

Broker Price Opinion

 Exterior Inspection
 Interior Inspection

Property Address: 529 4th Street	Vendor ID: 4637024
City, State, Zip: Richmond, CA 94801	Deal Name:
Loan Number: 000828	Inspection Date: 9/12/2018
2nd Loan / Client #:	Subject APN: 534-280-028-0

Property Occupancy Status: <input type="text" value="Tenant"/>	Does the Property Appear Secure?: <input type="text" value="Yes"/>	Est. Monthly Rent: <input type="text" value="\$2,200"/>	Sold in the last 12 Months?: <input type="text" value="No"/>
Currently Listed: <input type="text" value="No"/>	List Broker Contact #:	Initial List Price:	Initial List Date:
Current List Price:	DOM / CDOM:	Sale Price:	Sale Date:
Is the Subject Listing Currently Pending?: <input type="text"/>	Date of Contract:	CDOM to Contract:	

Subject Property Comments / External Influences

Per tax record, last market sale on 2/17/2009 for \$48000.

	Subject	Sold Comp 1	Sold Comp 2	Sold Comp 3	List Comp 1	List Comp 2	List Comp 3
Address	529 4th Street Richmond, CA 94801	714 11th St Richmond, CA 94801	464 1st St Richmond, CA 94801	1619 Gaynor Av Richmond, CA 94801	314 Bissell Ave Richmond, CA 94801	726 9th St Richmond, CA 94801	1708 Chanslor Ave Richmond, CA 94801
Proximity		0.47 Miles	0.15 Miles	0.76 Miles	0.36 Miles	0.41 Miles	0.85 Miles
Sale/List Price		\$362,000	\$365,000	\$370,000	\$360,000	\$368,000	\$399,000
Sale Date		6/1/2018	8/30/2018	3/23/2018	pending	pending	active
Price Per Sq.ft.	\$352.38	\$393.91	\$374.36	\$309.11	\$419.09	\$319.72	\$443.83
Initial List Price		\$355,000	\$359,000	\$340,000	\$360,000	\$368,000	\$399,000
Initial List Date		3/12/2018	6/8/2018	2/28/2018	5/5/2018	7/24/2018	8/4/2018
Current/Final List		\$355,000	\$359,000	\$340,000	\$360,000	\$368,000	\$399,000
DOM/CDOM		13 / 13	28 / 28	15 / 15	71 / 71	10 / 10	36 / 36
Sales Type		Fair Market	Fair Market	Fair Market	Fair Market	Fair Market	Fair Market
Finance Incentives		0	0	0	0	0	0
Living Area	1050	919	975	1197	859	1151	899
#Rooms/Bed/Bath 1	6 / 3 / 2	6 / 3 / 2	7 / 3 / 1	6 / 3 / 2	6 / 3 / 2	6 / 2 / 1	6 / 3 / 1
Year Built	1980	1991	1962	1959	1992	1921	1956
Bsmnt SF/% Finished							
Lot Size	0.06ac	0.06ac	0.07ac	0.11ac	0.07ac	0.10ac	0.07ac
Property Type	SF Detach	SF Detach	SF Detach	SF Detach	SF Detach	SF Detach	SF Detach
Style / Quality	Single Story / Q4	Single Story / Q4	Single Story / Q4	Single Story / Q4	Single Story / Q4	Single Story / Q4	Single Story / Q4
# of Units	1	1	1	1	1	1	1
Condition	C3	C3	C3	C3	C3	C3	C3
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 / No / No	No / No / No	Yes / No / No	Yes / No / No	No / No / No	Yes / No / No	Yes / No / No
Fireplace	No	No	No	Yes	No	No	No
Garage	1 Attached	1 Attached	1 Attached	2 Attached	1 Attached	None	1 Attached
Other Features	None	None	None	None	None	None	None
HOA Fees	0/mo	0/mo	0/mo	0/mo	0/mo	0/mo	0/mo
Subdivision	Richmond Villa Tract	Richmond Tract	Richmond Tract	Andrade	Amended Map Of The City Of Richmond	Turpis Addn	Richmond
School District	Wccusd	Wccusd	Wccusd	Wccusd	Wccusd	Wccusd	Wccusd
Common Amenities							
Data Source - ID	County Tax - 534-280-028-0	MLS - 40813455	MLS - 40825238	MLS - 40812113	MLS - 40820576	MLS - 40831530	MLS - 40833183

