

# Broker Price Opinion

 Exterior Inspection  
 Interior Inspection

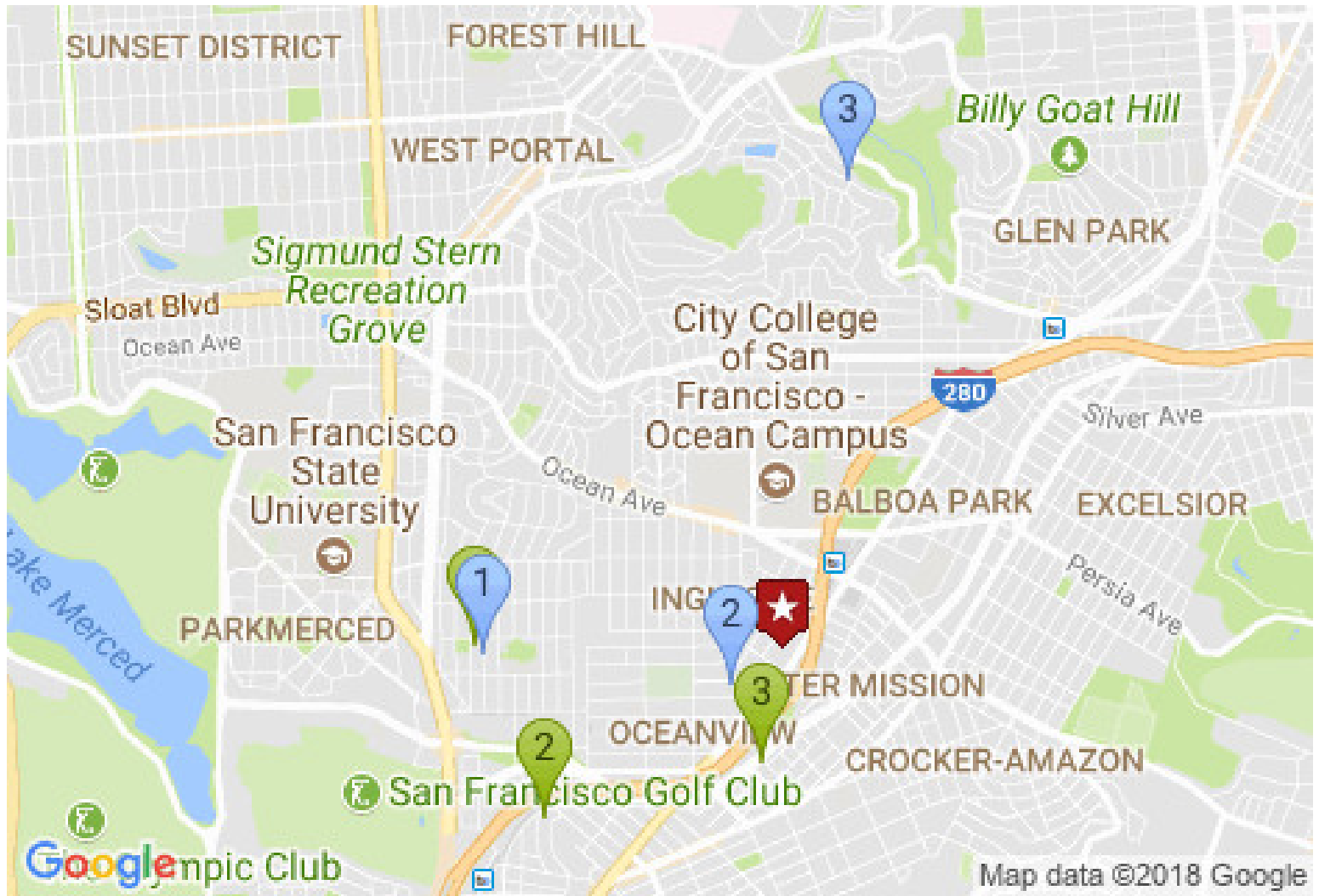
Property Address: 59 Caine Ave	Vendor ID: 4566466
City, State, Zip: San Francisco, CA 94112	Deal Name:
Loan Number: 59CAINEAVE	Inspection Date: 6/20/2018
2nd Loan / Client #:	Subject APN: 7047-039

Property Occupancy Status: <input type="text" value="Owner"/>	Does the Property Appear Secure?: <input type="text" value="Yes"/>	Est. Monthly Rent: \$4,860	Sold in the last 12 Months?: <input type="text" value="No"/>
Currently Listed: <input type="text" value="Yes"/>	Currently List Broker: Team 1 Realty	List Broker Contact #: 7074298200	Sale Price:
	Initial List Price: \$938,888	Initial List Date: 6/03/2018	Sale Date:
Is the Subject Listing Currently Pending?: <input type="text" value="No"/>	Date of Contract:	CDOM to Contract:	

