

Broker Price Opinion

 Exterior Inspection
 Interior Inspection

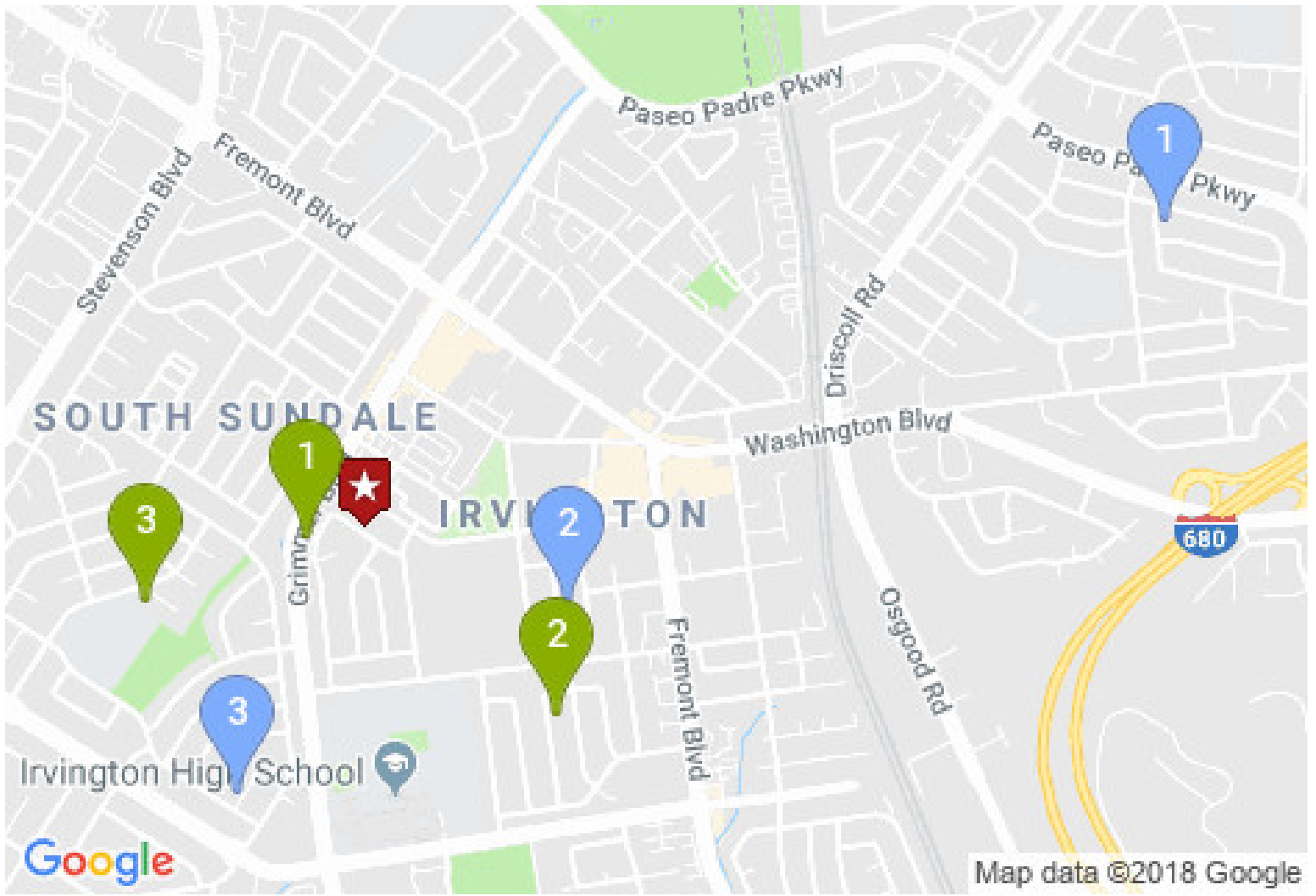
Property Address: 4434 Caren Street	Vendor ID: 4587119
City, State, Zip: Fremont, CA 94538	Deal Name:
Loan Number: 4434CARENSTREET	Inspection Date: 7/13/2018
2nd Loan / Client #:	Subject APN: 525-1118-44

Property Occupancy Status: Owner	Does the Property Appear Secure?: Yes	Est. Monthly Rent: \$4,000	Sold in the last 12 Months?: No
Currently Listed: Yes	Currently List Broker: Alliance Bay Realty	List Broker Contact #: 5105745301	Sale Price:
Initial List Price: \$1,089,888	Initial List Date: 6/14/2018	Current List Price: \$1,089,888	DOM / CDOM: 15 / 105
Is the Subject Listing Currently Pending?: No	Date of Contract:	CDOM to Contract:	Sale Date:

Subject Property Comments / External Influences
Subject is in average condition. Instructions say to provide renovated comps.

