

Broker Price Opinion

☒ Exterior Inspection
☐ Interior Inspection

Property Address:	229 Catalina Drive	Vendor ID:	4155779
City, State, Zip:	Pacifica, CA 94044	Deal Name:	
Loan Number:	229CATALINADRIVE	Inspection Date:	1/28/2017
2nd Loan / Client #:		Subject APN:	009-482-270

Property Occupancy Status	Unknown	Does the Property Appear Secure?	Yes	Est. Monthly Rent	\$3,550	Sold in the last 12 Months?	No
Currently Listed	No	Currently List Broker		List Broker Contact #		Initial List Price	
Initial List Date		Current List Price		DOM / CDOM		Sale Price:	
Is the Subject Listing Currently Pending?		Date of Contract		CDOM to Contract		Sale Date:	

Subject Property Comments / External Influences

Visual exterior inspection shows no sign of needed repair.

	Subject	Sold Comp 1	Sold Comp 2	Sold Comp 3	List Comp 1	List Comp 2	List Comp 3
							
Address	229 Catalina Drive Pacifica, CA 94044	199 Catalina Avenue Pacifica, CA 94044	27 Montebello Drive Daly City, CA 94015	118 Paradise Drive Pacifica, CA 94044	82 Parnell Avenue Daly City, CA 94015	977 Skyline Drive Daly City, CA 94015	12 John Glenn Circle Daly City, CA 94015
Proximity		Same Block	0.79 Miles	0.48 Miles	0.76 Miles	0.83 Miles	0.99 Miles
Sale/List Price		\$790,000	\$785,000	\$768,000	\$800,000	\$688,888	\$738,000
Sale Date		10/4/2016	9/22/2016	8/5/2016			
Price Per Sq.ft.	\$736.79	\$745.28	\$740.57	\$691.89	\$650.41	\$649.89	\$630.77
Initial List Price		\$729,000	\$785,000	\$750,000	\$800,000	\$688,888	\$738,000
Initial List Date		9/9/2016	9/21/2016	6/27/2016	1/4/2017	1/4/2017	1/26/2017
Current/Final List		\$729,000	\$785,000	\$750,000	\$800,000	\$688,888	\$738,000
DOM/CDOM		2 / 2	1 / 1	9 / 9	12 / 12	12 / 12	2 / 2
Sales Type		Fair Market	Fair Market	Fair Market	Fair Market	Fair Market	Fair Market
Finance Incentives		0	0	0	0	0	0
Living Area	1060	1060	1060	1110	1230	1060	1170
#Rooms/Bed/Bath 1	5 / 3 / 1.0	5 / 3 / 1.0	5 / 3 / 1.0	5 / 3 / 1.0	5 / 3 / 2.0	5 / 3 / 1.0	5 / 3 / 2.0
Year Built	1964	1964	1960	1967	1969	1962	1970
Bsmnt SF/% Finished		1060 / 100					
Lot Size	0.09ac	0.09ac	0.09ac	0.09ac	0.08ac	0.08ac	0.08ac
Property Type	SF Detach	SF Detach	SF Detach	SF Detach	SF Detach	SF Detach	SF Detach
Style / Quality	2-Story Conv / Q4	2-Story Conv / Q4	2-Story Conv / Q4	Ranch / Q4	2-Story Conv / Q4	2-Story Conv / Q4	Ranch / Q4
# of Units	1	1	1	1	1	1	1
Condition	C4	C4	C4	C4	C3	C3	C4
Pool/Spa	None	No / No	No / No	No / No	No / No	No / No	No / No
View	Neighborhood	Neighborhood	Neighborhood	Neighborhood	Neighborhood	Neighborhood	Neighborhood
Porch/Patio/Deck	No / No / No	No / Yes / No	No / No / No	No / Yes / No	No / Yes / No	No / No / No	No / No / No
Fireplace	Yes	Yes	Yes	Yes	Yes	Yes	No
Garage	1 Attached	2 Attached	1 Attached	2 Attached	2 Attached	2 Attached	1 Attached
Other Features	None	None	None	Shed	None	None	None
HOA Fees	0/mo	25/mo	0/mo	2/mo	0/mo	0/mo	0/mo
Subdivision	Fairmont 02a	Pacifica	Daly City	Pacifica	Daly City	Daly City	Daly City
School District	Jefferson Un	Cabrillo Unified	Jefferson Union High	Jefferson Union High	South San Francisco Unified	Jefferson Union High	South San Francisco Unified
Data Source - ID	County Tax - N/A	MLS - ML81613704	MLS - ML81625634	MLS - ML81592527	MLS - ML81634645	MLS - ML81634713	MLS - ML81636901

