

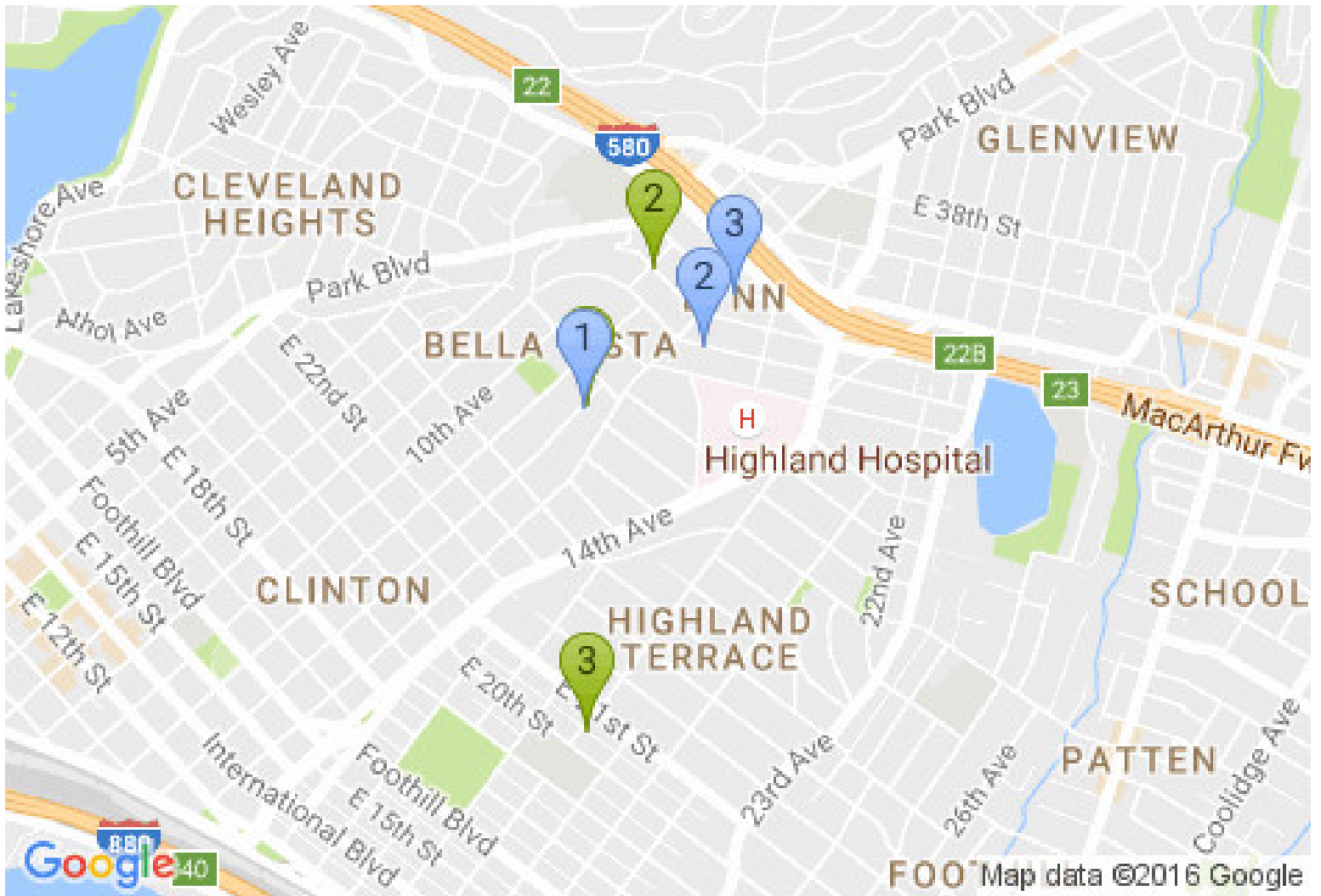
Property Address:	1351 East 26th Street	Vendor ID:	4037618
City, State, Zip:	Oakland, CA 94606	Deal Name:	
Loan Number:	1351EAST26TH	Inspection Date:	9/14/2016
2nd Loan / Client #:		Subject APN:	022-0346-035

Property Occupancy Status	Owner	Does the Property Appear Secure?	Yes	Est. Monthly Rent	\$2,800	Sold in the last 12 Months?	No
Currently Listed	Yes	Currently List Broker	BHG	List Broker Contact #	(510) 386-0547	Initial List Price	\$570,000
		Initial List Date	5/13/2016	Current List Price	\$599,000	DOM / CDOM	29 / 125
Is the Subject Listing Currently Pending?	Yes	Date of Contract	6/11/2016	CDOM to Contract	29	Sale Price:	
		Sale Date:					

Subject Property Comments / External Influences
Upon exterior review subject appears to be in average condition.

