

Broker Price Opinion

 Exterior Inspection
 Interior Inspection

Property Address: 459 Sonoma Avenue	Vendor ID: 4577919
City, State, Zip: Rodeo, CA 94572	Deal Name:
Loan Number: 000787	Inspection Date: 7/12/2018
2nd Loan / Client #:	Subject APN: 357-224-002-0

Property Occupancy Status: Owner	Does the Property Appear Secure?: Yes	Est. Monthly Rent: \$2,400	Sold in the last 12 Months?: No
Currently Listed: Yes	Currently List Broker: Vantage Point	List Broker Contact #: 9166120641	Initial List Price: \$300,000
		Initial List Date: 6/14/2018	Current List Price: \$300,000
		DOM / CDOM: 28 / 28	Sale Price:
Is the Subject Listing Currently Pending?: Yes	Date of Contract: 6/27/2018	CDOM to Contract: 15	Sale Date:

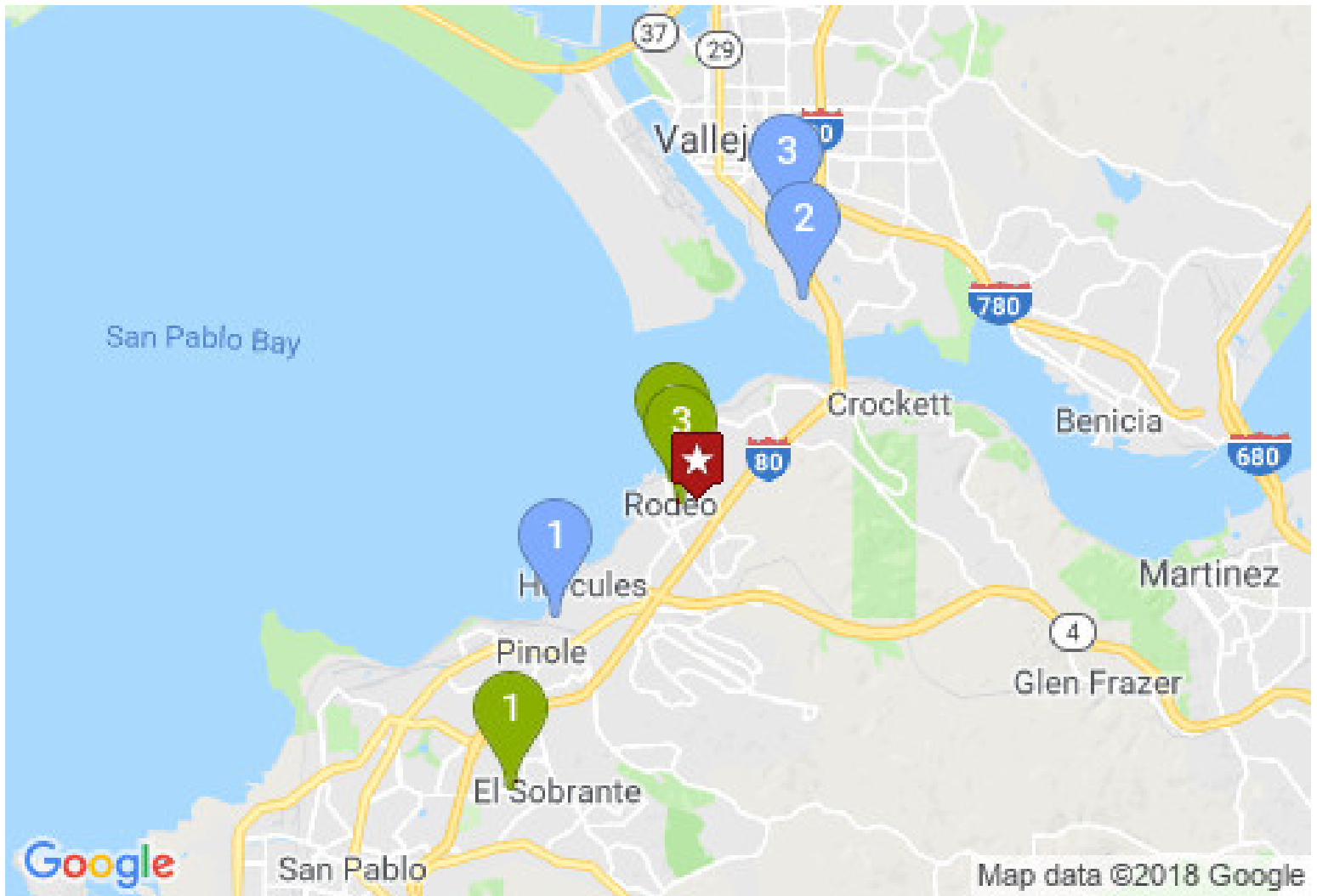
Subject Property Comments / External Influences

Visual exterior inspection shows no sign of needed repair except for roof repair.

