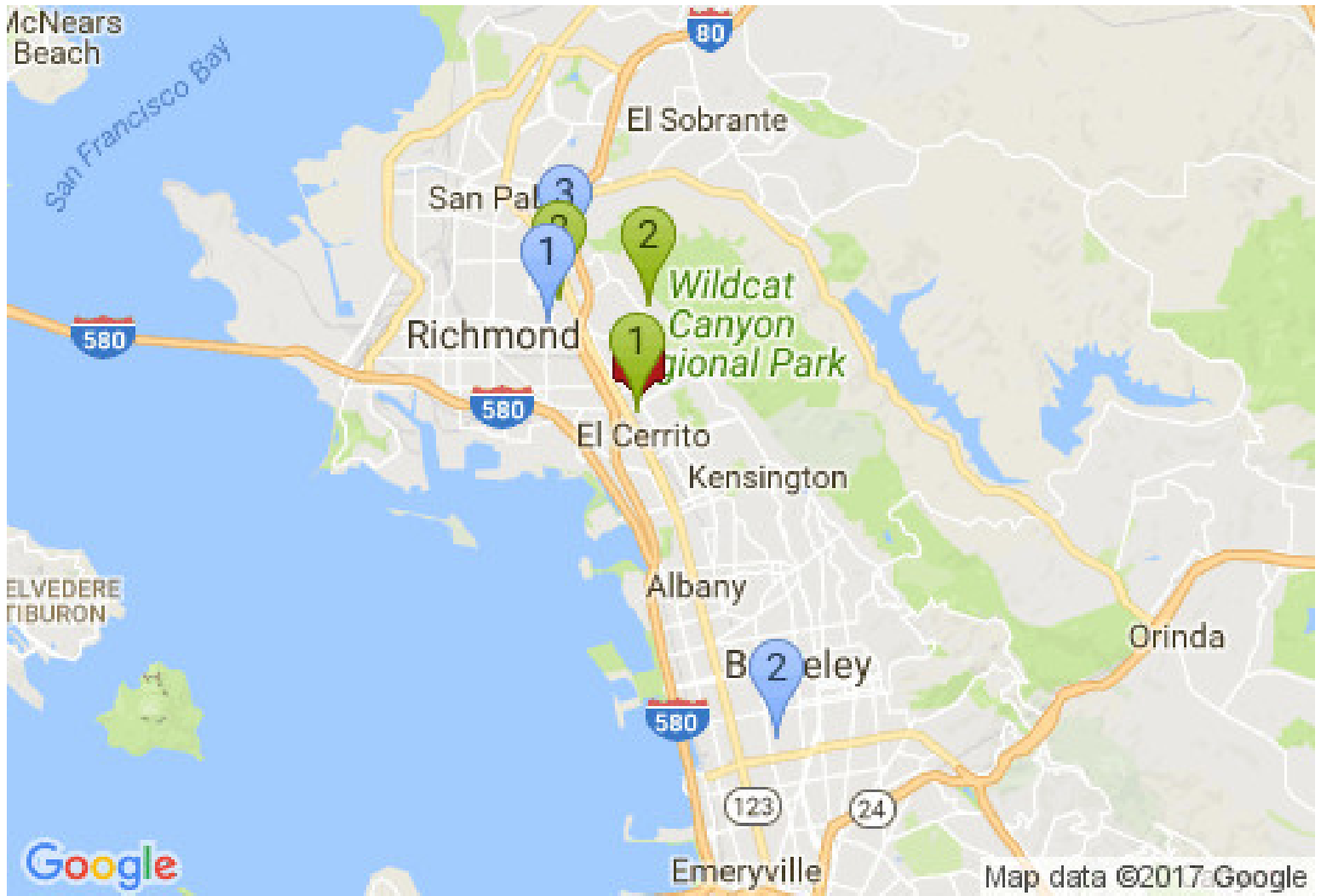
Property Occupancy Status: Vacant	Does the Property Appear Secure?: Yes	Est. Monthly Rent: \$1,665	Sold in the last 12 Months?: No
Currently Listed: Yes	Currently List Broker: Security Pacific Real Estate	List Broker Contact #: 5106628502	Initial List Price: \$449,950
		Initial List Date: 7/06/2017	Current List Price: \$449,950
		DOM / CDOM: 13 / 13	Sale Price:
Is the Subject Listing Currently Pending?: Yes	Date of Contract: 7/19/2017	CDOM to Contract: 13	Sale Date:

### Subject Property Comments / External Influences

Visual exterior inspection shows no sign of needed repair except for new exterior paint.