	Subject	Sold Comp 1	Sold Comp 2	Sold Comp 3	List Comp 1	List Comp 2	List Comp 3
Address	1351 East 26th Street Oakland, CA 94606	2722 12th Ave Oakland, CA 94606	1108 E 33rd St Oakland, CA 94610	2031 19th Ave Oakland, CA 94606	2711 12th Ave Oakland, CA 94606	1330 E 32nd St Oakland, CA 94602	1319 E 34th St Oakland, CA 94602
Proximity		1/2 Miles	1/2 Miles	1/2 Miles	1/2 Miles	1/2 Miles	1/2 Miles
Sale/List Price		\$600,000	\$625,000	\$560,000	\$659,000	\$581,000	\$518,888
Sale Date		6/30/2016	4/19/2016	8/30/2016			
Price Per Sq.ft.	\$368.78	\$412.09	\$507.31	\$388.35	\$447.99	\$465.54	\$489.52
Initial List Price	\$570,000	\$675,000	\$625,000	\$499,000	\$659,000	\$581,000	\$518,888
Initial List Date	5/13/2016	3/19/2016	4/19/2016	7/16/2016	7/26/2016	9/8/2016	9/12/2016
Current/Final List	\$599,000	\$599,000	\$625,000	\$499,000	\$659,000	\$581,000	\$518,888
DOM/CDOM	29 / 125	103 / 40	1 / 1	45 / 8	51 / 50	7 / 6	3 / 2
Sales Type		Fair Market	Fair Market	Fair Market	Fair Market	Fair Market	Fair Market
Finance Incentives	None noted	None	None	None	None	None	None
Living Area	1627	1456	1232	1442	1471	1248	1060
#Rooms/Bed/Bath 1	6 / 2 / 1.0	6 / 3 / 2.0	5 / 2 / 1.0	7 / 4 / 2.0	7 / 4 / 2.0	6 / 3 / 2.0	6 / 3 / 1.0
Year Built	1913	1903	1921	1910	1912	1918	1921
Bsmnt SF/% Finished							
Lot Size	0.17ac	0.08ac	0.10ac	0.08ac	0.09ac	0.11ac	0.08ac
Property Type	SF Detach	SF Detach	SF Detach	SF Detach	SF Detach	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	No / No
View	Residential	Neighborhood	Neighborhood	Neighborhood	Residential	Residential	Residential
Porch/Patio/Deck	Yes / Yes / No	Yes / Yes / No	Yes / Yes / No	Yes / Yes / No	Yes / Yes / No	Yes / Yes / No	Yes / Yes / No
Fireplace	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Garage	1 Attached	None	1 Attached	None	None	None	1 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	Not listed	Not listed	Not listed	Not listed	Not listed	Not listed	Not listed
School District	Oakland	Oakland	Oakland	Oakland	Oakland	Oakland	Oakland
Data Source - ID	County Tax - 022-0346-035	MLS - 40733103	MLS - 40736833	MLS - 40749514	MLS - 40750843	MLS - 40756461	MLS - 40756920

Market Time 30-90 days	As-Is Price Estimate	As-Repaired Price Estimate	Land Only Price
Anticipated Sale Price	\$600,000	\$600,000	\$180,000
Recommended List Price	\$605,000	\$605,000	
Recommended Sales Strategy:	<input checked="" type="checkbox"/> As - Is		<input type="checkbox"/> Repaired



	Address	City	BR	BA	Lot Size	Sale/List Date	Year Built	Sale/List Price	Distance
•	1351 East 26th Street	Oakland	2	1	0.17ac		1913		
1	2722 12th Ave	Oakland	3	2	0.08ac	6/30/2016	1903	\$600,000	1/2 Miles
2	1108 E 33rd St	Oakland	2	1	0.10ac	4/19/2016	1921	\$625,000	1/2 Miles
3	2031 19th Ave	Oakland	4	2	0.08ac	8/30/2016	1910	\$560,000	1/2 Miles
1	2711 12th Ave	Oakland	4	2	0.09ac	7/26/2016	1912	\$659,000	1/2 Miles
2	1330 E 32nd St	Oakland	3	2	0.11ac	9/8/2016	1918	\$581,000	1/2 Miles
3	1319 E 34th St	Oakland	3	1	0.08ac	9/12/2016	1921	\$518,888	1/2 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	Inferior to the subject in gla with superior room counts
Sale 2 Comments	Equal to the subject in room counts with inferior gla
Sale 3 Comments	Superior to the subject in room counts with inferior gla
List 1 Comments	Equal to the subject in room counts with inferior gla
List 2 Comments	Inferior to the subject in gla with superior room counts
List 3 Comments	Superior to the subject in bedroom counts with inferior gla

Comments:

Service Provider Comments:

All comps are located within 0.5 miles from the subject. COE of sold comps expanded due to a lack of recent activity. Had to expand gla and room counts due to severe lack of similar inventory in the area. Tax record used to verify subject information, listing is different than the tax record. Subject is currently pending and showing for backups, probate sale.

Vendor Comments:

Service Provider
Signature

/s/ Rebekkah Leber

Service Provider
Company

Initio Realty

BPO Effective Date

9/14/2016

Service Provider Lic.
Num.

01870575

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:			\$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

**1351 East 26th Street
Oakland, CA 94606**



Address



Side



Side



Street



Street



View across street



Comparable Sale #1

2722 12th Ave
Oakland, CA 94606
Sale Date: 6/30/2016
Sale Price: \$600,000



Comparable Sale #2

1108 E 33rd St
Oakland, CA 94610
Sale Date: 4/19/2016
Sale Price: \$625,000



Comparable Sale #3

2031 19th Ave
Oakland, CA 94606
Sale Date: 8/30/2016
Sale Price: \$560,000



Comparable Listing #1

2711 12th Ave
Oakland, CA 94606
Current List: \$659,000



Comparable Listing #2

1330 E 32nd St
Oakland, CA 94602
Current List: \$581,000



Comparable Listing #3

1319 E 34th St
Oakland, CA 94602
Current List: \$518,888

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