	Subject	Sold Comp 1	Sold Comp 2	Sold Comp 3	List Comp 1	List Comp 2	List Comp 3
Address	459 Sonoma Avenue Rodeo, CA 94572	4700 Hilltop Dr El Sobrante, CA 94803	709 Mariposa Ave Rodeo, CA 94572	877 4th St Rodeo, CA 94572	160 Tennent Ave Pinole, CA 94564	218 Ruby Lane Vallejo, CA 94590	835 Sheridan St Vallejo, CA 94590
Proximity		4.51 Miles	0.48 Miles	0.22 Miles	2.39 Miles	3.14 Miles	3.91 Miles
Sale/List Price		\$320,000	\$369,000	\$385,000	\$449,000	\$425,000	\$299,888
Sale Date		9/15/2017	9/13/2017	5/23/2018	pending	pending	active
Price Per Sq.ft.	\$271.60	\$294.93	\$300.49	\$441.01	\$372.61	\$279.61	\$267.76
Initial List Price	\$300,000	\$325,000	\$345,000	\$329,950	\$449,000	\$425,000	\$299,888
Initial List Date	6/14/2018	7/5/2017	8/2/2017	4/4/2018	5/30/2018	3/17/2018	4/25/2018
Current/Final List	\$300,000	\$325,000	\$345,000	\$329,950	\$449,000	\$425,000	\$299,888
DOM/CDOM	28 / 28	72 / 72	42 / 42	49 / 49	43 / 43	117 / 117	78 / 78
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	1215	1085	1228	873	1205	1520	1120
#Rooms/Bed/Bath 1	4 / 2 / 2	5 / 3 / 1	4 / 2 / 1	4 / 2 / 1.5	5 / 3 / 1	6 / 3 / 2.5	5 / 3 / 2
Year Built	1957	1939	1926	1955	1956	1992	1961
Bsmnt SF/% Finished							
Lot Size	0.11ac	0.18ac	0.11ac	0.19ac	0.12ac	0.09ac	0.11ac
Property Type	SF Detach	SF Detach	SF Detach	SF Detach	SF Detach	SF Detach	SF Detach
Style / Quality	Ranch / Q4	Ranch / Q4	Ranch / Q4	2-Story Conv / Q4	Ranch / Q4	2-Story Conv / Q4	Ranch / Q4
# of Units	1	1	1	1	1	1	1
Condition	C5	C5	C4	C4	C4	C4	C5
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	No / No / No	Yes / No / No	Yes / No / Yes	Yes / No / Yes	No / No / Yes	No / No / No
Fireplace	Yes	No	No	No	No	No	No
Garage	1 Attached	3 Detached	1 Detached	1 Attached	1 Attached	2 Attached	2 Attached
Other Features	None	None	None	None	None	None	None
HOA Fees	0/mo	0/mo	0/mo	0/mo	0/mo	100/mo	0/mo
Subdivision	Rodeo Highlands	El Sobrante	Rodeo	Rodeo	Pinole	Vallejo	Vallejo
School District	Rodeo	El Sobrante	Rodeo	Rodeo	Pinole	Vallejo	Vallejo

Common Amenities							
Data Source - ID	MLS - 18040175	MLS - 40788005	MLS - 40791751	MLS - 40816130	MLS - 40823761	MLS - ML81696818	MLS - 40818934

