

Broker Price Opinion

 Exterior Inspection
 Interior Inspection

Property Address: 4399 Whittle Ave	Vendor ID: 4562507
City, State, Zip: Oakland, CA 94602	Deal Name:
Loan Number: 4399 WHITTLE AVE	Inspection Date: 6/13/2018
2nd Loan / Client #:	Subject APN: 29A-1312-7-2

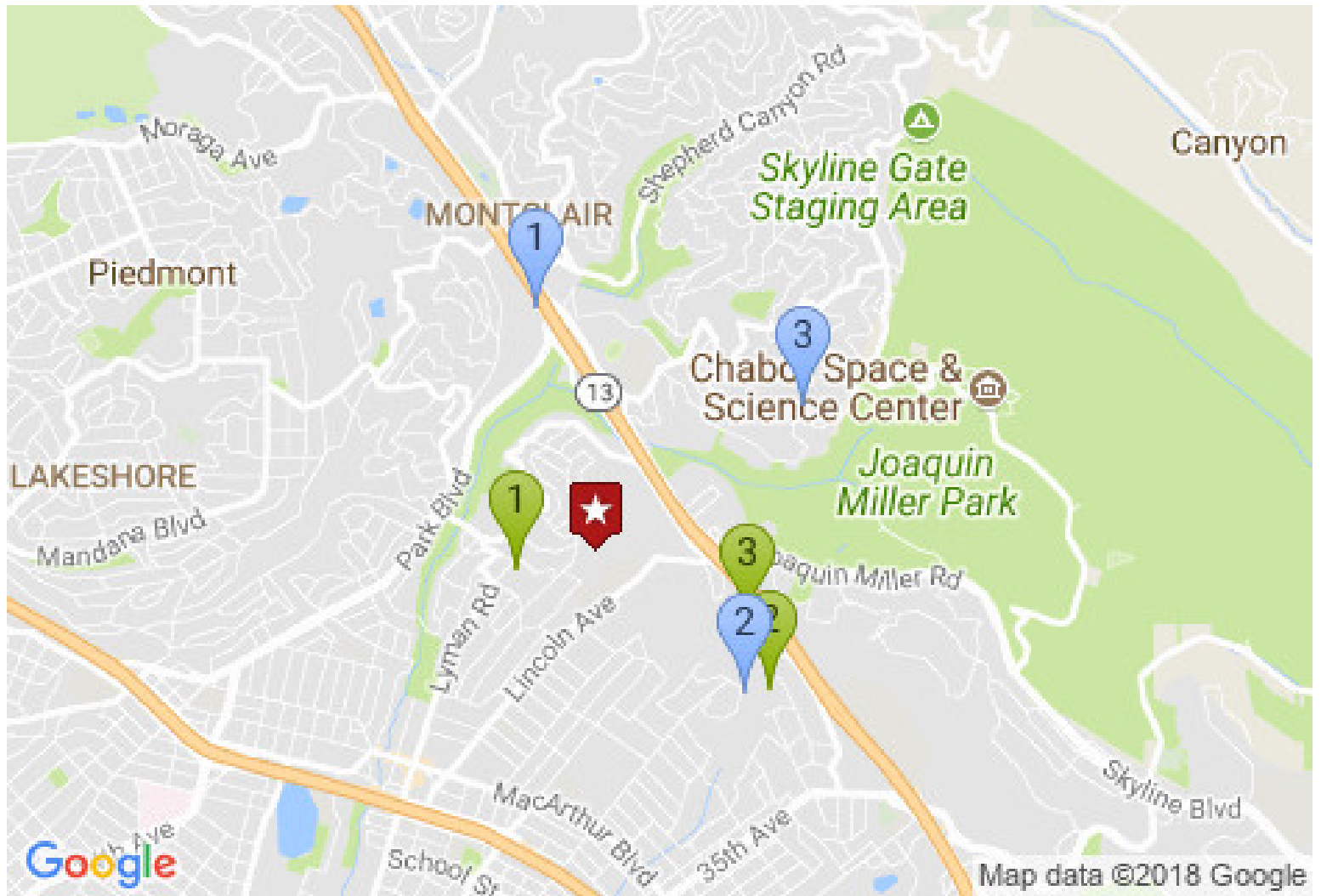
Property Occupancy Status: Owner	Does the Property Appear Secure?: Yes	Est. Monthly Rent: \$3,000	Sold in the last 12 Months?: No
Currently Listed: Yes	Currently List Broker: Pacific Union International	List Broker Contact #: 5103871773	Initial List Price: \$699,000
		Initial List Date: 5/17/2018	Current List Price: \$699,000
		DOM / CDOM: 13 / 13	Sale Price:
Is the Subject Listing Currently Pending?: Yes	Date of Contract: 5/30/2018	CDOM to Contract: 13	Sale Date:

Subject Property Comments / External Influences
The subject is pending on MLS. The correct room count does not match the public records

