



# Broker Price Opinion


Exterior Inspection  
 Interior Inspection

Property Address: 1706 Fern Place	Vendor ID: 4696500
City, State, Zip: Vallejo, CA 94590	Deal Name:
Loan Number: 000896	Inspection Date: 12/07/2018
2nd Loan / Client #:	Subject APN: 0056-054-250

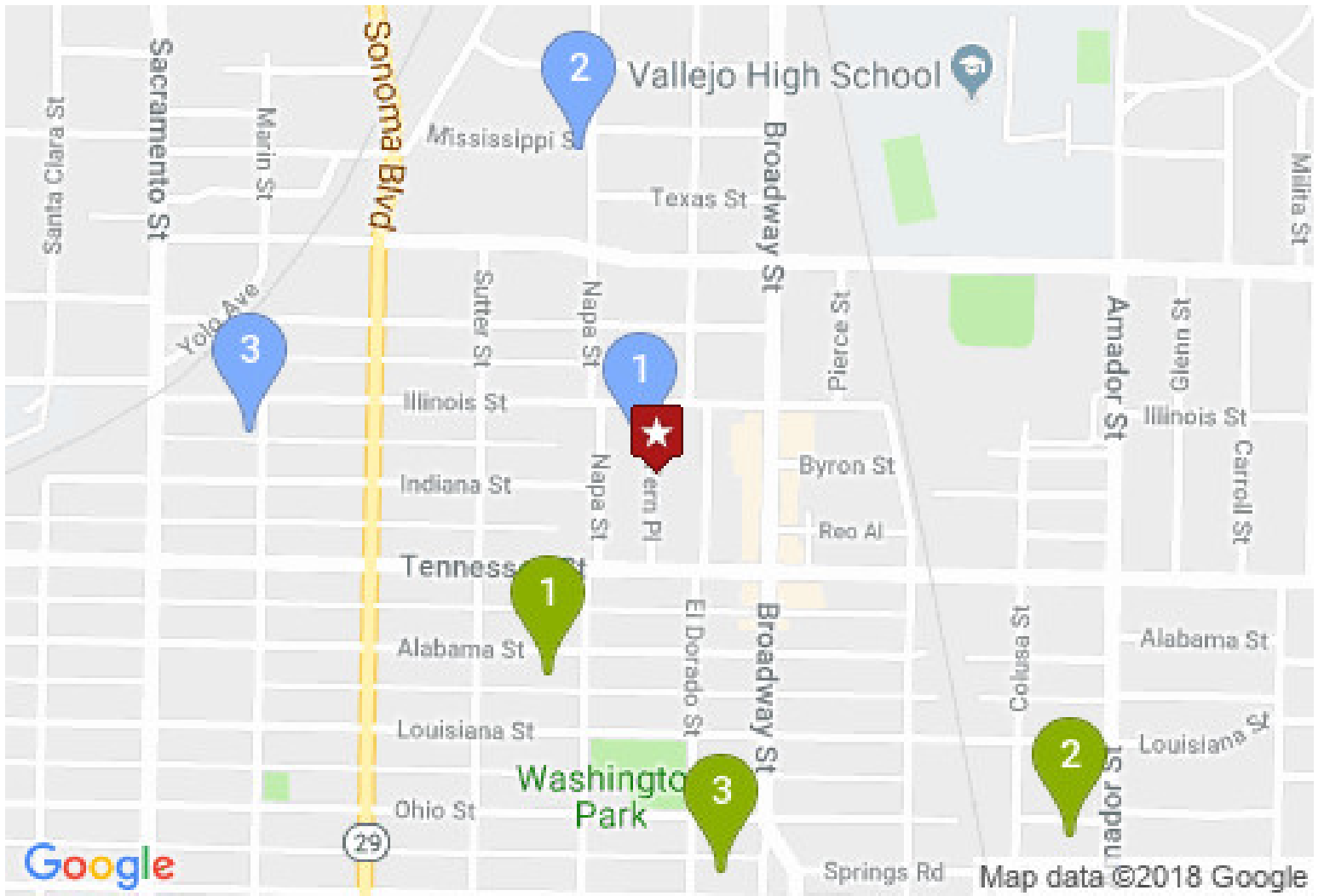
Property Occupancy Status: Unknown	Does the Property Appear Secure?: Yes	Est. Monthly Rent: \$2,000	Sold in the last 12 Months?: No
Currently Listed: No	List Broker Contact #:	Current List Price: 76	Sale Price:
Is the Subject Listing Currently Pending?:	Date of Contract:	CDOM to Contract:	Sale Date:

Subject Property Comments / External Influences

Per tax record, last market sale on 5/10/2013 for \$153000.

