

Broker Price Opinion

 Exterior Inspection
 Interior Inspection

Property Address: 1624 San Bruno Street	Vendor ID: 4637023
City, State, Zip: Fairfield, CA 94533	Deal Name:
Loan Number: 000826	Inspection Date: 9/12/2018
2nd Loan / Client #:	Subject APN: 0033-203-040

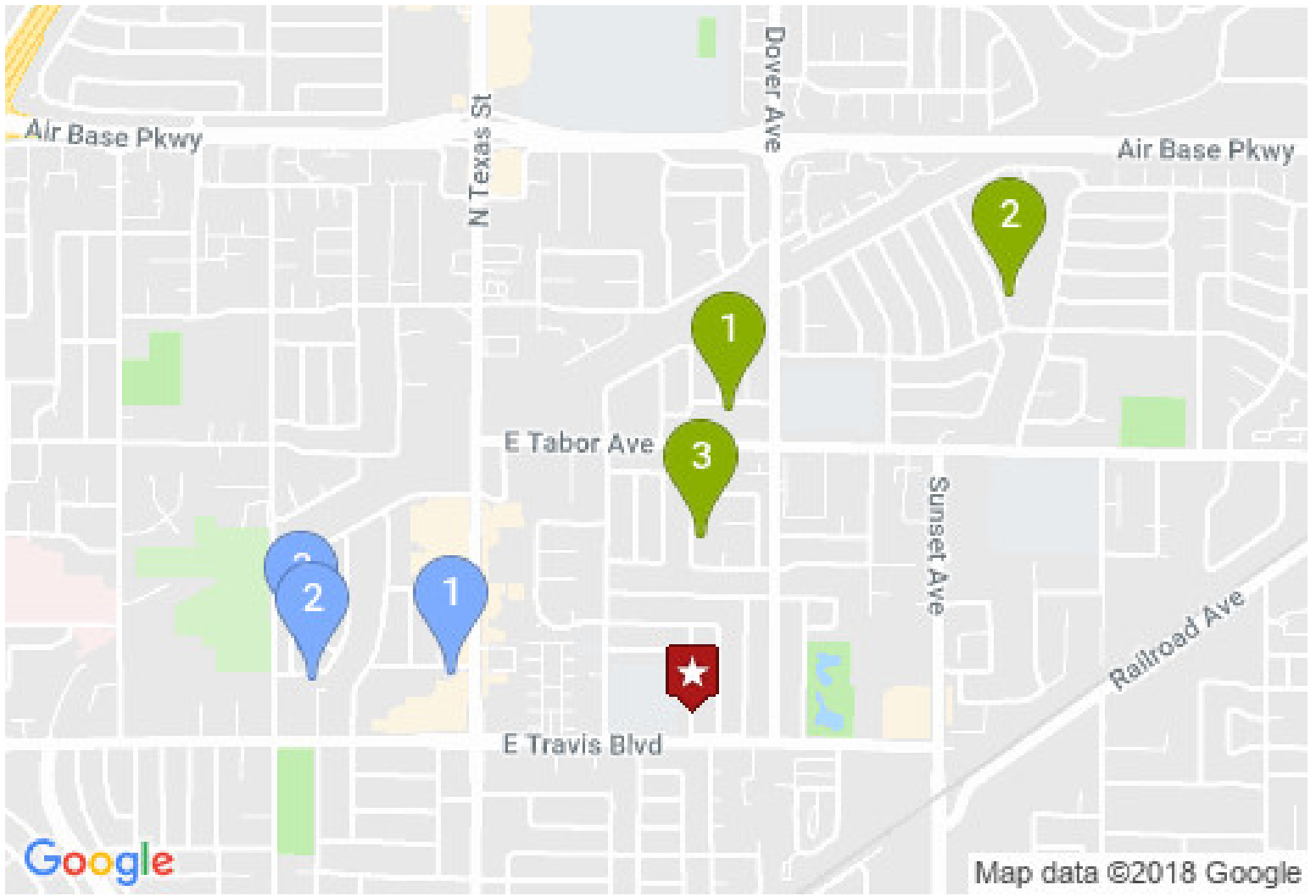
Property Occupancy Status: Tenant	Does the Property Appear Secure?: Yes	Est. Monthly Rent: \$1,750	Sold in the last 12 Months?: No
Currently Listed: Yes	Currently List Broker: Red Oak Realty	List Broker Contact #: 5103682854	Initial List Price: \$250,000
	Initial List Date: 8/28/2018	Current List Price: \$250,000	DOM / CDOM: 12 / 12
Is the Subject Listing Currently Pending?: Yes	Date of Contract: 9/09/2018	CDOM to Contract: 11	Sale Price:
			Sale Date:

Subject Property Comments / External Influences
Subject MLS sites "a LOT of deferred maintenance" Needs a roof and paint minimum.

	Subject	Sold Comp 1	Sold Comp 2	Sold Comp 3	List Comp 1	List Comp 2	List Comp 3
Address	1624 San Bruno Street Fairfield, CA 94533	213 Wisconsin St Fairfield, CA 94533	513 Sycamore Dr Fairfield, CA 94533	1700 Hemlock St Fairfield, CA 94533	625 San Lorenzo St Fairfield, CA 94533	2008 Eagle Way Fairfield, CA 94533	1850 San Clemente St Fairfield, CA 94533
Proximity		0.42 Miles	0.65 Miles	0.68 Miles	0.5 Miles	0.86 Miles	0.29 Miles
Sale/List Price		\$340,000	\$380,000	\$395,000	\$300,000	\$355,000	\$349,999
Sale Date		5/16/2018	5/30/2018	5/15/2018	active	pending	pending
Price Per Sq.ft.	\$155.92	\$205.31	\$221.96	\$246.88	\$168.63	\$225.40	\$220.40
Initial List Price	\$250,000	\$385,000	\$375,000	\$380,000	\$240,000	\$380,000	\$380,000
Initial List Date	8/28/2018	2/15/2018	3/23/2018	3/21/2018	5/7/2018	7/13/2018	6/15/2018
Current/Final List	\$250,000	\$349,999	\$380,000	\$380,000	\$300,000	\$355,000	\$349,999
DOM/CDOM	12 / 12	40 / 40	34 / 34	40 / 40	129 / 129	62 / 62	81 / 81
Sales Type		Fair Market	Fair Market	Fair Market	Short Sale	Fair Market	Fair Market
Finance Incentives	0	0	0	0	0	0	0
Living Area	1706	1656	1712	1600	1779	1575	1588
#Rooms/Bed/Bath 1	8 / 4 / 2	8 / 4 / 2	7 / 3 / 2	8 / 4 / 2	7 / 3 / 2	8 / 4 / 2	8 / 4 / 2
Year Built	1959	1954	1959	1959	1964	1966	1965
Bsmnt SF/% Finished							
Lot Size	0.13ac	0.14ac	0.15ac	0.14ac	0.13ac	0.13ac	0.14ac
Property Type	SF Detach	SF Detach	SF Detach	SF Detach	SF Detach	SF Detach	SF Detach
Style / Quality	2-Story Conv / Q4	Single Story / Q4	2-Story Conv / Q4	Single Story / Q4	2-Story Conv / Q4	2-Story Conv / Q4	2-Story Conv / Q4
# of Units	1	1	1	1	1	1	1
Condition	C5	C4	C4	C4	C5	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 / No / No	Yes / No / No	Yes / No / No	Yes / No / No	Yes / No / No	Yes / No / 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	NA	NA	NA	NA	NA	NA	NA
HOA Fees	0/mo	0/mo	0/mo	0/mo	0/mo	0/mo	0/mo
Subdivision	Willeford Estates	Fremont Village	Montgomery Estates	Montgomery Estates	Oxford	Dover Terrace	Willeford Estates
School District	Fairfield	Fairfield	Fairfield	Fairfield	Fairfield	Fairfield	Fairfield