Market Time 90-120 days	As-Is Price Estimate	As-Repaired Price Estimate	Land Only Price
Anticipated Sale Price	\$330,000	\$334,000	\$112,000
Recommended List Price	\$337,000	\$341,000	
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
•	459 Sonoma Avenue	Rodeo	2	2	0.11ac		1957		
1	4700 Hilltop Dr	El Sobrante	3	1	0.18ac	9/15/2017	1939	\$320,000	4.51 Miles
2	709 Mariposa Ave	Rodeo	2	1	0.11ac	9/13/2017	1926	\$369,000	0.48 Miles
3	877 4th St	Rodeo	2	1.5	0.19ac	5/23/2018	1955	\$385,000	0.22 Miles
1	160 Tennent Ave	Pinole	3	1	0.12ac	5/30/2018	1956	\$449,000	2.39 Miles
2	218 Ruby Lane	Vallejo	3	2.5	0.09ac	3/17/2018	1992	\$425,000	3.14 Miles
3	835 Sheridan St	Vallejo	3	2	0.11ac	4/25/2018	1961	\$299,888	3.91 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	El Sobrante fixer, huge corner lot, 3 bedroom, large living room, hardwood floors, 3 car detached garage, here's what everybody's looking for!!!!
Sale 2 Comments	Welcome to downtown Rodeo and a wonderful 1920's California Bungalow complete with hardwood floors and built-in's.
Sale 3 Comments	This 2 bedroom, 1.5 bath single family home is located in the Old Town neighborhood of Rodeo. View of Mt. Tam across the bay is visible from the living room and front yard.
List 1 Comments	Gem in the heart of Old Town Pinole, walking distance to beach is a great alternative to condo living. Adorable 3 bedroom home on 5000 SF lot, great starter home.
List 2 Comments	A well-maintained 3 bedroom 2.5 bathroom TRI-LEVEL single family residence located in the desirable Crystal Pointe subdivision in Vallejo.
List 3 Comments	Beautiful 3 bedrooms, 2 Bathrooms home with endless potential to make modern and gorgeous "Home Sweet Home". Spacious front yard and Huge backyard. NEED Updating and TLC.

Comments:

Service Provider Comments:

Potential buyers are first-time buyers. Offering some sales incentive can help improve the marketing effort. Close to shop, park and easy access to Linus F. Claey's Freeway. There's a shortage of comparables with similar living space within immediate area so expansion of sold date, search distance, age, GLA, value variance and/or lot size is necessary.

Vendor Comments:

Service Provider
Signature

/s/ Sirima Chantalakwong

Service Provider
Company

Insync Realty Inc

BPO Effective Date

7/12/2018

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	Roof repair		\$4,000
Siding/Trim			\$0
Structural			\$0
Windows/Doors			\$0
Paint			\$0
Foundation			\$0
Garage			\$0
Landscaping			\$0
Fence			\$0
Other			\$0
External Repair Total:			\$4,000
Repair Total:			\$4,000



Subject Front

**459 Sonoma Avenue
Rodeo, CA 94572**



Address



Side



Side



Street



Street



Damage Photo

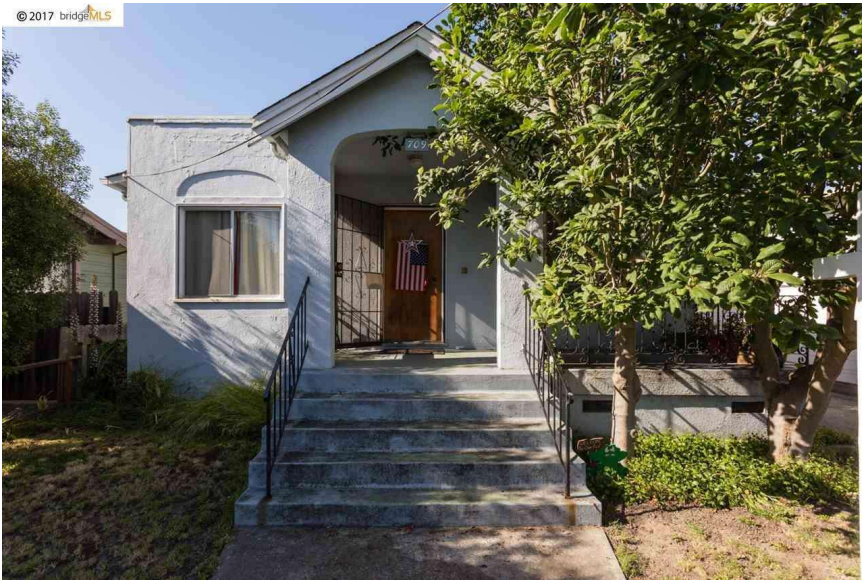


View across street



Comparable Sale #1

4700 Hilltop Dr
El Sobrante, CA 94803
Sale Date: 9/15/2017
Sale Price: \$320,000



Comparable Sale #2

709 Mariposa Ave
Rodeo, CA 94572
Sale Date: 9/13/2017
Sale Price: \$369,000



Comparable Sale #3

877 4th St
Rodeo, CA 94572
Sale Date: 5/23/2018
Sale Price: \$385,000



Comparable Listing #1

160 Tennent Ave
Pinole, CA 94564
Current List: \$449,000



Comparable Listing #2

218 Ruby Lane
Vallejo, CA 94590
Current List: \$425,000



Comparable Listing #3

835 Sheridan St
Vallejo, CA 94590
Current List: \$299,888

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