

Broker Price Opinion

 Exterior Inspection
 Interior Inspection

Property Address: 1306 Marion Drive	Vendor ID: 4654892
City, State, Zip: Bakersfield, CA 93307	Deal Name:
Loan Number: 000858	Inspection Date: 10/10/2018
2nd Loan / Client #:	Subject APN: 17315220

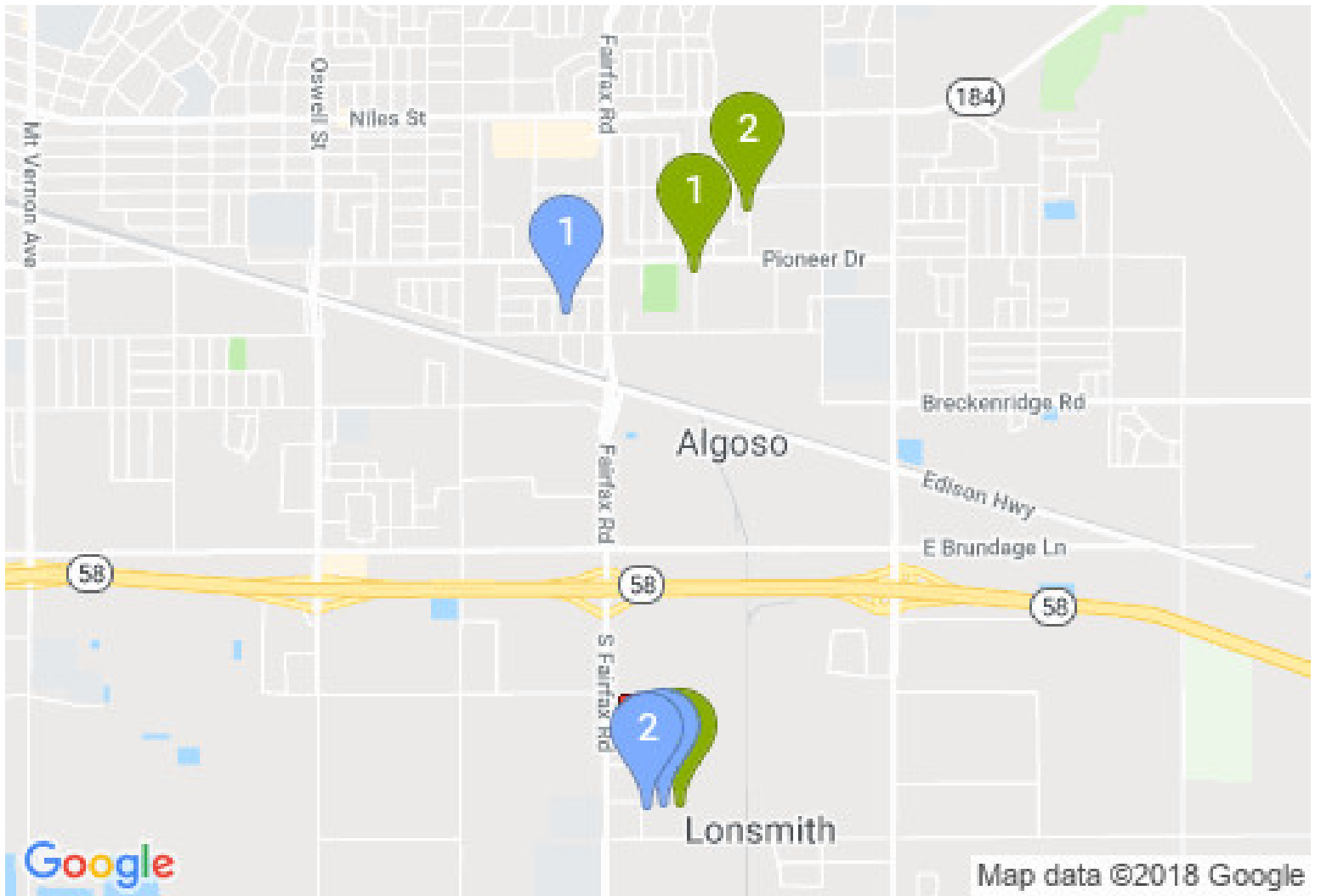
Property Occupancy Status: <input type="text" value="Tenant"/>	Does the Property Appear Secure?: <input type="text" value="Yes"/>	Est. Monthly Rent: \$800	Sold in the last 12 Months?: <input type="text" value="No"/>
Currently Listed: <input type="text" value="No"/>	List Broker Contact #:	Initial List Price:	Sale Price:
Is the Subject Listing Currently Pending?: <input type="text"/>	Date of Contract:	CDOM to Contract:	Sale Date:

Subject Property Comments / External Influences

Sfr r-1

	Subject	Sold Comp 1	Sold Comp 2	Sold Comp 3	List Comp 1	List Comp 2	List Comp 3
							
Address	1306 Marion Drive Bakersfield, CA 93307	415 Jane Street Bakersfield, CA 93307	4909 Mayfair Ct Bakersfield, CA 93307	4927 Mayfair Ct Bakersfield, CA 93307	600 Ansol Lane Bakersfield, CA 93307	820 Brentwood Drive Bakersfield, CA 93307	5001 Mayfair Ct Bakersfield, CA 93307
Proximity		1.63 Miles	0.12 Miles	0.13 Miles	1.75 Miles	1.99 Miles	0.16 Miles
Sale/List Price		\$120,000	\$125,000	\$127,000	\$135,000	\$105,000	\$105,000
Sale Date		4/13/2018	9/28/2018	5/8/2018	active	active	pending
Price Per Sq.ft.	\$153.95	\$136.36	\$146.71	\$152.83	\$155.35	\$149.15	\$134.10
Initial List Price		\$125,500	\$129,000	\$124,950	\$135,000	\$105,000	\$105,000
Initial List Date		11/10/2017	7/19/2018	2/1/2018	9/28/2018	9/20/2018	5/1/2018
Current/Final List		\$125,500	\$129,000	\$124,950	\$135,000	\$105,000	\$105,000
DOM/CDOM		109 / 109	12 / 12	31 / 1	12 / 12	20 / 20	30 / 30
Sales Type		Fair Market	Fair Market	Fair Market	Fair Market	Fair Market	Fair Market
Finance Incentives		4000	0	3810	0	0	0
Living Area	747	880	852	831	869	704	783
#Rooms/Bed/Bath 1	2 / 1 / 1	3 / 2 / 1	3 / 2 / 1	3 / 2 / 1	3 / 2 / 1	4 / 3 / 1	3 / 2 / 1
Year Built	1936	1949	1964	1938	1949	1951	1948
Bsmnt SF/% Finished							
Lot Size	0.23ac	0.18ac	0.23ac	0.17ac	0.23ac	0.14ac	11916.00a
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	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 / Yes / No	No / No / No	No / Yes / No	No / Yes / No	No / No / No
Fireplace	No	No	No	No	No	No	No
Garage	None	1 Attached	None	None	None	None	2 Carport
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	Na	Na	Na	Na	Na	Na	Na
School District	Fairfax	Bakersfield City	Fairfax	Fairfax	Bakersfield City	Bakersfield City	Fairfax
Common Amenities							
Data Source - ID	County Tax - Property Profile	MLS - 21713654	MLS - 21808893	MLS - 21801303	MLS - 21811844	MLS - 21811568	MLS - 21805264

Market Time 90-120 days	As-Is Price Estimate	As-Repaired Price Estimate	Land Only Price
Anticipated Sale Price	\$115,000	\$115,000	\$30,600
Recommended List Price	\$115,000	\$115,000	
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
•	1306 Marion Drive	Bakersfield	1	1	0.23ac		1936		
1	415 Jane Street	Bakersfield	2	1	0.18ac	4/13/2018	1949	\$120,000	1.63 Miles
2	4909 Mayfair Ct	Bakersfield	2	1	0.23ac	9/28/2018	1964	\$125,000	0.12 Miles
3	4927 Mayfair Ct	Bakersfield	2	1	0.17ac	5/8/2018	1938	\$127,000	0.13 Miles
1	600 Ansol Lane	Bakersfield	2	1	0.23ac	9/28/2018	1949	\$135,000	1.75 Miles
2	820 Brentwood Drive	Bakersfield	3	1	0.14ac	9/20/2018	1951	\$105,000	1.99 Miles
3	5001 Mayfair Ct	Bakersfield	2	1	11916.00a	5/1/2018	1948	\$105,000	0.16 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	property in Northeast Bakersfield,large 2-bedroom, 1-bath home with a huge yard. Oversized living room and spacious kitchen. Beautiful hardwood floors. Close to schools and shopping.
Sale 2 Comments	Amazing opportunity to own a home or just add one more to your rentals. Same original family owner, this property has a double lot, close to schools, and market, food, freeway, etc. Priced to sell.
Sale 3 Comments	Move in ready, New Everything!! Walking distance from Fairfax Jr High, Mira Monte, Shirley Elementary and Frosty King.
List 1 Comments	Perfect home for an investor or for a 1st time buyer. This 2 bedroom 1 bath home features newer vinyl flooring, newer tile flooring and much more. This property comes with an oversized lot, storage building and RV parking. Located next to a school and walking distance to shopping.
List 2 Comments	Stop by and see this nicely upgraded single family home in East Bakersfield. Would be perfect for a small family, or as a rental property for an investor. House has new interior/exterior paint, as well as upgrades to both the bathroom and kitchen!
List 3 Comments	Calling all investors, this is a 2 bedroom home that also offers a garage that has been converted into a studio. The home is on a large lot. Currently rented out for \$750 a month. Price to be sell fast!!!

Comments:

Service Provider Comments:

Subject appears to be updated and appears to be in good condition. Subject is located in rural area with some newer developments in surrounding area. Subject is older farm area. Larger radius was used to located similar size comps to subject as there were limited comps in close proximity. Subject and comps appear to be in similar condition.

Vendor Comments:

Service Provider
Signature

/s/ Cameron Miller

Service Provider
Company

Success Real Estate

BPO Effective Date

10/10/2018

Service Provider Lic.
Num.

01390313

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

**1306 Marion Drive
Bakersfield, CA 93307**



Address



Side



Side



Street



Street



View across street



Comparable Sale #1

415 Jane Street
Bakersfield, CA 93307
Sale Date: 4/13/2018
Sale Price: \$120,000



Comparable Sale #2

4909 Mayfair Ct
Bakersfield, CA 93307
Sale Date: 9/28/2018
Sale Price: \$125,000



Comparable Sale #3

4927 Mayfair Ct
Bakersfield, CA 93307
Sale Date: 5/8/2018
Sale Price: \$127,000



Comparable Listing #1

600 Ansol Lane
Bakersfield, CA 93307
Current List: \$135,000



Comparable Listing #2

820 Brentwood Drive
Bakersfield, CA 93307
Current List: \$105,000



Comparable Listing #3

5001 Mayfair Ct
Bakersfield, CA 93307
Current List: \$105,000

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