



# Broker Price Opinion

Exterior Inspection  
 Interior Inspection

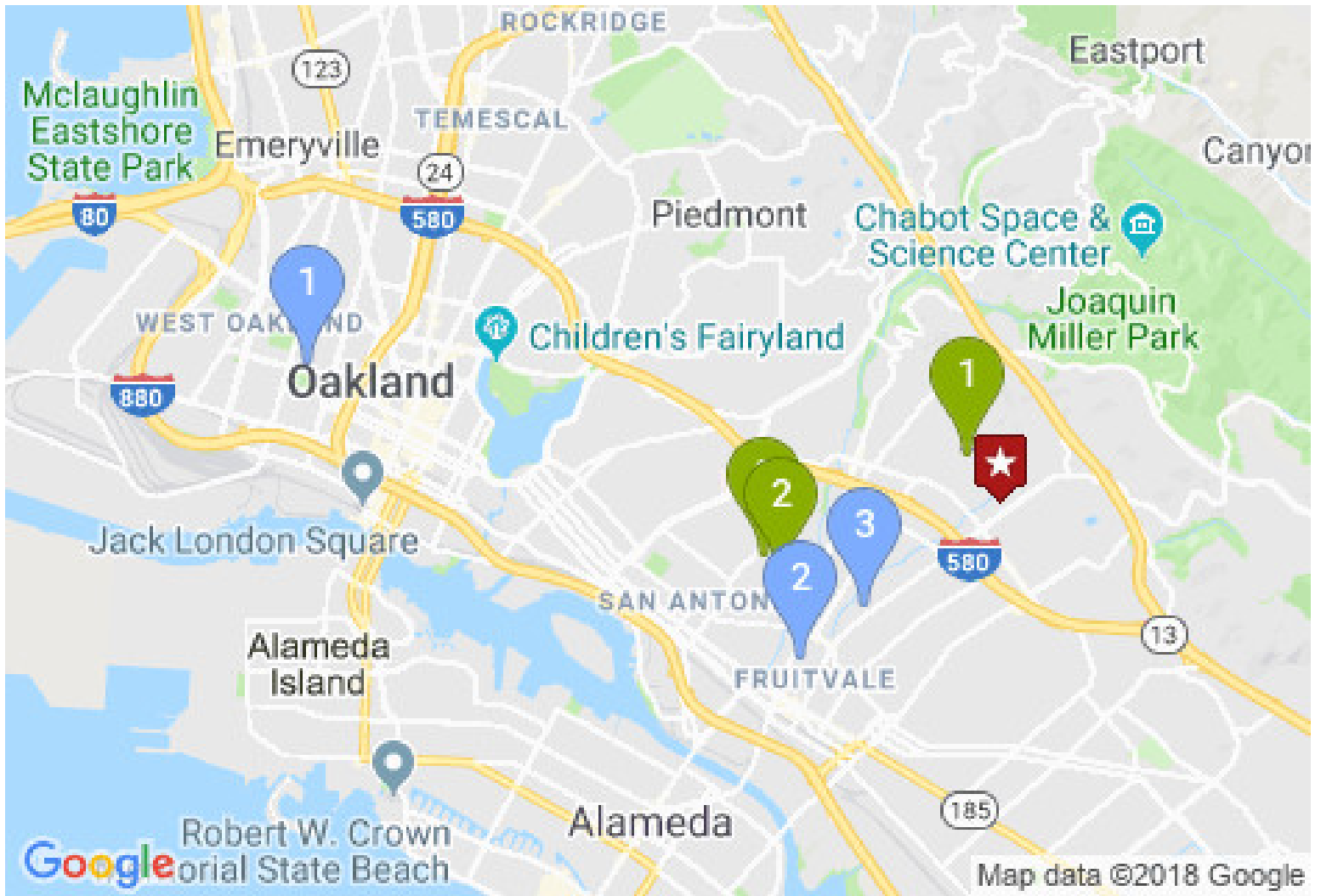
Property Address: 3435-3437-3439 California St	Vendor ID: 4615568
City, State, Zip: Oakland, CA 94602	Deal Name:
Loan Number: 000756	Inspection Date: 8/06/2018
2nd Loan / Client #:	Subject APN: 028-0958-002-07

Property Occupancy Status: Owner	Does the Property Appear Secure?: Yes	Est. Monthly Rent: \$2,495	Sold in the last 12 Months?: No
Currently Listed: No	List Broker Contact #:	Current List Price:	Sale Price:
Is the Subject Listing Currently Pending?:	Date of Contract:	CDOM to Contract:	Sale Date:

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

	Subject	Sold Comp 1	Sold Comp 2	Sold Comp 3	List Comp 1	List Comp 2	List Comp 3
Address	3435-3437-3439 California St Oakland, CA 94602	2955 Carmel Street Oakland, CA 94602	2416 25th Ave Oakland, CA 94601	2449 Grande Vista Ave Oakland, CA 94601	1431 Linden St Oakland, CA 94601	3221 E 17th St Oakland, CA 94601	3466 Paxton Ave Oakland, CA 94601
Proximity		0.45 Miles	1.55 Miles	1.62 Miles	4.79 Miles	1.68 Miles	1.12 Miles
Sale/List Price		\$1,200,000	\$1,180,000	\$930,000	\$999,900	\$1,234,875	\$1,100,000
Sale Date		3/27/2018	3/23/2018	2/27/2018	active	active	active
Price Per Sq.ft.	\$266.10	\$389.61	\$342.03	\$227.27	\$311.40	\$275.33	\$366.67
Initial List Price		\$1,075,000	\$999,950	\$560,000	\$1,350,000	\$1,234,875	\$1,100,000
Initial List Date		2/25/2018	2/17/2018	12/12/2017	7/31/2018	8/4/2018	6/28/2018
Current/Final List		\$1,075,000	\$999,950	\$560,000	\$999,900	\$1,234,875	\$1,100,000
DOM/CDOM		20 / 20	12 / 12	16 / 16	8 / 8	4 / 4	41 / 41
Sales Type		Fair Market	Fair Market	Fair Market	Fair Market	Fair Market	Fair Market
Living Area	3758	3080	3450	4092	3211	4485	3000
#Rooms/Bed/Bath 1	5 / 3 / 2	3 / 1 / 1	5 / 3 / 2	4 / 2 / 1	7 / 4 / 3	4 / 2 / 2	4 / 2 / 1
#Rooms/Bed/Bath 2	4 / 2 / 1	4 / 2 / 2	5 / 3 / 2	4 / 2 / 1	4 / 2 / 1	6 / 3 / 2	4 / 2 / 2
#Rooms/Bed/Bath 3	4 / 2 / 1	3 / 1 / 1		5 / 3 / 1		6 / 3 / 2.5	5 / 3 / 2
#Rooms/Bed/Bath 4							
Year Built	1967	1959	2004	1916	1889	1989	1966
Bsmnt SF/% Finished							
Lot Size	0.12ac	0.21ac	0.13ac	0.22ac	0.11ac	0.14ac	0.11ac
Property Type	3 unit	3 unit	2 unit	3 unit	2 unit	3 unit	3 unit
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	3	3	2	3	2	3	3
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	No / No / No	No / No / No	No / No / No	No / No / No	No / No / No	No / No / No	No / No / No
Fireplace	Yes	Yes	Yes	Yes	Yes	No	No
Garage	3 Attached	2 Carport	None	None	None	4 Carport	3 Attached
Other Features	None	None	None	None	None	None	None
Subdivision	Fruitvale Heights	Fruitvale Heights	Fruitvale Heights	Fruitvale Heights	Fruitvale Heights	Fruitvale Heights	Fruitvale Heights
Rent Potential	\$2,495	\$3,050	\$3,300	\$5,136	\$4,100	\$4,285	\$2,500
Annual Gross Income	\$29,940	\$36,600	\$39,600	\$61,632	\$49,200	\$51,420	\$30,000
Likely Sale Price					\$969,903	\$1,197,829	\$1,067,000
Gross Rent Multiplier	33.40	32.79	29.80	15.09	19.71	23.29	35.57
School District	Skyline High	Skyline High	Skyline High	Skyline High	Skyline High	Skyline High	Skyline High
Common Amenities		Washer, Washer/Dryer Hookups	None	None	None	None	None
Data Source - ID	County Tax -	MLS - 40811700	MLS - 40810824	MLS - 40805599	MLS - 40832405	MLS - 40833173	MLS - 40828102

