



Broker Price Opinion

Exterior Inspection
 Interior Inspection

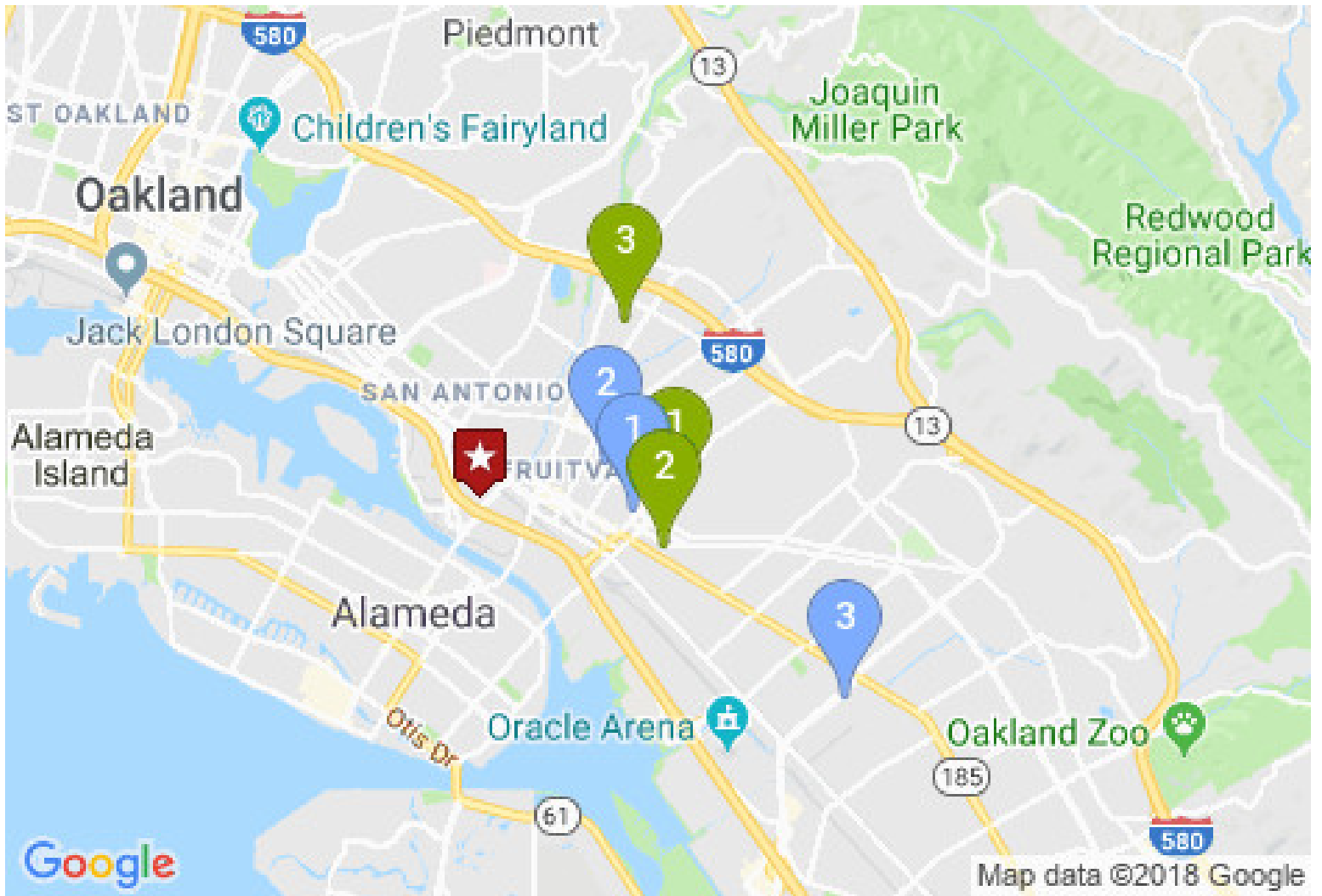
Property Address: 833 Portwood Avenue	Vendor ID: 4613844
City, State, Zip: Oakland, CA 94601	Deal Name:
Loan Number: 000756	Inspection Date: 8/02/2018
2nd Loan / Client #:	Subject APN: 019-0084-012

Property Occupancy Status: Tenant	Does the Property Appear Secure?: Yes	Est. Monthly Rent: \$2,651	Sold in the last 12 Months?: No
Currently Listed: Yes	Currently List Broker: Genesis Real Estate	List Broker Contact #: 5103753172	Initial List Price: \$535,000
	Initial List Date: 4/26/2018	Current List Price: \$535,000	DOM / CDOM: 26 / 26
Is the Subject Listing Currently Pending?: Yes	Date of Contract: 5/22/2018	CDOM to Contract: 26	Sale Price:
			Sale Date:

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	833 Portwood Avenue Oakland, CA 94601	2019 45th Ave Oakland, CA 94601	1432 46th Ave Oakland, CA 94601	2914 Nicol Ave Oakland, CA 94602	4114 E 17th St Oakland, CA 94601	1820 Bridge Ave Oakland, CA 94601	1169 75th Ave Oakland, CA 94621
Proximity		1.32 Miles	1.29 Miles	1.57 Miles	1.05 Miles	0.9 Miles	2.8 Miles
Sale/List Price		\$540,000	\$585,000	\$570,000	\$499,950	\$599,999	\$550,000
Sale Date		2/27/2018	9/7/2017	10/20/2017	pending	pending	active
Price Per Sq.ft.	\$296.12	\$299.00	\$265.43	\$267.61	\$289.66	\$271.37	\$315.73
Initial List Price	\$535,000	\$550,000	\$575,000	\$675,000	\$599,000	\$648,500	\$550,000
Initial List Date	4/26/2018	12/12/2017	6/1/2017	5/27/2017	3/20/2018	4/16/2018	4/17/2018
Current/Final List	\$535,000	\$545,000	\$575,000	\$629,000	\$499,950	\$599,999	\$550,000
DOM/CDOM	26 / 26	57 / 57	43 / 43	93 / 93	65 / 65	154 / 95	102 / 102
Sales Type		Fair Market	Fair Market	Fair Market	Fair Market	Fair Market	Fair Market
Living Area	1908	1806	2204	2130	1726	2211	1742
#Rooms/Bed/Bath 1	6 / 4 / 1.5	6 / 4 / 1	4 / 2 / 1	3 / 1 / 1	4 / 2 / 1	7 / 5 / 2	4 / 2 / 1
#Rooms/Bed/Bath 2	4 / 2 / 1	3 / 1 / 1.5	4 / 2 / 1	3 / 1 / 1	3 / 1 / 1	4 / 2 / 1	3 / 1 / 1
#Rooms/Bed/Bath 3	3 / 1 / 1		3 / 1 / 1	3 / 1 / 1	4 / 2 / 1		3 / 1 / 1
#Rooms/Bed/Bath 4							
Year Built	1905	1905	1967	1952	1915	1910	1925
Bsmnt SF/% Finished		903 / 50					
Lot Size	0.13ac	0.09ac	0.07ac	0.12ac	0.05ac	0.09ac	0.22ac
Property Type	3 unit	2 unit	3 unit	3 unit	3 unit	2 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	Ranch / Q4
# of Units	3	2	3	3	3	2	3
Condition	C4	C4	C3	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	No	Yes	No	No	Yes	Yes	No
Garage	None	1 Attached	3 Attached	3 Attached	None	1 Carport	None
Other Features	None	None	None	None	None	None	None
Subdivision	Myers & White	Oakland	Oakland	Oakland	Oakland	Oakland	Oakland
Rent Potential	\$2,651	\$2,600	\$2,800	\$2,600	\$2,433	\$2,700	\$2,995
Annual Gross Income	\$31,812	\$31,200	\$33,600	\$31,200	\$29,196	\$32,400	\$35,940
Likely Sale Price					\$484,952	\$581,999	\$533,500
Gross Rent Multiplier	17.76	17.31	17.41	18.27	16.61	17.96	14.84
School District	Oakland	Oakland	Oakland	Oakland	Oakland	Oakland	Oakland
Common Amenities		None	None	None	None	None	None
Data Source - ID	MLS - 21810061	MLS - 40805573	MLS - 40783653	MLS - 40783121	MLS - 40814514	MLS - 40817780	MLS - 40817797