	Subject	Sold Comp 1	Sold Comp 2	Sold Comp 3	List Comp 1	List Comp 2	List Comp 3
							
Address	1706 Fern Place Vallejo, CA 94590	1713 Fern Pl Vallejo, CA 94590	2122 Napa St Vallejo, CA 94590	1619 Marin St Vallejo, CA 94590	735 Alabama St Vallejo, CA 94590	1319 Ohio St Vallejo, CA 94590	1008 Kentucky St Vallejo, CA 94590
Proximity		0.04 Miles	0.29 Miles	0.36 Miles	0.19 Miles	0.45 Miles	0.33 Miles
Sale/List Price		\$350,000	\$375,000	\$390,000	\$339,000	\$398,500	\$399,000
Sale Date		7/31/2018	11/15/2018	6/27/2018	active	active	active
Price Per Sq.ft.	\$282.95	\$305.41	\$264.08	\$275.42	\$289.00	\$338.86	\$284.59
Initial List Price		\$259,000	\$439,900	\$385,000	\$362,500	\$449,000	\$399,000
Initial List Date		7/6/2018	8/8/2018	4/19/2018	8/22/2018	8/2/2018	11/26/2018
Current/Final List		\$299,900	\$399,900	\$385,000	\$339,000	\$398,500	\$399,000
DOM/CDOM	/ 76	22 / 22	69 / 69	29 / 29	28 / 28	125 / 125	10 / 10
Sales Type		Fair Market	Fair Market	Fair Market	Fair Market	Fair Market	Fair Market
Finance Incentives		2400	0	0	0	0	0
Living Area	1343	1146	1420	1416	1173	1176	1402
#Rooms/Bed/Bath 1	5 / 2 / 1	4 / 2 / 1	8 / 4 / 2.5	5 / 2 / 1	5 / 2 / 1	6 / 3 / 2	7 / 4 / 2
Year Built	1948	1929	1943	1938	1920	1937	1891
Bsmnt SF/% Finished							
Lot Size	0.08ac	0.10ac	0.12ac	0.08ac	0.11ac	0.09ac	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	Split/Bi-Level / Q4	Split/Bi-Level / 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	Yes / No / No	Yes / No / No	Yes / No / No	Yes / No / No	Yes / No / No
Fireplace	No	No	No	Yes	Yes	Yes	No
Garage	1 Attached	1 Detached	None	1 Attached	1 Detached	None	2 Detached
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	Garden Subdivision	Garden Subdivision	Vallejo	Brownlie Subdivision	Vallejo	J.e. Fullers Re-plat Of Blk403	Vallejo
School District	Vcusd	Vcusd	Vcusd	Vcusd	Vcusd	Vcusd	Vcusd
Common Amenities							
Data Source - ID	County Tax - 0056-054-250	MLS - 21817589	MLS - 21819922	MLS - 21809567	MLS - 21822019	MLS - 21820405	MLS - 21829850

<b>Market Time 90-120 days</b>	<b>As-Is Price Estimate</b>	<b>As-Repaired Price Estimate</b>	<b>Land Only Price</b>
Anticipated Sale Price	\$380,000	\$380,000	\$32,466
Recommended List Price	\$380,000	\$380,000	
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
•	1706 Fern Place	Vallejo	2	1	0.08ac		1948		
1	1713 Fern Pl	Vallejo	2	1	0.10ac	7/31/2018	1929	\$350,000	0.04 Miles
2	2122 Napa St	Vallejo	4	2.5	0.12ac	11/15/2018	1943	\$375,000	0.29 Miles
3	1619 Marin St	Vallejo	2	1	0.08ac	6/27/2018	1938	\$390,000	0.36 Miles
1	735 Alabama St	Vallejo	2	1	0.11ac	8/22/2018	1920	\$339,000	0.19 Miles
2	1319 Ohio St	Vallejo	3	2	0.09ac	8/2/2018	1937	\$398,500	0.45 Miles
3	1008 Kentucky St	Vallejo	4	2	0.07ac	11/26/2018	1891	\$399,000	0.33 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 older age, similar lot size, smaller GLA, stone kitchen tops, hardwood, tile and linoleum floors.
Sale 2 Comments	Has similar age, similar lot size, bigger GLA, 2 more bedrooms, 1.5 more baths, no garage, laminate kitchen tops, hardwood, carpet and linoleum floors.
Sale 3 Comments	Has similar age, same lot size, bigger GLA, laminate kitchen tops, new windows and interior paint, new hardwood and carpet floors.
List 1 Comments	Has older age, similar lot size, smaller GLA, dual pane windows, updated kitchen, hardwood, carpet and linoleum floors.
List 2 Comments	Has older age, similar lot size, smaller GLA, 1 more bedroom, 1 more bath, no garage, updated throughout, granite kitchen tops, new windows, new laminate, tile and carpet floors.
List 3 Comments	Has older age, similar lot size, bigger GLA, 2 more bedrooms, 1 more bath, 1 more garage, updated kitchen with granite tops, hardwood, carpet and laminate floors.

**Comments:**

## Service Provider Comments:

The subject is a one story older house on tree lined street in Garden Subdivision. Per withdrawn MLS, has 3 bedrooms, 1 bath and many upgrades with dual pane windows, new paint, hardwood and linoleum floors, tile kitchen tops. The tax record of 2 bedrooms, 1 bath is used for this BPO. It has composition roof and stucco walls. The front yard is paved. The area is close to schools, parks, shops, business and transportation. It has easy access to Vallejo San Francisco ferry building, I-80 and I-780 freeways to Napa or to San Francisco.

## Vendor Comments:

Service Provider  
Signature

/s/ Ronald Yu

Service Provider  
Company

Allpro Realty

BPO Effective Date

12/7/2018

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

**1706 Fern Place  
Vallejo, CA 94590**



Address



Side





Side



Street



Street



View across street





**Comparable Sale #1**

1713 Fern Pl  
Vallejo, CA 94590  
Sale Date: 7/31/2018  
Sale Price: \$350,000



**Comparable Sale #2**

2122 Napa St  
Vallejo, CA 94590  
Sale Date: 11/15/2018  
Sale Price: \$375,000



**Comparable Sale #3**

1619 Marin St  
Vallejo, CA 94590  
Sale Date: 6/27/2018  
Sale Price: \$390,000





**Comparable Listing #1**

735 Alabama St  
Vallejo, CA 94590  
Current List: \$339,000



**Comparable Listing #2**

1319 Ohio St  
Vallejo, CA 94590  
Current List: \$398,500



**Comparable Listing #3**

1008 Kentucky St  
Vallejo, CA 94590  
Current List: \$399,000

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