










Broker Price Opinion

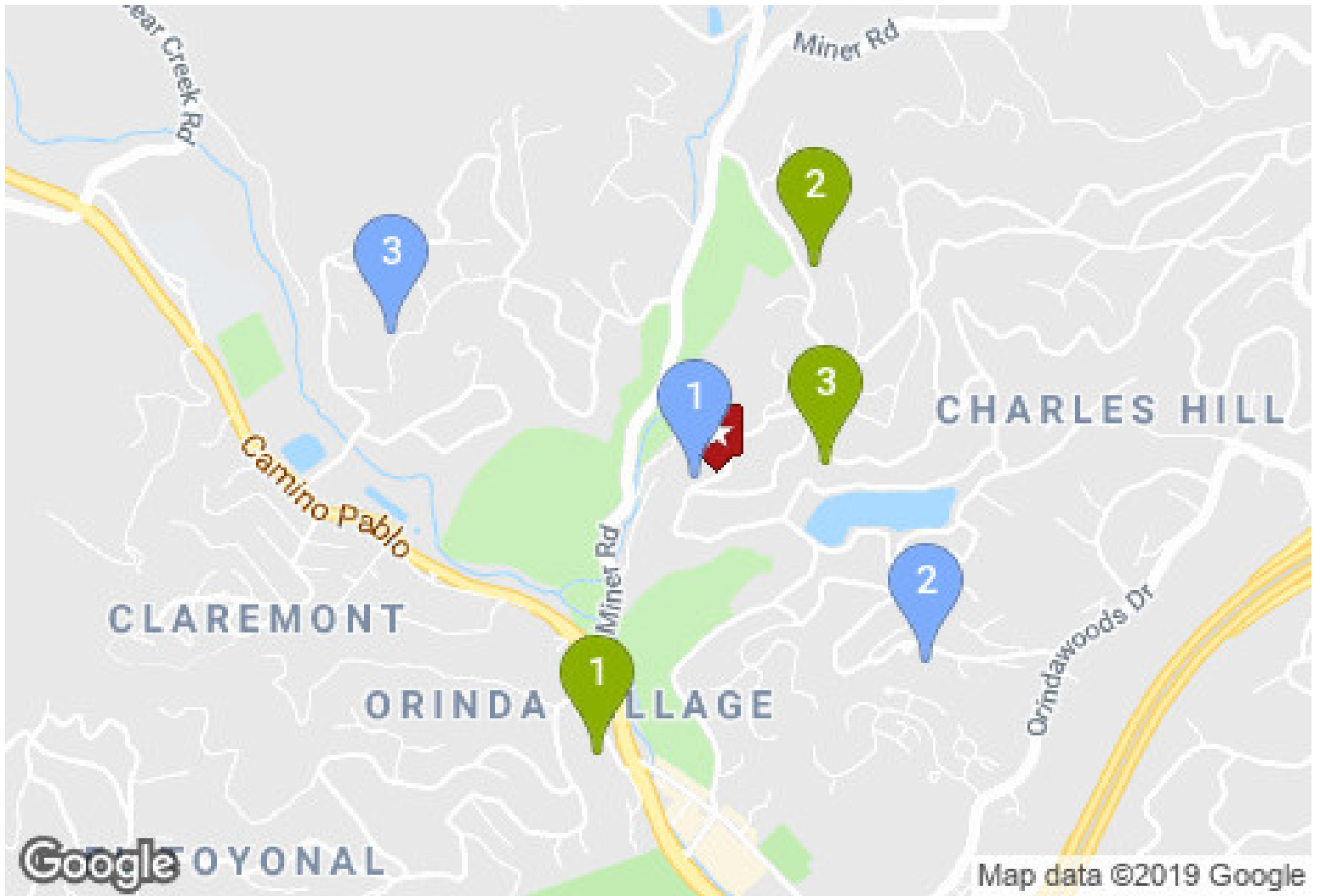
Exterior Inspection
 Interior Inspection

Property Address: 9 La Noria	Vendor ID: 4743988						
City, State, Zip: Orinda, CA 94563	Deal Name:						
Loan Number: 9 La Noria	Inspection Date: 3/06/2019						
2nd Loan / Client #:	Subject APN: 262-141-014-7						
Property Occupancy Status: Unknown	Does the Property Appear Secure? Yes	Est. Monthly Rent: \$8,500	Sold in the last 12 Months? No				
Currently Listed: Yes	Currently List Broker: Berkshire Hathaway HomeServ	List Broker Contact #: 8558857984	Initial List Price: \$1,375,000	Initial List Date: 2/07/2019	Current List Price: \$1,375,000	DOM / CDOM: 30 / 30	Sale Price:
Is the Subject Listing Currently Pending? No	Date of Contract:	CDOM to Contract:	Sale Date:				

Subject Property Comments / External Influences
Single family home in Orinda.