Subject Property Comments / External Influences  
**Visual exterior inspection shows no sign of needed repair. Landscape is adequately maintained.**

	Subject	Sold Comp 1	Sold Comp 2	Sold Comp 3	List Comp 1	List Comp 2	List Comp 3
Address	59 Caine Ave San Francisco, CA 94112	174 Byxbee St San Francisco, CA 94132	35 Santa Cruz Ave San Francisco, CA 94112	181 Farragut Ave San Francisco, CA 94112	255 Ralston St San Francisco, CA 94132	39 Minerva St San Francisco, CA 94112	184 Marietta Dr San Francisco, CA 94127
Proximity		1.05 Miles	0.99 Miles	0.38 Miles	1.03 Miles	0.22 Miles	1.61 Miles
Sale/List Price		\$1,070,000	\$1,200,000	\$1,000,000	\$1,168,000	\$1,150,000	\$995,000
Sale Date		8/10/2017	4/16/2018	11/2/2017	pending	active	active
Price Per Sq.ft.	\$686.57	\$725.42	\$690.45	\$657.46	\$625.27	\$741.94	\$738.13
Initial List Price	\$938,888	\$878,500	\$998,000	\$838,000	\$1,168,000	\$1,150,000	\$995,000
Initial List Date	6/03/2018	6/16/2017	3/19/2018	9/15/2017	6/7/2018	6/1/2018	5/1/2018
Current/Final List	\$918,888	\$878,500	\$998,000	\$838,000	\$1,168,000	\$1,150,000	\$995,000
DOM/CDOM	17 / 17	54 / 54	28 / 28	47 / 47	14 / 14	21 / 21	22 / 22
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	1675	1475	1738	1521	1868	1550	1348
#Rooms/Bed/Bath 1	6 / 2 / 2	6 / 3 / 2	6 / 3 / 2.5	6 / 3 / 2	6 / 3 / 4	6 / 3 / 2	5 / 3 / 2
Year Built	1951	1947	1976	1927	1946	1975	1943
Bsmnt SF/% Finished							
Lot Size	0.06ac	0.06ac	0.05ac	0.04ac	0.06ac	0.07ac	0.05ac
Property Type	SF Attached	SF Attached	SF Attached	SF Attached	SF Attached	SF Attached	SF Attached
Style / Quality	2-Story Conv / Q4	2-Story Conv / Q4	2-Story Conv / Q4	2-Story Conv / Q4	2-Story Conv / Q4	2-Story Conv / Q4	2-Story Conv / 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	Skyline/City Lights	Skyline/City Lights	Residential	Ocean	Ocean	Skyline/City Lights
Porch/Patio/Deck	No / No / No	No / Yes / No	No / No / No	No / Yes / No	No / Yes / Yes	No / No / No	No / No / No
Fireplace	No	Yes	No	Yes	Yes	Yes	Yes
Garage	1 Attached	3 Attached	2 Attached	2 Attached	1 Attached	2 Attached	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	San Francisco	Sf-excelsior/ bayview	San Francisco County	San Francisco County	Sf-excelsior/ bayview	San Francisco	San Francisco
School District	San Francisco	San Francisco	San Francisco	San Francisco	San Francisco	San Francisco	San Francisco
Common Amenities							
Data Source - ID	MLS - 471760	MLS - 459481	MLS - 81696899	MLS - 81678118	MLS - 471530	MLS - 471722	MLS - 469079