Market Time 90-120 days

As-Is Price Estimate

As-Repaired Price Estimate

Land Only Price

Anticipated Sale Price

\$781,000

\$781,000

\$189,400

Recommended List Price

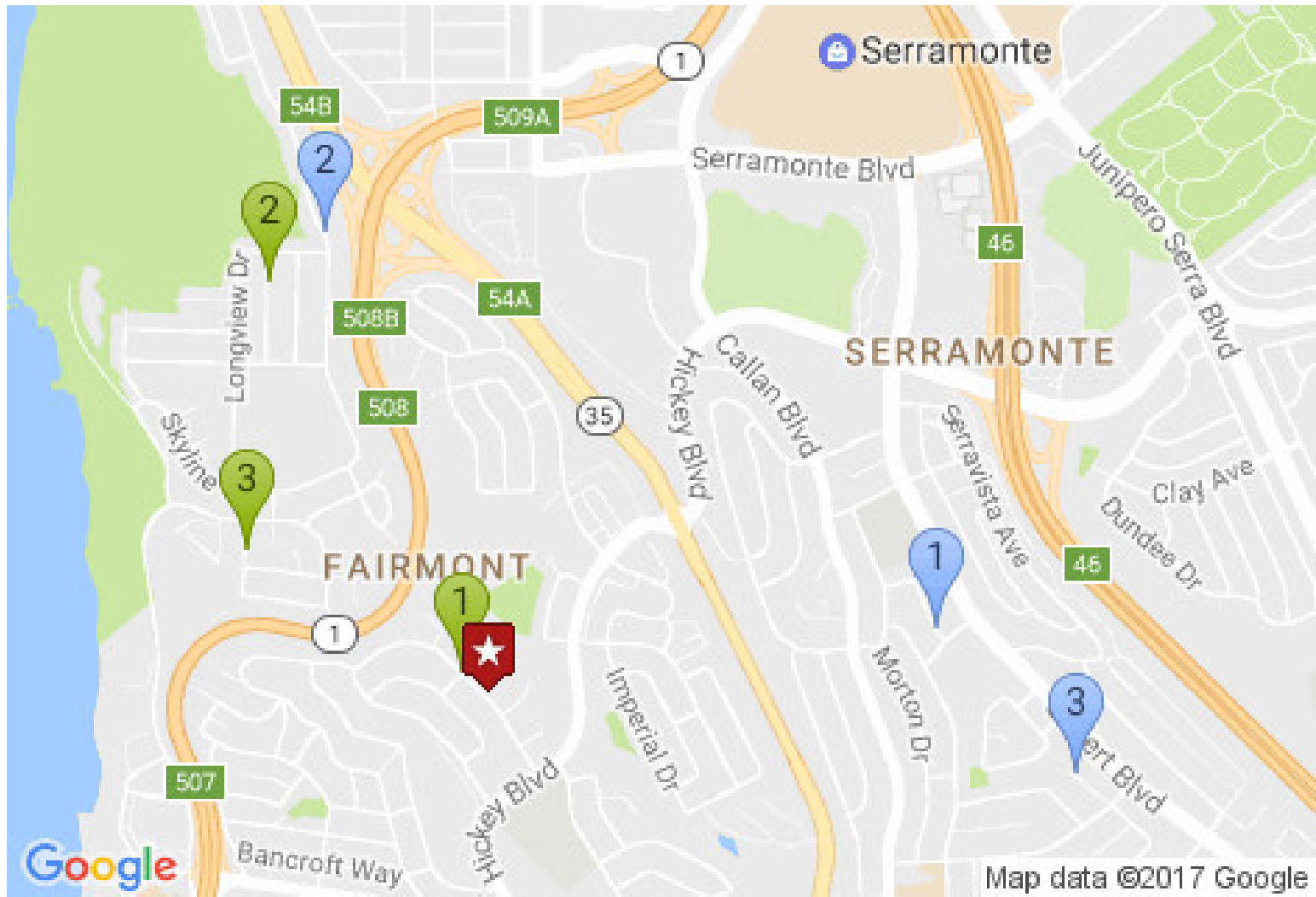
\$796,600

\$796,600

Recommended Sales Strategy:

☒ As - Is

☐ Repaired



	Address	City	BR	BA	Lot Size	Sale/List Date	Year Built	Sale/List Price	Distance
•	229 Catalina Drive	Pacifica	3	1	0.09ac		1964		
1	199 Catalina Avenue	Pacifica	3	1	0.09ac	10/4/2016	1964	\$790,000	Same Block
2	27 Montebello Drive	Daly City	3	1	0.09ac	9/22/2016	1960	\$785,000	0.79 Miles
3	118 Paradise Drive	Pacifica	3	1	0.09ac	8/5/2016	1967	\$768,000	0.48 Miles
1	82 Parnell Avenue	Daly City	3	2	0.08ac	1/4/2017	1969	\$800,000	0.76 Miles
2	977 Skyline Drive	Daly City	3	1	0.08ac	1/4/2017	1962	\$688,888	0.83 Miles
3	12 John Glenn Circle	Daly City	3	2	0.08ac	1/26/2017	1970	\$738,000	0.99 Miles

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="Stable"/>	Crime/Vandalism: <input type="text" value="Low Risk"/>	REO Driven? <input type="text" value="No"/>	Avg Age of Home: <input type="text" value="53"/>
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="\$645,000"/> to <input type="text" value="\$980,000"/>	Median Price: <input type="text" value="\$812,500"/>	Predominate Value: <input type="text" value="\$812,500"/>	Average DOM: <input type="text" value="5"/>
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	Located in the Fairmont District of Pacifica. Three bedroom, one bath, living room with a fireplace and a nice size dining area. The kitchen and bath were remodeled within the last two and half years.
Sale 2 Comments	Sold2 has similar beds/baths, living space, age and lot size.
Sale 3 Comments	This cute rancher is perfect for the First-time Home Buyer or Investor: A sweet, well-maintained 3 bedroom, 1 bath, attached 2-car garage starter home with surprising Ocean Views and glorious sunsets from the Master Bedroom, bedroom #3 and from the backyard of the property.
List 1 Comments	The main level consists of a completely remodeled eat-in kitchen with new appliances, quartz counter tops, subway tile backsplash, new cabinets and vinyl floor, refinished bathrooms, open living/dining area with wood chip burning fireplace.
List 2 Comments	Cozy 2 story home, great for family and pets with 2 car garage. 3 bedrooms/1 fully updated bathroom on upper level with a 2 bonus rooms & full bathroom on lower level. Huge fence backyard, partial ocean views. Upper level living/dining room combination with fireplace.
List 3 Comments	This beautiful home has been renovated and it offers 3 bedrooms and 2 bathrooms including a master suite. it offers a masterfully designed , fill with bright and airy. opening living area and formal dining room.

Comments:

Service Provider Comments:

Chosen comps meet the most criteria in terms of beds/baths, living space, age, condition, lot size, and proximity respectively. Close to shopping center, public transport, hospital, restaurants, park and school. Easy access to 1, 35 highway and 280 freeway. 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.

Vendor Comments:

Service Provider
Signature

/s/ Sirima Chantalakwong

Service Provider
Company

Insync Realty Inc

BPO Effective Date

1/28/2017

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:			\$0
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:			\$0
Repair Total:			\$0



Subject Front

**229 Catalina Drive
Pacifica, CA 94044**



Address



Side



Side



Street



Street



View across street



Comparable Sale #1

199 Catalina Avenue
Pacifica, CA 94044
Sale Date: 10/4/2016
Sale Price: \$790,000



Comparable Sale #2

27 Montebello Drive
Daly City, CA 94015
Sale Date: 9/22/2016
Sale Price: \$785,000



Comparable Sale #3

118 Paradise Drive
Pacifica, CA 94044
Sale Date: 8/5/2016
Sale Price: \$768,000



Comparable Listing #1

82 Parnell Avenue
Daly City, CA 94015
Current List: \$800,000



Comparable Listing #2

977 Skyline Drive
Daly City, CA 94015
Current List: \$688,888



Comparable Listing #3

12 John Glenn Circle
Daly City, CA 94015
Current List: \$738,000

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