	Subject	Sold Comp 1	Sold Comp 2	Sold Comp 3	List Comp 1	List Comp 2	List Comp 3
							
Address	9 La Noria Orinda, CA 94563	5 La Noria Orinda, CA 94563	655 Cross Ridge Ct Orinda, CA 94563	24 Vista Del Mar Orinda, CA 94563	7 El Toyonal Orinda, CA 94563	424 Camino Sobrante Orinda, CA 94563	41 Dos Posos Orinda, CA 94563
Proximity		0.02 Miles	0.49 Miles	0.58 Miles	0.51 Miles	0.39 Miles	0.2 Miles
Sale/List Price		\$2,300,000	\$1,950,000	\$1,592,000	\$1,495,000	\$1,995,000	\$2,175,000
Sale Date		1/23/2019	3/1/2019	10/18/2018	active	active	pending
Price Per Sq.ft.	\$610.74	\$695.07	\$707.55	\$668.35	\$589.28	\$612.15	\$599.50
Initial List Price	\$1,375,000	\$1,925,000	\$1,850,000	\$1,495,000	\$1,495,000	\$1,995,000	\$2,175,000
Initial List Date	2/07/2019	11/30/2018	3/1/2019	9/21/2018	2/21/2019	2/25/2019	2/11/2019
Current/Final List	\$1,375,000	\$1,925,000	\$1,850,000	\$1,495,000	\$1,495,000	\$1,995,000	\$2,175,000
DOM/CDOM	30 /	14 / 14	1 / 1	4 / 4	14 / 14	10 / 10	11 / 11
Sales Type		Fair Market	Fair Market	Fair Market	Fair Market	Fair Market	Fair Market
Finance Incentives	None	None	none	None	None	None	None
Living Area	3034	3309	2756	2382	2537	3259	3628
#Rooms/Bed/Bath 1	8 / 3 / 2	10 / 4 / 3.5	9 / 3 / 2.5	11 / 4 / 2	10 / 4 / 2.5	11 / 4 / 3.5	11 / 4 / 3
Year Built	1938	1954	1979	1963	1978	1966	1966
Bsmnt SF/% Finished	/	/	/	/	/	/	/
Lot Size	0.48ac	0.71ac	0.06ac	0.50ac	0.51ac	0.67ac	0.82ac
Property Type	SF Detach	SF Detach	SF Detach	SF Detach	SF Detach	SF Detach	SF Detach
Style / Quality	Single Story / Q3	2-Story Conv / Q3	2-Story Conv / Q3	Single Story / Q3	2-Story Conv / Q3	2-Story Conv / Q3	Single Story / Q3
# of Units	1	1	1	1	1	1	1
Condition	C4	C3	C3	C4	C3	C3	C3
Pool/Spa	None	No / No	Yes / No	Yes / No	No / No	No / No	Yes / No
View	Mountain	Mountain	Residential	Residential	Residential	Residential	Residential
Porch/Patio/Deck	Yes / No / 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 Detached	2 Detached	2 Attached	2 Attached	2 Attached	2 Attached	2 Attached
Other Features	None	None	None	None	None	None	None
HOA Fees	0/mo0/mo	0/mo0/mo	0/mo199/mo	0/mo0/mo	0/mo0/mo	0/mo0/mo	0/mo0/mo
Rent Potential	\$8,500						
Annual Gross Income	\$102,000						
Likely Sale Price					\$1,495,000	\$1,995,000	\$2,175,000
Gross Rent Multiplier	18.17						
School District	Acalanes	Acalanes	Acalanes	Acalanes (925) 280-3900	Acalanes (925) 280-3900	Acalanes	Acalanes
Complex Name							
Floor Level							
Common Amenities							
Data Source - ID	County Tax - None	MLS - 40847262	MLS - 40855066	MLS - 40839496	MLS - 40854106	MLS - 40854577	MLS - 40853009
Overall Comparison							