Market Time 90-120 days

As-Is Price Estimate

As-Repaired Price Estimate

Land Only Price

Anticipated Sale Price

\$370,000

\$370,000

\$4,768

Recommended List Price

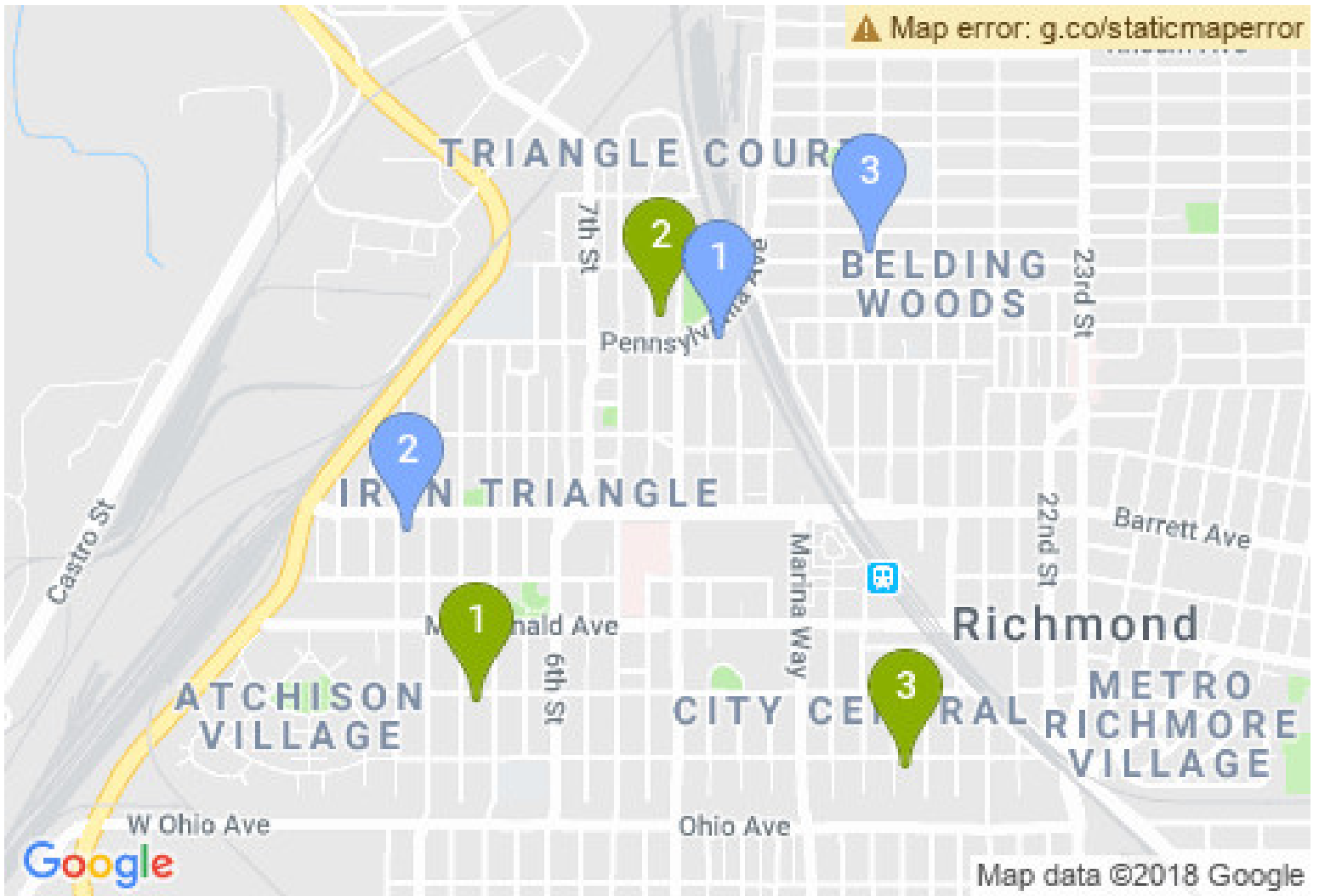
\$370,000

\$370,000

Recommended Sales Strategy:

As - Is

Repaired



	Address	City	BR	BA	Lot Size	Sale/List Date	Year Built	Sale/List Price	Distance
•	529 4th Street	Richmond	3	2	0.06ac		1980		
1	714 11th St	Richmond	3	2	0.06ac	6/1/2018	1991	\$362,000	0.47 Miles
2	464 1st St	Richmond	3	1	0.07ac	8/30/2018	1962	\$365,000	0.15 Miles
3	1619 Gaynor Av	Richmond	3	2	0.11ac	3/23/2018	1959	\$370,000	0.76 Miles
1	314 Bissell Ave	Richmond	3	2	0.07ac	5/5/2018	1992	\$360,000	0.36 Miles
2	726 9th St	Richmond	2	1	0.10ac	7/24/2018	1921	\$368,000	0.41 Miles
3	1708 Chanslor Ave	Richmond	3	1	0.07ac	8/4/2018	1956	\$399,000	0.85 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	Has similar age, same lot size and smaller GLA, solid surface kitchen tops, linoleum and carpet floors.
Sale 2 Comments	Has older age, similar lot size and smaller GLA, 1 less bath, updated kitchen and bath, new roof and windows, has laminate wood floors.
Sale 3 Comments	Has older age, bigger lot size and bigger GLA, 1 more garage, laminate kitchen tops, hardwood, laminate and linoleum floors.
List 1 Comments	Has similar age, similar lot size and smaller GLA, solid kitchen tops, wood, laminate and tile floors.
List 2 Comments	Has older age, bigger lot size and bigger GLA, 1 less bedroom, 1 less bath and no garage, has granite kitchen tops, new paint, has laminate and tile floors.
