

Broker Price Opinion

 Exterior Inspection
 Interior Inspection

Property Address: 733 Jefferson Street	Vendor ID: 4654893
City, State, Zip: Bakersfield, CA 93305	Deal Name:
Loan Number: 000858A	Inspection Date: 10/10/2018
2nd Loan / Client #:	Subject APN: 01308006

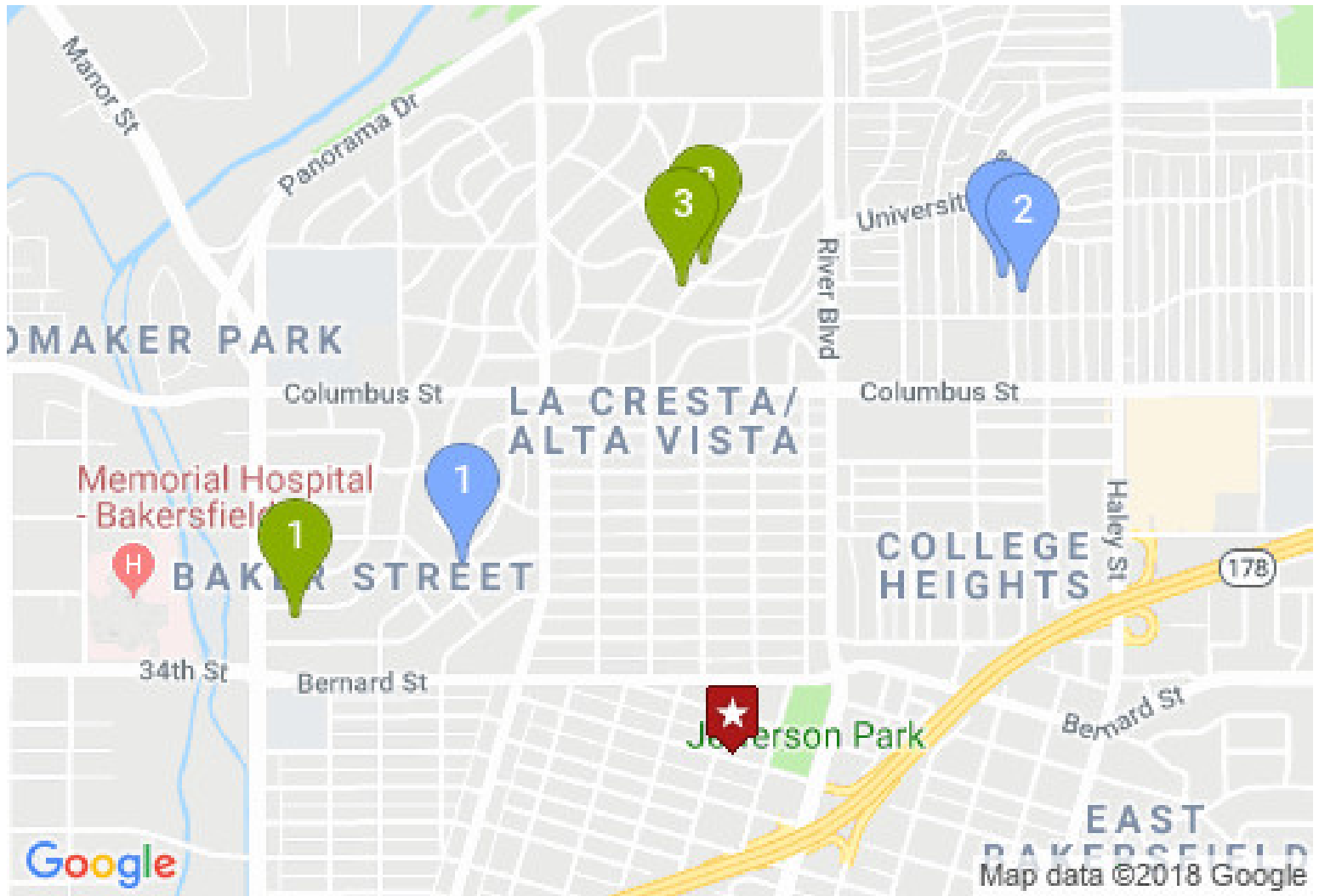
Property Occupancy Status: Vacant	Does the Property Appear Secure?: Yes	Est. Monthly Rent: \$1,500	Sold in the last 12 Months?: No
Currently Listed: No	List Broker Contact #:	Current List Price:	Sale Price:
Is the Subject Listing Currently Pending?:	Date of Contract:	CDOM to Contract:	Sale Date:

Subject Property Comments / External Influences

Sfr r-1

	Subject	Sold Comp 1	Sold Comp 2	Sold Comp 3	List Comp 1	List Comp 2	List Comp 3
Address	733 Jefferson Street Bakersfield, CA 93305	2220 Alturas Drive Bakersfield, CA 93305	2915 Dartmouth St Bakersfield, CA 93305	3000 Dartmouth Street Bakersfield, CA 93305	17 Loma Linda Dr Bakersfield, CA 93305	2914 Skyline Blvd Bakersfield, CA 93305	2880 Skyline Blvd Bakersfield, CA 93305
Proximity		0.63 Miles	0.97 Miles	0.97 Miles	0.85 Miles	0.9 Miles	0.86 Miles
Sale/List Price		\$175,000	\$189,000	\$200,000	\$189,498	\$210,000	\$229,000
Sale Date		7/18/2018	9/10/2018	5/17/2018	active	active	active
Price Per Sq.ft.	\$117.83	\$110.62	\$130.08	\$137.65	\$122.89	\$136.72	\$148.99
Initial List Price		\$197,900	\$189,000	\$214,990	\$189,498	\$210,000	\$229,000
Initial List Date		2/25/2018	6/28/2018	4/4/2018	8/1/2018	9/10/2018	8/22/2018
Current/Final List		\$179,900	\$189,000	\$204,990	\$189,498	\$210,000	\$229,000
DOM/CDOM		89 / 89	23 / 21	25 / 25	70 / 70	30 / 30	49 / 49
Sales Type		Fair Market	Fair Market	Fair Market	Fair Market	Fair Market	Fair Market
Finance Incentives		650	0	0	0	0	0
Living Area	1570	1582	1453	1453	1542	1536	1537
#Rooms/Bed/Bath 1	5 / 3 / 2	6 / 4 / 2	5 / 3 / 2	5 / 3 / 2	6 / 4 / 2	5 / 3 / 2	5 / 3 / 2
Year Built	1928	1941	1955	1953	1950	1947	1947
Bsmnt SF/% Finished							
Lot Size	0.17ac	0.24ac	0.15ac	0.16ac	0.18ac	0.17ac	0.15ac
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	No / No / No	No / Yes / No	No / No / No	No / No / No	No / Yes / No	No / Yes / No	No / Yes / No
Fireplace	Yes	No	No	No	No	No	No
Garage	2 Detached	1 Detached	2 Attached	2 Detached	2 Detached	2 Detached	None
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	Bakersfield City	Bakersfield City	Bakersfield City	Bakersfield City	Bakersfield City	Bakersfield City	Bakersfield City
Common Amenities							
Data Source - ID	County Tax - Property Profile	MLS - 21802564	MLS - 21807934	MLS - 21804010	MLS - 21809221	MLS - 21811051	MLS - 21810335

Market Time 90-120 days	As-Is Price Estimate	As-Repaired Price Estimate	Land Only Price
Anticipated Sale Price	\$185,000	\$185,000	\$30,600
Recommended List Price	\$185,000	\$185,000	
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
•	733 Jefferson Street	Bakersfield	3	2	0.17ac		1928		
1	2220 Alturas Drive	Bakersfield	4	2	0.24ac	7/18/2018	1941	\$175,000	0.63 Miles
2	2915 Dartmouth St	Bakersfield	3	2	0.15ac	9/10/2018	1955	\$189,000	0.97 Miles
3	3000 Dartmouth Street	Bakersfield	3	2	0.16ac	5/17/2018	1953	\$200,000	0.97 Miles
1	17 Loma Linda Dr	Bakersfield	4	2	0.18ac	8/1/2018	1950	\$189,498	0.85 Miles
2	2914 Skyline Blvd	Bakersfield	3	2	0.17ac	9/10/2018	1947	\$210,000	0.9 Miles
3	2880 Skyline Blvd	Bakersfield	3	2	0.15ac	8/22/2018	1947	\$229,000	0.86 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	This home is located in the exclusive La Cresta Alta Vista neighborhood. This spacious home is on a large 10,658 lot. with RV parking. Park like side yard. There is a newer air conditioner, new flooring, carpet and fresh paint. This home has a generous amount of build in case work. Lo
Sale 2 Comments	Immaculate and well maintained one owner home close to schools, shopping etc and featuring upgraded windows, newer roof, carpet, and fresh interior paint, hard wood floors and more. Fast escrow possible.
Sale 3 Comments	North East charmer is ready for its new homeowners. This updated home has only had one owner and still has some of the original characteristics. This home boast 3 bedrooms, 2 bathrooms, formal and regular dining room, enclosed patio overlooking the large backyard and RV access.
List 1 Comments	Welcome Home! This Move In Ready 4 Bedrooms & 1.75 Bathrooms Alta Vista charmer has lots of character and is the one you've been waiting for! Inside you will find a nice size living area and an updated kitchen with lots of storage. There is newer paint & carpet throughout. Outsi
List 2 Comments	This home radiates Warmth and Charm! Located in the established Alta Vista area of custom-built, character-filled homes. Featuring living room plus dining area with hardwood floors and lots of windows. Kitchen has its own breakfast area w/ windows looking over the private backya
List 3 Comments	Charming upper La Cresta house in walking distance to the Panorama Bluffs! This corner home is surrounded by a park like yard with beautiful landscaping and majestic trees. The home features a covered front and side porch, a living room with vintage curved ceilings, a fireplace

Comments:

Service Provider Comments:

Subject appears to have been updated and well maintained. Appears to be currently vacant, appears based on mailing address absentee owner. Subject is near schools and parks, on corner lot. Larger radius was used to find comps most similar to subject in size and room count, best comps available were used and appear to be in similar condition.

Vendor Comments:

[Empty text box for 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: \$185,000

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

**733 Jefferson Street
Bakersfield, CA 93305**



Address



Side



Side



Street



Street



View across street



Comparable Sale #1

2220 Alturas Drive
Bakersfield, CA 93305
Sale Date: 7/18/2018
Sale Price: \$175,000



Comparable Sale #2

2915 Dartmouth St
Bakersfield, CA 93305
Sale Date: 9/10/2018
Sale Price: \$189,000



Comparable Sale #3

3000 Dartmouth Street
Bakersfield, CA 93305
Sale Date: 5/17/2018
Sale Price: \$200,000



Comparable Listing #1

17 Loma Linda Dr
Bakersfield, CA 93305
Current List: \$189,498



Comparable Listing #2

2914 Skyline Blvd
Bakersfield, CA 93305
Current List: \$210,000



Comparable Listing #3

2880 Skyline Blvd
Bakersfield, CA 93305
Current List: \$229,000

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