<b>Market Time 0-30 days</b>	<b>As-Is Price Estimate</b>	<b>As-Repaired Price Estimate</b>	<b>Land Only Price</b>
Anticipated Sale Price	\$1,150,000	\$1,150,000	\$318,000
Recommended List Price	\$1,173,000	\$1,173,000	
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
•	59 Caine Ave	San Francisco	2	2	0.06ac		1951		
1	174 Byxbee St	San Francisco	3	2	0.06ac	8/10/2017	1947	\$1,070,000	1.05 Miles
2	35 Santa Cruz Ave	San Francisco	3	2.5	0.05ac	4/16/2018	1976	\$1,200,000	0.99 Miles
3	181 Farragut Ave	San Francisco	3	2	0.04ac	11/2/2017	1927	\$1,000,000	0.38 Miles
1	255 Ralston St	San Francisco	3	4	0.06ac	6/7/2018	1946	\$1,168,000	1.03 Miles
2	39 Minerva St	San Francisco	3	2	0.07ac	6/1/2018	1975	\$1,150,000	0.22 Miles
3	184 Marietta Dr	San Francisco	3	2	0.05ac	5/1/2018	1943	\$995,000	1.61 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	Crown moldings,dk hdwd flrs,New bath up,updated bth dwn,updated kit w/new s/s ref & microwave,& island.3rd bdrm down used as family rm w/wet bar. New laundry area w/cabinets.Terraced bkyd w/pavers,flagstone&firepit. Incl.high end workshop.Astro turf front&rear,3 New skylights.
Sale 2 Comments	Completely updated interior, new kitchen and baths, new floorings, new light fixtures, new milguard windows/doors, fresh paint inside & out. move in condition.
Sale 3 Comments	This beautifully updated 1920's Marina-Style home is the perfect blend of classic architectural touches mixed with contemporary finishes throughout.
List 1 Comments	Upgraded features include brand new interior and exterior designer paint, beautiful engineered wood floors, all new recessed lighting throughout, state-of-the-art fireplace, and stylishly remodeled bathrooms. Fall in love with the stunning kitchen, with its modern looks.
List 2 Comments	New kitchen, bathrooms, front door, interior doors, dual pane windows, new garage door with interior & exterior paint. New fences in the backyard.
List 3 Comments	Extensively remodeled mid-century style home located in prime Miraloma Park. Features a custom front door, 6 inch wide plank floors, new furnace & electrical, and contemporary garage door. Custom designer kitchen includes quartz counters, shaker cabinets, and stainless steel app

**Comments:**

## Service Provider Comments:

Suggested value is for after-repaired value. Search criteria -- 1 bed and 1 bath variance, 20% GLA variance, 10 years variance, COE 6 months, within 1.5 miles radius. Specific adjustments are provided on the report for each comp. Close to elementary school, parks, and easy access to 280 freeway. Potential buyers are move-up 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

6/23/2018

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			\$0
External Repair Total:			
Repair Total:			

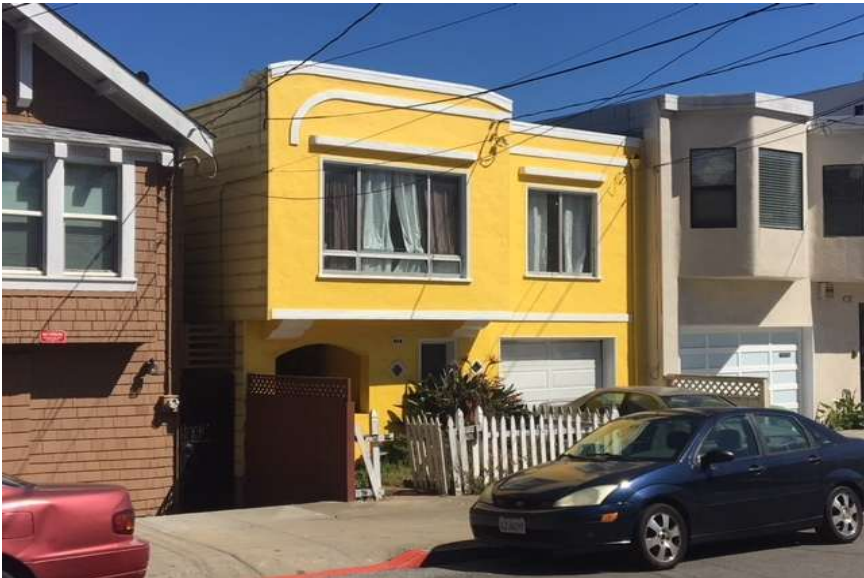


Subject Front

**59 Caine Ave  
San Francisco, CA 94112**



Address



Side





Side



Street



Street



View across street





**Comparable Sale #1**

174 Byxbee St  
San Francisco, CA 94132  
Sale Date: 8/10/2017  
Sale Price: \$1,070,000



**Comparable Sale #2**

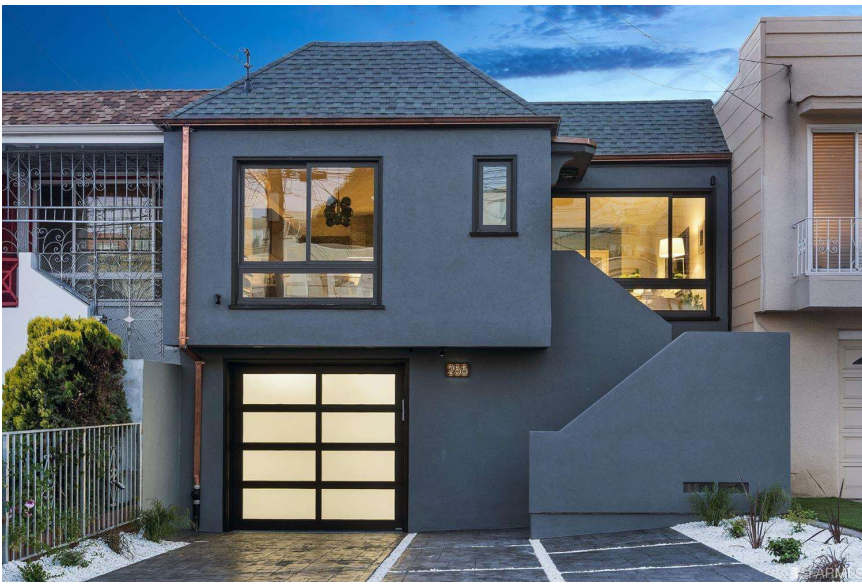
35 Santa Cruz Ave  
San Francisco, CA 94112  
Sale Date: 4/16/2018  
Sale Price: \$1,200,000