List 3 Comments	Has older age, similar lot size and smaller GLA, 1 less bath, tile kitchen tops, laminate, tile and carpet floors.

Comments:

Service Provider Comments:

The subject is a one story house in Richmond Villa Tract. It is adjacent to playground and park. It has tar and gravel roof, entry porch, wood sidings, brick wainscot, 3 bedrooms, 2 baths and 1 car attached garage. It has comparatively younger age than most homes in area. It is close to schools, shops, warehouses, business and transportation. It has easy access to I-80 and I-580 freeways to Berkeley and San Francisco.

Vendor Comments:

Service Provider
Signature

/s/ Ronald Yu

Service Provider
Company

Allpro Realty

BPO Effective Date

9/12/2018

Service Provider Lic.
Num.

00947012

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

**529 4th Street
Richmond, CA 94801**



Address



Side



Side



Street



Street



View across street



Comparable Sale #1

714 11th St
Richmond, CA 94801
Sale Date: 6/1/2018
Sale Price: \$362,000

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Comparable Sale #2

464 1st St
Richmond, CA 94801
Sale Date: 8/30/2018
Sale Price: \$365,000



Comparable Sale #3

1619 Gaynor Av
Richmond, CA 94801
Sale Date: 3/23/2018
Sale Price: \$370,000



Comparable Listing #1

314 Bissell Ave
Richmond, CA 94801
Current List: \$360,000



Comparable Listing #2

726 9th St
Richmond, CA 94801
Current List: \$368,000



Comparable Listing #3

1708 Chanslor Ave
Richmond, CA 94801
Current List: \$399,000

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