

Broker Price Opinion

☒ Exterior Inspection
☐ Interior Inspection

Property Address:	234 Warren Way	Vendor ID:	4108083
City, State, Zip:	Pittsburg, CA 94565	Deal Name:	
Loan Number:	000493	Inspection Date:	12/03/2016
2nd Loan / Client #:		Subject APN:	086-052-004-8

Property Occupancy Status	Owner	Does the Property Appear Secure?	Yes	Est. Monthly Rent	\$1,750	Sold in the last 12 Months?	No
Currently Listed	Yes	Currently List Broker	On Point Realtors	List Broker Contact #	(925) 216-8082	Initial List Price	\$229,900
				Initial List Date	7/29/2016	Current List Price	\$229,900
				DOM / CDOM	89 / 128	Sale Price:	
Is the Subject Listing Currently Pending?	Yes	Date of Contract	11/29/2016	CDOM to Contract	123	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	234 Warren Way Pittsburg, CA 94565	290 Jimno Ave Pittsburg, CA 94565	120 Avon St Pittsburg, CA 94565	128 Victory Avenue Pittsburg, CA 94565	211 E 16th St Pittsburg, CA 94565	149 Victory Avenue Pittsburg, CA 94565	34 Andrew Ave Pittsburg, CA 94565
Proximity		4 Blocks	0.59 Miles	0.59 Miles	0.71 Miles	0.62 Miles	2 Blocks
Sale/List Price		\$270,000	\$261,000	\$270,000	\$279,900	\$249,000	\$279,900
Sale Date		6/24/2016	8/24/2016	10/28/2016			
Price Per Sq.ft.	\$276.97	\$256.90	\$326.25	\$276.36	\$254.45	\$300.00	\$290.35
Initial List Price	\$229,900	\$270,000	\$249,000	\$265,000	\$279,900	\$249,000	\$279,900
Initial List Date	7/29/2016	5/10/2016	8/4/2016	9/20/2016	2/16/2016	11/28/2016	11/16/2016
Current/Final List	\$229,900	\$270,000	\$249,000	\$265,000	\$279,900	\$249,000	\$279,900
DOM/CDOM	89 / 128	3 / 3	4 / 4	10 / 10	21 / 21	5 / 5	17 / 17
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	964	1051	800	977	1100	830	964
#Rooms/Bed/Bath 1	4 / 3 / 1.0	4 / 3 / 1.0	3 / 2 / 1.0	3 / 2 / 1.0	5 / 3 / 2.0	3 / 2 / 1.0	4 / 3 / 1.0
Year Built	1953	1951	1943	1943	1931	1943	1957
Bsmnt SF/% Finished							
Lot Size	0.12ac	0.11ac	0.10ac	0.12ac	0.08ac	0.18ac	0.11ac
Property Type	SF Detach	SF Detach	SF Detach	SF Detach	SF Detach	SF Detach	SF Detach
Style / Quality	Single Story / Q4	Single Story / Q4	Single Story / Q4	Single Story / Q4	Single Story / Q4	Single Story / Q4	Single Story / 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	Neighborhood	Neighborhood	Neighborhood	Neighborhood	Neighborhood	Neighborhood	Neighborhood
Porch/Patio/Deck	No / No / No	No / Yes / No	No / No / No	No / Yes / No	No / No / No	No / No / No	No / Yes / No
Fireplace	No	Yes	No	No	Yes	Yes	Yes
Garage	2 Attached	None	1 Detached	1 Detached	1 Detached	1 Attached	2 Attached
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	Pittsburg	Pittsburg	Pittsburg	Pittsburg	Pittsburg	Pittsburg	Pittsburg
School District	Pittsburg	Pittsburg	Pittsburg	Pittsburg	Pittsburg	Pittsburg	Pittsburg
Data Source - ID	County Tax - N/A	MLS - 40739799	MLS - 40752224	MLS - 40757899	MLS - 40729154	MLS - 40764693	MLS - 40764119