Market Time 90-120 days	As-Is Price Estimate	As-Repaired Price Estimate	Land Only Price
Anticipated Sale Price	\$565,000	\$565,000	\$219,200
Recommended List Price	\$576,300	\$576,300	
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
•	833 Portwood Avenue	Oakland	7	3.5	0.13ac		1905		
1	2019 45th Ave	Oakland	5	2.5	0.09ac	2/27/2018	1905	\$540,000	1.32 Miles
2	1432 46th Ave	Oakland	5	3	0.07ac	9/7/2017	1967	\$585,000	1.29 Miles
3	2914 Nicol Ave	Oakland	3	3	0.12ac	10/20/2017	1952	\$570,000	1.57 Miles
1	4114 E 17th St	Oakland	5	3	0.05ac	3/20/2018	1915	\$499,950	1.05 Miles
2	1820 Bridge Ave	Oakland	7	3	0.09ac	4/16/2018	1910	\$599,999	0.9 Miles
3	1169 75th Ave	Oakland	4	3	0.22ac	4/17/2018	1925	\$550,000	2.8 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 Comments	GREAT OPPORTUNITY TO OWN THIS PROPERTY. LOTS OF POSSIBILITIES- YOU CAN LIVE IN ONE UNIT DOWNSTAIRS (ONE BEDROOM+ 1.5 BATH DOWNSTAIRS) AND/ OR RENT UPSTAIRS (ROOMS/ UNIT- 4 BEDROOMS PLUS KITCHENETTE AND BATHROOM UPSTAIRS)
Sale 2 Comments	Great triplex in convenient location near BART, I880, 580 and Downtown Oakland. All units recently upgraded, dual pane windows, kitchens, bathrooms & hardwood floors. Common laundry in the rear.
Sale 3 Comments	3Plex in Oakland, Below Macarthur, No Section 8 tenants, Tenants pay Water, Electric & Gas, Each with 1 garage, Each unit access to rear yard
List 1 Comments	FIXER UPPER. CASH buyer preferably. Tenants on month to month Leases. Close To Airport, Parks, Shopping and FRUITVALE Bart. Sellers Motivated to Sell/negotiate. Property will be delivered with Tenants in Place. 5 bedrooms and 3 baths in Total.
List 2 Comments	Beautiful duplex, Centrally located close to everything, good size bedrooms, New carpets, tile flooring, long driveway, and backyard with space to relax, is a must see.. close to schools, shopping and mayor transportation.
List 3 Comments	3 units in a quiet street. Long driveway to fenced big back yard can park 7 cars! Open April 21 Saturday 12:00pm-12:30pm.

Comments:

Service Provider Comments:

8/7/18 -- Per MLS, subject has 4 bedroom 1.5 bath upstairs, 2 bedrooms downstairs, and a bonus studio in rear. Subject GLA is per tax record (see attached). Subject's address isn't visible at time of inspection so agent uses street sign instead. Agent uses tax assessor's and google maps to identify the subject. Suggested value is based on adjusted price of Sold1 which has the most similar characteristics to subject as well as in-line with current competitions. 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 sold date, search distance, value variance, age, GLA and/or lot size is necessary.

Vendor Comments:

Address verified via goggle maps.

Service Provider
Signature

/s/ Sirima Chantalakwong

Service Provider
Company

Insync Realty Inc

BPO Effective Date

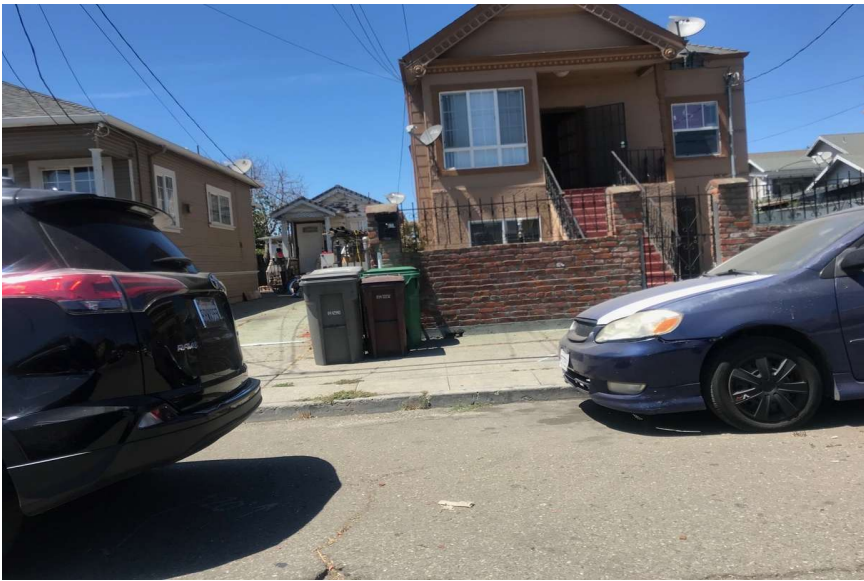
8/7/2018

Service Provider Lic.
Num.

01460948

RepairsRecommended 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

**833 Portwood Avenue
Oakland, CA 94601**



Address



Side



Side



Street



Street



View across street



Comparable Sale #1

2019 45th Ave
Oakland, CA 94601
Sale Date: 2/27/2018
Sale Price: \$540,000



Comparable Sale #2

1432 46th Ave
Oakland, CA 94601
Sale Date: 9/7/2017
Sale Price: \$585,000



Comparable Sale #3

2914 Nicol Ave
Oakland, CA 94602
Sale Date: 10/20/2017
Sale Price: \$570,000



Comparable Listing #1

4114 E 17th St
Oakland, CA 94601
Current List: \$499,950



Comparable Listing #2

1820 Bridge Ave
Oakland, CA 94601
Current List: \$599,999



Comparable Listing #3

1169 75th Ave
Oakland, CA 94621
Current List: \$550,000

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