<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	\$1,000,000	\$1,000,000	\$340,000
Recommended List Price	\$1,020,000	\$1,020,000	
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
•	3435-3437-3439 California St	Oakland	7	4	0.12ac		1967		
1	2955 Carmel Street	Oakland	4	4	0.21ac	3/27/2018	1959	\$1,200,000	0.45 Miles
2	2416 25th Ave	Oakland	6	4	0.13ac	3/23/2018	2004	\$1,180,000	1.55 Miles
3	2449 Grande Vista Ave	Oakland	7	3	0.22ac	2/27/2018	1916	\$930,000	1.62 Miles
1	1431 Linden St	Oakland	6	4	0.11ac	7/31/2018	1889	\$999,900	4.79 Miles
2	3221 E 17th St	Oakland	8	6.5	0.14ac	8/4/2018	1989	\$1,234,875	1.68 Miles
3	3466 Paxton Ave	Oakland	7	5	0.11ac	6/28/2018	1966	\$1,100,000	1.12 Miles

**Neighborhood Data:**

Location Type:  Market Trend:  Economic Trend:  Neighborhood Trend:

Housing Supply:  Crime/Vandalism:  REO Driven?:  Avg Age of Home:

Sale to List Ratio:  Neighborhood Pride of Ownership:  Avg Marketing Time of Comparable Listings:

Price Range:  to  Median Price:  Predominate Value:  Average DOM:

% Owners:  % Tenants:  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	Upper Dimond District 1960's era Triplex Fantastic opportunity: 2 units vacant and ready for owner move-in or investor! Great neighborhood in the
Comments	Upper Dimond, quiet residential street, with backyard set up for garden lovers! Vacant 3 bedroom unit has separate living and dining r
Sale 2	2 houses in one lot.Nice front home 3 beds/2 baths, duplex at rear 2 beds/2 baths each unit,built 2004.Central and convenient location, close to
Comments	schools, Fruitvale BART Station, Freeways and shopping district
Sale 3	SC3 was listed for \$560,000 and sold for \$930,00. Double lot for development potential. There are two 2BD/1BA units and one 3BD/1BA unit
Comments	generating \$5136 in monthly income. Just a 10-minute drive to Fruitvale
List 1	Unique Duplex! Unit A 4 bd rm 3 ba rm main unit with master suite, jetted bath tub separate shower, Kit. has granite counter tops, 2 cooking stations,
Comments	cooking island and abundant cabinetry. Property also has hard wood staircase, dining room, family room with bath room, laundry ro
List 2	HUGE Triplex in the Fruitvale District. RARE OPPORTUNITY Two buildings: A Duplex built in 1989 and a 2 story 3 bd 2.5 ba detached home with
Comments	bonus room chimney and integrated vacuum, and huge master built in 1991, WOW! The front building has a large 3 bd 2 ba unit with balcony ups
List 3	Rare opportunity to secure a 3-unit building in an environment of very low inventory. This property has a ton of potential for an owner occupant buyer.
Comments	Owner occupant candidates don't be hesitant to present an offer. Great opportunity to live in the 4 bedroom bottom unit and rent

**Comments:**

Service Provider Comments:

8/8/18-- SC3 was listed for \$560,000 and sold for \$930,000. Suggested value is based on adjusted price of Sold 3 which has the most similar characteristics to subject as well as in-line with current competitions. Search criteria -- 1 bed and 1 bath variance, 20% GLA variance, 10 years variance, COE 6 months, within 5 miles radius. Specific adjustments are provided on the report for each comp. Potential buyers are investors. 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 search distance, age, GLA and/or lot size is necessary. Close to shopping center,fitness, restaurants, park and school. Easy access to 580 freeway.

Vendor Comments:

Service Provider  
Signature

/s/ Sirima Chantalakwong

Service Provider  
Company

Insync Realty Inc

BPO Effective Date

8/8/2018

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

**3435-3437-3439 California St  
Oakland, CA 94602**



Address



Side





Side



Street



Street



View across street



**Comparable Sale #1**

2955 Carmel Street  
Oakland, CA 94602  
Sale Date: 3/27/2018  
Sale Price: \$1,200,000



**Comparable Sale #2**

2416 25th Ave  
Oakland, CA 94601  
Sale Date: 3/23/2018  
Sale Price: \$1,180,000



**Comparable Sale #3**

2449 Grande Vista Ave  
Oakland, CA 94601  
Sale Date: 2/27/2018  
Sale Price: \$930,000





**Comparable Listing #1**

1431 Linden St  
Oakland, CA 94601  
Current List: \$999,900



**Comparable Listing #2**

3221 E 17th St  
Oakland, CA 94601  
Current List: \$1,234,875



**Comparable Listing #3**

3466 Paxton Ave  
Oakland, CA 94601  
Current List: \$1,100,000

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