**Comparable Sale #3**

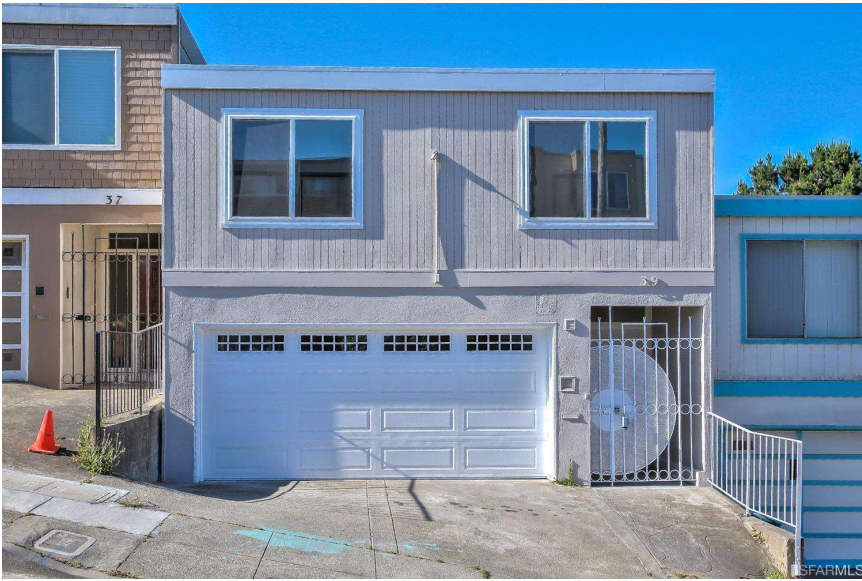
181 Farragut Ave  
San Francisco, CA 94112  
Sale Date: 11/2/2017  
Sale Price: \$1,000,000





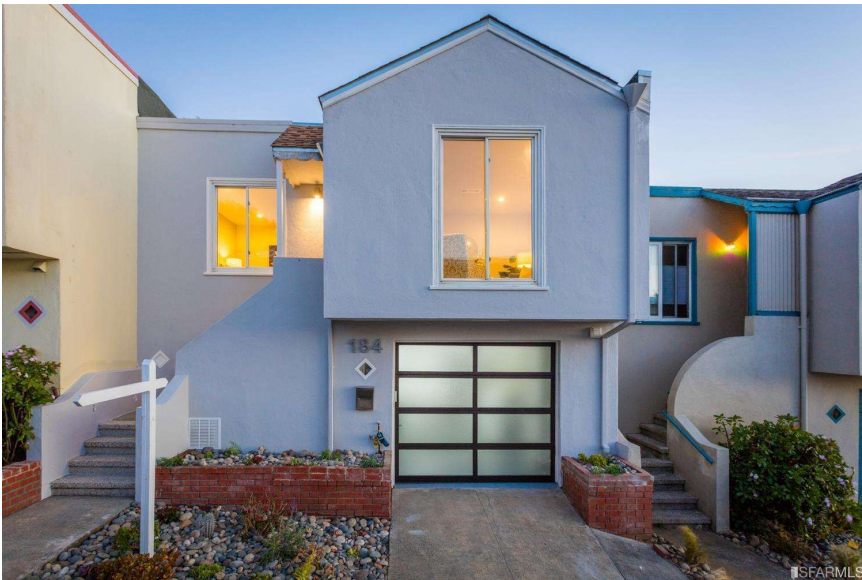
**Comparable Listing #1**

255 Ralston St  
San Francisco, CA 94132  
Current List: \$1,168,000



**Comparable Listing #2**

39 Minerva St  
San Francisco, CA 94112  
Current List: \$1,150,000



**Comparable Listing #3**

184 Marietta Dr  
San Francisco, CA 94127  
Current List: \$995,000

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