	Subject	Sold Comp 1	Sold Comp 2	Sold Comp 3	List Comp 1	List Comp 2	List Comp 3
Address	4434 Caren Street Fremont, CA 94538	41141 Ellen St Fremont, CA 94538	41676 Gifford St Fremont, CA 94538	40523 Ives Ct Fremont, CA 94538	41734 Olympus Fremont, CA 94539	41318 Mahoney St Fremont, CA 94538 Ct	4787 Wadsworth Fremont, CA 94538
Proximity		0.09 Miles	0.45 Miles	0.38 Miles	1.47 Miles	0.37 Miles	0.48 Miles
Sale/List Price		\$1,356,000	\$1,420,500	\$1,285,000	\$1,575,000	\$1,150,000	\$1,199,000
Sale Date		5/23/2018	5/14/2018	6/14/2018	active	pending	active
Price Per Sq.ft.	\$1,024.28	\$1,028.83	\$1,084.35	\$863.58	\$1,098.33	\$922.95	\$825.76
Initial List Price	\$1,089,888	\$1,100,000	\$1,150,000	\$1,098,888	\$1,575,000	\$1,150,000	\$1,199,000
Initial List Date	6/14/2018	4/20/2018	3/28/2018	5/18/2018	7/5/2018	6/25/2018	7/7/2018
Current/Final List	\$1,089,888	\$1,100,000	\$1,150,000	\$1,098,888	\$1,575,000	\$1,150,000	\$1,199,000
DOM/CDOM	15 / 105	7 / 7	8 / 8	13 / 13	9 / 9	12 / 12	7 / 7
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	1318	1318	1310	1488	1434	1246	1452
#Rooms/Bed/Bath 1	1 / 3 / 2	1 / 3 / 2	1 / 3 / 2	1 / 3 / 2	1 / 3 / 2	1 / 3 / 2	1 / 3 / 2
Year Built	1960	1961	1958	1960	1961	1958	1963
Bsmnt SF/% Finished							
Lot Size	0.14ac	0.18ac	0.15ac	0.20ac	0.15ac	0.15ac	0.14ac
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	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	2 Attached	2 Attached	2 Attached	2 Attached	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	Irvington	Irvington	Irvington	Irvington	Mission Heights	Irvington	Irvington
School District	Fremont	Fremont	Fremont	Fremont	Fremont	Fremont	Fremont
Common Amenities							
Data Source - ID	County Tax -	MLS - 40818420	MLS - 40815345	MLS - 40822474	MLS - 40828912	MLS - 40825586	MLS - 40829217

Market Time 90-120 days	As-Is Price Estimate	As-Repaired Price Estimate	Land Only Price
Anticipated Sale Price	\$1,350,000	\$1,350,000	\$405,000
Recommended List Price	\$1,359,000	\$1,359,000	
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
•	4434 Caren Street	Fremont	3	2	0.14ac		1960		
1	41141 Ellen St	Fremont	3	2	0.18ac	5/23/2018	1961	\$1,356,000	0.09 Miles
2	41676 Gifford St	Fremont	3	2	0.15ac	5/14/2018	1958	\$1,420,500	0.45 Miles
3	40523 Ives Ct	Fremont	3	2	0.20ac	6/14/2018	1960	\$1,285,000	0.38 Miles
1	41734 Olympus	Fremont	3	2	0.15ac	7/5/2018	1961	\$1,575,000	1.47 Miles
2	41318 Mahoney St	Fremont	3	2	0.15ac	6/25/2018	1958	\$1,150,000	0.37 Miles
3	4787 Wadsworth Ct	Fremont	3	2	0.14ac	7/7/2018	1963	\$1,199,000	0.48 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	Appears to be the same floor plan as the subject. Has been updated. It is similar to the subject property in style, age, GLA, bedroom count and bathroom count. Sold 256K over list price.
Sale 2 Comments	Updated and remodeled SFR. It is similar to the subject property in style, age, GLA, bedroom count and bathroom count. Sold \$270,500 over list price.
Sale 3 Comments	Updated and remodeled SFR. It is similar to the subject property in style, age, GLA, bedroom count and bathroom count. Sold \$186,112 over list price.
List 1 Comments	Renovated and remodeled home. It is similar to the subject property in style, age, GLA, bedroom count and bathroom count. Lack of competing comps within 1 mile. Necessary to expand search out more than 1 mile.
List 2 Comments	Maintained home with various upgrades. It is similar to the subject property in style, age, GLA, bedroom count and bathroom count.
List 3 Comments	Upgraded and remodeled home. It is similar to the subject property in style, age, GLA, bedroom count and bathroom count.

Comments:

Service Provider Comments:

Comps provided are most similar to subject in size, style, and are in the same or similar neighborhood as subject. They also share similar or same school districts, commerce, and employment opportunities. Due to the shortage of inventory it was necessary to expand search out more than 1 mile and to use L1 which is greater than 15% value variance.

Vendor Comments:

[Empty text area for Vendor Comments]

Service Provider
Signature

/s/ Jennifer Angell

Service Provider
Company

United Brokers Realty

BPO Effective Date

7/16/2018

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

**4434 Caren Street
Fremont, CA 94538**



Address



Side



Side



Street



Street



View across street



Comparable Sale #1

41141 Ellen St
Fremont, CA 94538
Sale Date: 5/23/2018
Sale Price: \$1,356,000



Comparable Sale #2

41676 Gifford St
Fremont, CA 94538
Sale Date: 5/14/2018
Sale Price: \$1,420,500



Comparable Sale #3

40523 Ives Ct
Fremont, CA 94538
Sale Date: 6/14/2018
Sale Price: \$1,285,000



Comparable Listing #1

41734 Olympus
Fremont, CA 94539
Current List: \$1,575,000



Comparable Listing #2

41318 Mahoney St
Fremont, CA 94538
Current List: \$1,150,000



Comparable Listing #3

4787 Wadsworth Ct
Fremont, CA 94538
Current List: \$1,199,000

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