	Subject	Sold Comp 1	Sold Comp 2	Sold Comp 3	List Comp 1	List Comp 2	List Comp 3
Address	1622 Elm Street El Cerrito, CA 94530	1522 Lexington Ave El Cerrito, CA 94530	6526 Kensington Ave Richmond, CA 94805	719 Boyd Ave Richmond, CA 94805	549 36th St Richmond, CA 94805	1538 Stuart St Berkeley, CA 94703	1083 Mclaughlin St. Richmond, CA 94805
Proximity		0.16 Miles	1.25 Miles	1.7 Miles	1.6 Miles	4.92 Miles	2.08 Miles
Sale/List Price		\$450,000	\$550,000	\$421,000	\$420,000	\$529,000	\$498,888
Sale Date		1/12/2017	2/8/2017	7/10/2017			
Price Per Sq.ft.	\$581.23	\$519.63	\$625.00	\$448.35	\$485.55	\$527.42	\$486.72
Initial List Price	\$449,950	\$450,000	\$485,000	\$450,000	\$420,000	\$529,000	\$498,888
Initial List Date	7/06/2017	11/14/2016	1/11/2017	2/28/2017	6/28/2017	6/26/2017	7/19/2017
Current/Final List	\$449,950	\$450,000	\$485,000	\$421,000	\$420,000	\$529,000	\$498,888
DOM/CDOM	13 / 13	34 / 34	16 / 16	29 / 29	7 / 7	22 / 22	2 / 2
Sales Type		Fair Market	Fair Market	Fair Market	Fair Market	Fair Market	Fair Market
Finance Incentives	0	0	0	0	0	0	0
Living Area	815	866	880	939	865	1003	1025
#Rooms/Bed/Bath 1	6 / 2 / 1	5 / 1 / 1	5 / 2 / 1	5 / 2 / 1	4 / 2 / 1	6 / 2 / 1	5 / 2 / 1
Year Built	1912	1949	1947	1949	1941	1921	1928
Bsmnt SF/% Finished	815 / 100			939 / 100			513 / 50
Lot Size	0.08ac	0.13ac	0.14ac	0.1ac	0.09ac	0.12ac	0.14ac
Property Type	SF Detach	SF Detach	SF Detach	SF Detach	SF Detach	SF Detach	SF Detach
Style / Quality	Bungalow/Cottage / Q4	Ranch / Q4	Ranch / Q4	Ranch / Q4	Ranch / Q4	Bungalow/Cottage / Q4	Bungalow/Cottage / Q4
# of Units	1	1	1	1	1	1	1
Condition	C4	C4	C3	C4	C4	C4	C3
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	No / No / No	Yes / No / No	No / No / Yes	No / No / Yes	Yes / Yes / Yes	No / No / No	No / Yes / No
Fireplace	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Garage	None	1 Detached	None	1 Attached	1 Attached	1 Detached	1 Detached
Other Features	None	None	None	None	Shed	None	None
HOA Fees	0/mo	0/yr	0/yr	0/yr	0/yr	0/yr	0/yr
Subdivision	North Berkeley Terrace	El Cerrito	Richmond	Richmond	Richmond	Berkeley	Richmond
School District	W Contra Costa	El Cerrito	Richmond	Richmond	Richmond	Berkeley	Richmond
Data Source - ID	MLS - 40788155	MLS - 40763941	MLS - 40767195	MLS - 40771660	MLS - 40787328	MLS - 40787125	MLS - 40790093