	Subject	Sold Comp 1	Sold Comp 2	Sold Comp 3	List Comp 1	List Comp 2	List Comp 3
Address	4399 Whittle Ave Oakland, CA 94602	4150 Lyman Rd Oakland, CA 94602	3142 Jordan Rd Oakland, CA 94602	2800 Sylhowe Rd Oakland, CA 94602	2229 Trafalgar Place Oakland, CA 94611	3170 Frye Oakland, CA 94602	6161 Castle Dr Oakland, CA 94611
Proximity		0.3 Miles	0.77 Miles	0.59 Miles	0.79 Miles	0.73 Miles	0.82 Miles
Sale/List Price		\$1,150,000	\$940,000	\$1,150,000	\$875,000	\$925,000	\$995,000
Sale Date		1/5/2018	10/12/2017	9/6/2017	active	active	pending
Price Per Sq.ft.	\$595.10	\$588.54	\$581.68	\$623.64	\$582.94	\$627.54	\$535.23
Initial List Price	\$699,000	\$899,000	\$889,000	\$898,000	\$875,000	\$925,000	\$995,000
Initial List Date	5/17/2018	11/9/2017	8/20/2017	7/25/2017	6/14/2018	5/17/2018	5/11/2018
Current/Final List	\$699,000	\$899,000	\$889,000	\$898,000	\$875,000	\$925,000	\$995,000
DOM/CDOM	13 / 13	12 / 12	20 / 20	15 / 15	1 / 1	28 / 28	12 / 12
Sales Type		Fair Market	Fair Market	Fair Market	Fair Market	Fair Market	Fair Market
Finance Incentives	Conventional.	0	0	0	0	0	0
Living Area	1672	1954	1616	1844	1501	1474	1859
#Rooms/Bed/Bath 1	8 / 4 / 2	8 / 4 / 2	7 / 3 / 2	8 / 4 / 2	7 / 3 / 2	6 / 3 / 2	7 / 3 / 2
Year Built	1922	1918	1938	1920	1938	1940	1950
Bsmnt SF/% Finished							
Lot Size	0.20ac	0.16ac	0.23ac	0.10ac	0.16ac	0.51ac	0.22ac
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	C3	C3	C3	C3	C3	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	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 Carport	2 Detached	2 Attached	2 Carport	2 Attached	2 Attached	2 Attached
Other Features	fence	fence	fence	fence	fence	fence	fence
HOA Fees	0/mo	0/mo	0/mo	0/mo	0/mo	0/mo	0/mo
Subdivision	Oakmore	Oakland	Oakland	Oakland	Oakland	Oakland	Oakland
School District	Oakland	Oakland	Oakland	Oakland	Oakland	Oakland	Oakland

Common Amenities							
Data Source - ID	County Tax -	MLS - 40803299	MLS - 40794076	MLS - 40790788	MLS - 40826198	MLS - 40822211	MLS - 40821335

Market Time 90-120 days	As-Is Price Estimate	As-Repaired Price Estimate	Land Only Price
Anticipated Sale Price	\$995,000	\$995,000	\$225,000
Recommended List Price	\$995,000	\$995,000	
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
•	4399 Whittle Ave	Oakland	4	2	0.20ac		1922		
1	4150 Lyman Rd	Oakland	4	2	0.16ac	1/5/2018	1918	\$1,150,000	0.3 Miles
2	3142 Jordan Rd	Oakland	3	2	0.23ac	10/12/2017	1938	\$940,000	0.77 Miles
3	2800 Sylhowe Rd	Oakland	4	2	0.10ac	9/6/2017	1920	\$1,150,000	0.59 Miles
1	2229 Trafalgar Place	Oakland	3	2	0.16ac	6/14/2018	1938	\$875,000	0.79 Miles
2	3170 Frye	Oakland	3	2	0.51ac	5/17/2018	1940	\$925,000	0.73 Miles
3	6161 Castle Dr	Oakland	3	2	0.22ac	5/11/2018	1950	\$995,000	0.82 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	Update and remodeled home. Similar in style, age, GLA, bedroom and bathroom count.
Sale 2 Comments	Maintained home with landscaped yard. Various upgrades. Similar in style, lot size, GLA and bathroom count. Inferior bedroom count.
Sale 3 Comments	Updated home. Similar in style, GLA, condition, and bathroom count. Inferior bedroom count.
List 1 Comments	Maintained home with various upgrades. Similar in style, GLA, and bathroom count. Inferior bedroom count.
List 2 Comments	Updated and remodeled home. Landscaped yard. Similar in style, GLA, and bathroom count. Inferior bedroom count.
List 3 Comments	Update and remodeled home. Similar in style, bathroom count and GLA. Inferior bedroom.

Comments:

Service Provider Comments:

Typically homes in this area are updated and remodeled before sale to maximize profit. In order to find homes in fair to average condition, it was necessary to expand search out more than 1 mile and back more than 6 months. Subject is marketed on the MLS as 3 bed/1 bath. Which may explain the under market price. Due to the nature & characteristics of the subject property and its surrounding market it was necessary to exceed guidelines for some comps such as GLA, age, and lot size in order to obtain comps that reflect current values. In this market and for this type of buyer these comps will compete.

Vendor Comments:

Google Maps was able to locate the subject for verification.

Service Provider
Signature

/s/ Jennifer Angell

Service Provider
Company

United Brokers Realty

BPO Effective Date

6/15/2018

Service Provider Lic.
Num.

01268166

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			\$0
External Repair Total:			
Repair Total:			



Subject Front

**4399 Whittle Ave
Oakland, CA 94602**



Address



Side



Side



Street



Street



View across street



Comparable Sale #1

4150 Lyman Rd
Oakland, CA 94602
Sale Date: 1/5/2018
Sale Price: \$1,150,000



Comparable Sale #2

3142 Jordan Rd
Oakland, CA 94602
Sale Date: 10/12/2017
Sale Price: \$940,000



Comparable Sale #3

2800 Sylhowe Rd
Oakland, CA 94602
Sale Date: 9/6/2017
Sale Price: \$1,150,000



Comparable Listing #1

2229 Trafalgar Place
Oakland, CA 94611
Current List: \$875,000



Comparable Listing #2

3170 Frye
Oakland, CA 94602
Current List: \$925,000



Comparable Listing #3

6161 Castle Dr
Oakland, CA 94611
Current List: \$995,000

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