Common Amenities							
Data Source - ID	County Tax - 0033-203-040	MLS - 0033-121-120	MLS - 0033-101-070	MLS - 0033-103-130	MLS - 0034-201-070	MLS - 0169-064-050	MLS - 0033-192-060

Market Time 30-90 days	As-Is Price Estimate	As-Repaired Price Estimate	Land Only Price
Anticipated Sale Price	\$266,000	\$300,000	\$55,500
Recommended List Price	\$266,000	\$300,000	
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
•	1624 San Bruno Street	Fairfield	4	2	0.13ac		1959		
1	213 Wisconsin St	Fairfield	4	2	0.14ac	5/16/2018	1954	\$340,000	0.42 Miles
2	513 Sycamore Dr	Fairfield	3	2	0.15ac	5/30/2018	1959	\$380,000	0.65 Miles
3	1700 Hemlock St	Fairfield	4	2	0.14ac	5/15/2018	1959	\$395,000	0.68 Miles
1	625 San Lorenzo St	Fairfield	3	2	0.13ac	5/7/2018	1964	\$300,000	0.5 Miles
2	2008 Eagle Way	Fairfield	4	2	0.13ac	7/13/2018	1966	\$355,000	0.86 Miles
3	1850 San Clemente St	Fairfield	4	2	0.14ac	6/15/2018	1965	\$349,999	0.29 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	Older construction than subject on very similar lot. very Less interior square footage with same room count.
Sale 2 Comments	Same age of construction as subject on larger lot. Very similar interior square footage with minus 1 bedroom.
Sale 3 Comments	Same age of construction as subject on very similar lot. Less interior square footage with same room count.
List 1 Comments	Newer construction than subject on same size lot. Larger interior square footage with minus 1 bedroom.
List 2 Comments	Newer construction than subject on same size lot. Less interior square footage with same room count.
List 3 Comments	Newer construction than subject on very similar lot. Less interior square footage with same room count.

Comments:

Service Provider Comments:

Additionally age of construction is taken into account as well as property condition, maintenance, like neighborhood. Subject and all comparables are all typical of the subdivision, surrounding subdivisions and residential Fairfield. Nothing remarkable to note. All meet standard industry evaluation benchmarks. NOTE: Also, Subject is a 2 story located in a neighborhood of primarily single story homes. Very few 2 story homes in this particular area. Additionally, MLS listing states subject has deferred maintenance. Only Exterior observation was observed however, common sense would dictate that the listing price reflects the condition on the interior as well.

Vendor Comments:

Service Provider
Signature

/s/ Jayney Sharpe

Service Provider
Company

Big Block Realty

BPO Effective Date

9/13/2018

Service Provider Lic.
Num.

01823548

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			\$12,000
Siding/Trim			\$0
Structural			\$0
Windows/Doors			\$0
Paint			\$5,000
Foundation			\$0
Garage			\$0
Landscaping			\$0
Fence			\$0
Other			\$0
External Repair Total:			\$17,000
Repair Total:			\$17,000



Subject Front

**1624 San Bruno Street
Fairfield, CA 94533**



Address



Side



Side



Street



Street



View across street



Comparable Sale #1

213 Wisconsin St
Fairfield, CA 94533
Sale Date: 5/16/2018
Sale Price: \$340,000



Comparable Sale #2

513 Sycamore Dr
Fairfield, CA 94533
Sale Date: 5/30/2018
Sale Price: \$380,000



Comparable Sale #3

1700 Hemlock St
Fairfield, CA 94533
Sale Date: 5/15/2018
Sale Price: \$395,000



Comparable Listing #1

625 San Lorenzo St
Fairfield, CA 94533
Current List: \$300,000



Comparable Listing #2

2008 Eagle Way
Fairfield, CA 94533
Current List: \$355,000



Comparable Listing #3

1850 San Clemente St
Fairfield, CA 94533
Current List: \$349,999

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