<b>Market Time 90-120 days</b>	<b>As-Is Price Estimate</b>	<b>As-Repaired Price Estimate</b>	<b>Land Only Price</b>
Anticipated Sale Price	\$473,700	\$475,700	\$51,700
Recommended List Price	\$483,200	\$485,200	
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
•	1622 Elm Street	El Cerrito	2	1	0.08ac		1912		
1	1522 Lexington Ave	El Cerrito	1	1	0.13ac	1/12/2017	1949	\$450,000	0.16 Miles
2	6526 Kensington Ave	Richmond	2	1	0.14ac	2/8/2017	1947	\$550,000	1.25 Miles
3	719 Boyd Ave	Richmond	2	1	0.1ac	7/10/2017	1949	\$421,000	1.7 Miles
1	549 36th St	Richmond	2	1	0.09ac	6/28/2017	1941	\$420,000	1.6 Miles
2	1538 Stuart St	Berkeley	2	1	0.12ac	6/26/2017	1921	\$529,000	4.92 Miles
3	1083 Mclaughlin St.	Richmond	2	1	0.14ac	7/19/2017	1928	\$498,888	2.08 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	Spacious Fixer on Large Lot. Dining Room / Fireplace / 2-Car Detached Garage / RV or Boat Parking / Appears to be in Madera Elementary School area / Inspections Available /No Open Houses are scheduled.
Sale 2 Comments	Adorable 2/1 view home. LR w hdwd has bay views and FPLC, large deck off the LR for great indoor/outdoor flow. Eat in kitchen, two BDs- one with a large walk-in closet. Lots of storage in basement downstairs and large backyard too. 14 minutes to Berkeley down the Arlington, EZ fr
Sale 3 Comments	This charming 2 bedroom, 1 bathroom home is a cosmetic fixer situated in Richmond's cute North and East neighborhood. It is close to transportation, freeway, restaurants, shopping, schools, parks.
List 1 Comments	Very Cute Centrally located North and East Richmond Home with easy access to transportation and shopping. The El Cerrito del Norte BART Station is minutes away, and Target is walking distance. Likely won't last very long.
List 2 Comments	The hearing to confirm the sale is set for August 2, 2017, at 3:00 pm, in Department 18 (1221 Oak Street, Oakland, CA). Minimum bid \$696,650. This central Berkeley fixer has a majestic rumpus room, spacious backyard and a super location.
List 3 Comments	Very charming Bungalow style one-story home with two bedrooms and one bath. Cozy backyard with huge avocado, fig and lemon trees. Ready for entertainment and relaxation. This home has a lovely, spacious kitchen and hardwood floors. Near freeway and Bart.

**Comments:**

## Service Provider Comments:

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. There's a shortage of comparables with similar living space within immediate area so expansion of sold date, search distance, value variance, age, GLA and/or lot size is necessary.

## Vendor Comments:

Service Provider  
Signature

/s/ Sirima Chantalakwong

Service Provider  
Company

Insync Realty Inc

BPO Effective Date

7/21/2017

Service Provider Lic.  
Num.

01460948

**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:			
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	New exterior paint		\$2,000
External Repair Total:			\$2,000
Repair Total:			\$2,000



Subject Front

**1622 Elm Street  
El Cerrito, CA 94530**



Address



Side



Side



Street



Street



Damage Photo



Damage Photo



View across street



**Comparable Sale #1**

1522 Lexington Ave  
El Cerrito, CA 94530  
Sale Date: 1/12/2017  
Sale Price: \$450,000



**Comparable Sale #2**

6526 Kensington Ave  
Richmond, CA 94805  
Sale Date: 2/8/2017  
Sale Price: \$550,000



**Comparable Sale #3**

719 Boyd Ave  
Richmond, CA 94805  
Sale Date: 7/10/2017  
Sale Price: \$421,000





**Comparable Listing #1**

549 36th St  
Richmond, CA 94805  
Current List: \$420,000



**Comparable Listing #2**

1538 Stuart St  
Berkeley, CA 94703  
Current List: \$529,000



**Comparable Listing #3**

1083 Mclaughlin St.  
Richmond, CA 94805  
Current List: \$498,888

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