Market Time 90-120 days

As-Is Price Estimate

As-Repaired Price Estimate

Land Only Price

Anticipated Sale Price

\$267,000

\$267,000

\$90,700

Recommended List Price

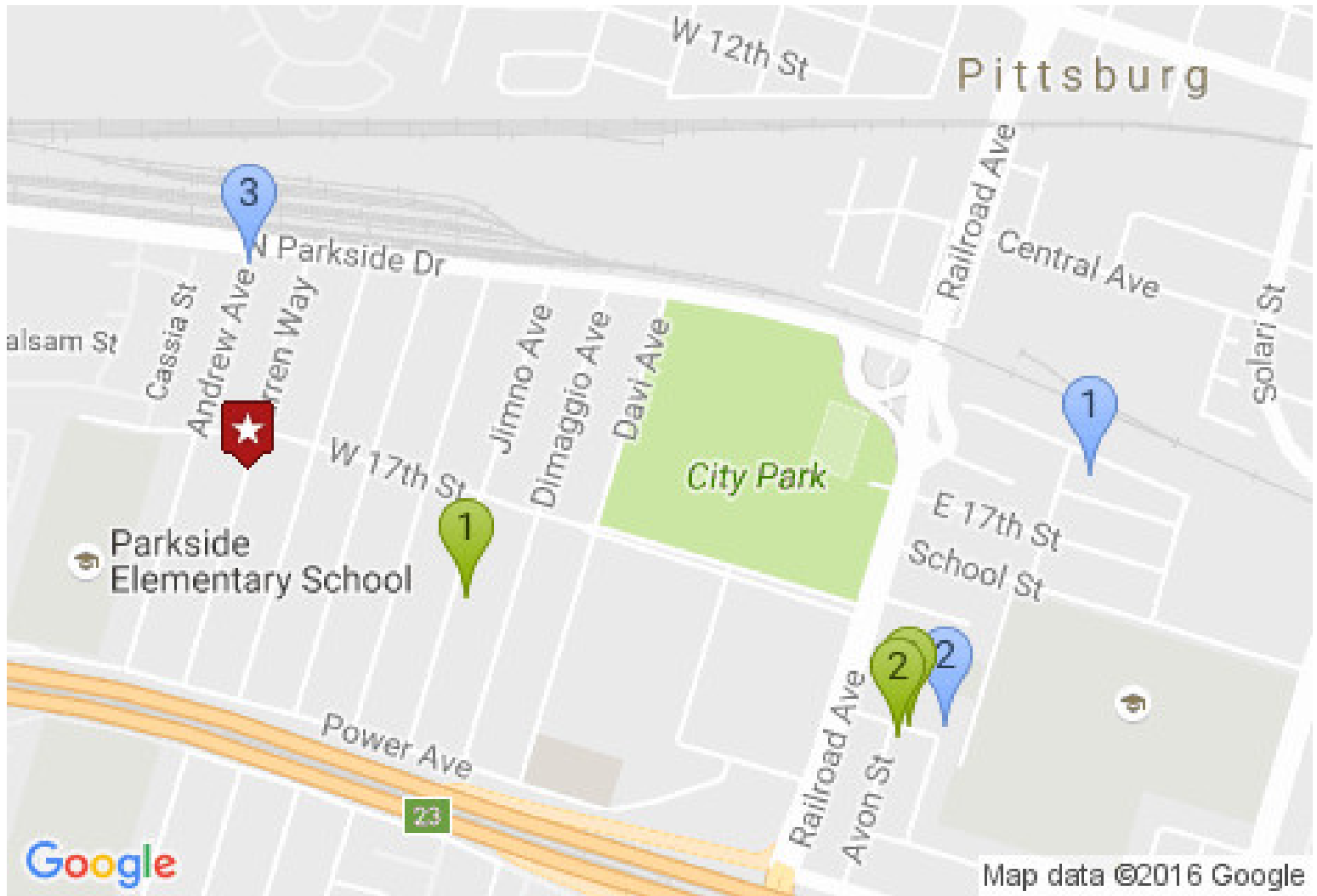
\$272,300

\$272,300

Recommended Sales Strategy:

☒ As - Is

☐ Repaired



	Address	City	BR	BA	Lot Size	Sale/List Date	Year Built	Sale/List Price	Distance
•	234 Warren Way	Pittsburg	3	1	0.12ac		1953		
1	290 Jimno Ave	Pittsburg	3	1	0.11ac	6/24/2016	1951	\$270,000	4 Blocks
2	120 Avon St	Pittsburg	2	1	0.10ac	8/24/2016	1943	\$261,000	0.59 Miles
3	128 Victory Avenue	Pittsburg	2	1	0.12ac	10/28/2016	1943	\$270,000	0.59 Miles
1	211 E 16th St	Pittsburg	3	2	0.08ac	2/16/2016	1931	\$279,900	0.71 Miles
2	149 Victory Avenue	Pittsburg	2	1	0.18ac	11/28/2016	1943	\$249,000	0.62 Miles
3	34 Andrew Ave	Pittsburg	3	1	0.11ac	11/16/2016	1957	\$279,900	2 Blocks

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	This is a great home, well maintained. 2bedroom/1bath + garage converted to a 3rd bedroom. Living room with fireplace, newly painted. Central heat and air added recently. Large rear yard with patio and shop/tool shed.
Sale 2 Comments	Newly remodeled 2/1 walking distance to new Railroad Metro stop. Cute cottage with potential for master bedroom suite expansion into large backyard. Detached garage can also be easily converted to one bedroom, one bath addition or family/entertainment room. New kitchen, roof
Sale 3 Comments	Great Pittsburg location, walk to new E-Bart Station, Shopping, Schools and Parks. New Dual Pane Windows, Paint inside/out, re-finished Hardwoods, large living room, formal dining room.
List 1 Comments	Charming and Cute Home for a 1st Time Buyer or an Investor. Move-in ready for new owners. Great location within short walking distance to Pittsburg High. Close to freeway, shopping, downtown and county/city office.
List 2 Comments	New interior Doors, Dual Pane Windows and Roof*Stove & Refrigerator to stay as is* Great Location-close to schools, parks,shopping,freeway and soon Bart
List 3 Comments	Opportunity knocks on this Ranch Style home featuring Central Heat & Air. Eat-in Kitchen. Attached 2 car garage. Large rear & front covered patio. Close to freeway and soon BART House needs some updating

Comments:

Service Provider Comments:

178 MILDRED AVE and 63 ANDREW AVE - dated sold comps and inferior conditon, COE 3/30/16 and 4/20/16 respectively. 114 ROBINSON AVE - cancelled listing. Chosen comps meet the most criteria in terms of beds/baths, living space, age, condition, lot size, and proximity respectively. Close to public transportation, restaurants, school and park. Easy access to 4 highway. 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

12/8/2016

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

**234 Warren Way
Pittsburg, CA 94565**



Address



Side



Side



Street



Street



Other



View across street

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Comparable Sale #1

290 Jimno Ave
Pittsburg, CA 94565
Sale Date: 6/24/2016
Sale Price: \$270,000

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Comparable Sale #2

120 Avon St
Pittsburg, CA 94565
Sale Date: 8/24/2016
Sale Price: \$261,000

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Comparable Sale #3

128 Victory Avenue
Pittsburg, CA 94565
Sale Date: 10/28/2016
Sale Price: \$270,000

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Comparable Listing #1

211 E 16th St
Pittsburg, CA 94565
Current List: \$279,900

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Comparable Listing #2

149 Victory Avenue
Pittsburg, CA 94565
Current List: \$249,000

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Comparable Listing #3

34 Andrew Ave
Pittsburg, CA 94565
Current List: \$279,900

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