Market Time 90-120 days	As-Is Price Estimate	As-Repaired Price Estimate	Land Only Price
90-Day Marketing Time	\$1,853,000	\$1,868,000	\$306,748
Recommended List Price	\$1,863,000	\$1,878,000	
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
•	9 La Noria	Orinda	3	2	0.48ac		1938		
1	5 La Noria	Orinda	4	3.5	0.71ac	1/23/2019	1954	\$2,300,000	0.02 Miles
2	655 Cross Ridge Ct	Orinda	3	2.5	0.06ac	3/1/2019	1979	\$1,950,000	0.49 Miles
3	24 Vista Del Mar	Orinda	4	2	0.50ac	10/18/2018	1963	\$1,592,000	0.58 Miles
1	7 El Toyonal	Orinda	4	2.5	0.51ac	2/21/2019	1978	\$1,495,000	0.51 Miles
2	424 Camino Sobrante	Orinda	4	3.5	0.67ac	2/25/2019	1966	\$1,995,000	0.39 Miles
3	41 Dos Posos	Orinda	4	3	0.82ac	2/11/2019	1966	\$2,175,000	0.2 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	Sold 1 superior GLA adjustment -\$71,000 and superior age adjustment -\$16,000 \$2,213,000
Sale 2 Comments	Sold 2 inferior GLA adjustment \$72,000 and superior age adjustment -\$41,000 and superior pool -\$10,000 \$1,971,000
Sale 3 Comments	Sold 3 superior GLA adjustment -\$171,000 and superior age adjustment -\$25,000 and superior pool -\$10,000 \$1,376,000
List 1 Comments	List 1 superior GLA adjustment -\$153,000 and superior age adjustment -\$28,000 \$1,994,000
List 2 Comments	List 2 superior GLA adjustment -\$58,000 and superior age adjustment -\$28,000 \$1,909,000
List 3 Comments	List 3 inferior GLA adjustment \$128,000 and superior age adjustment -\$40,000 \$2,083,000

Comments:

Service Provider Comments:

The subject, 9 La Noria in Orinda conforms to other homes in the neighborhood. No exterior repairs or deferred maintenance are needed exterior visual inspection. The location is a short drive to amenities and public transportation and the 80 free way. It is currently back on the market from February 6, 2019.

Vendor Comments:

Service Provider
Signature

/s/ Leona Greenlow-Turner

Service Provider
Company

Elite REO Services

BPO Effective Date

3/8/2019

Service Provider Lic.
Num.

01390252

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	Entire roof		\$10,000
Siding/Trim			\$0
Structural			\$0
Windows/Doors			\$0
Paint	Entire exterior paint		\$5,000
Foundation			\$0
Garage			\$0
Landscaping			\$0
Fence			\$0
Other			\$0
External Repair Total:			\$15,000
Repair Total:			\$15,000



Subject Front

**9 La Noria
Orinda, CA94563**



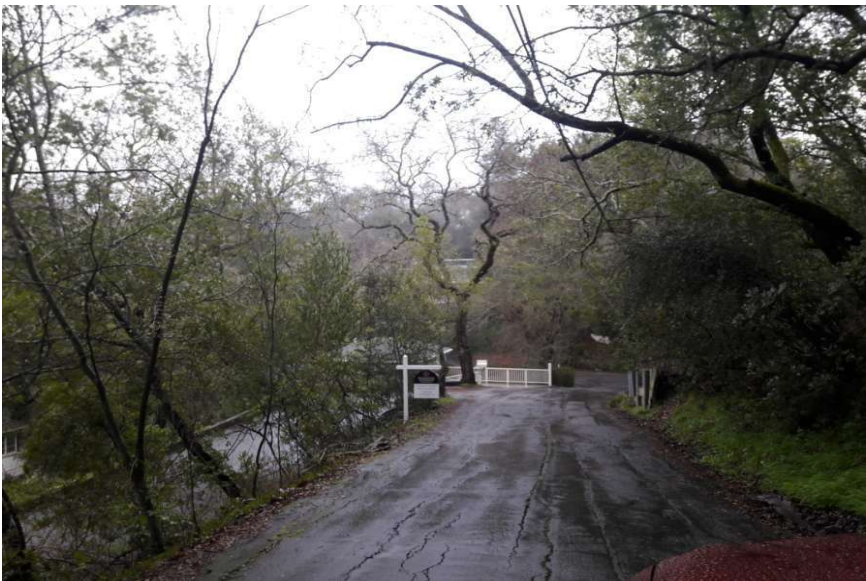
Address



Side



Side



Street



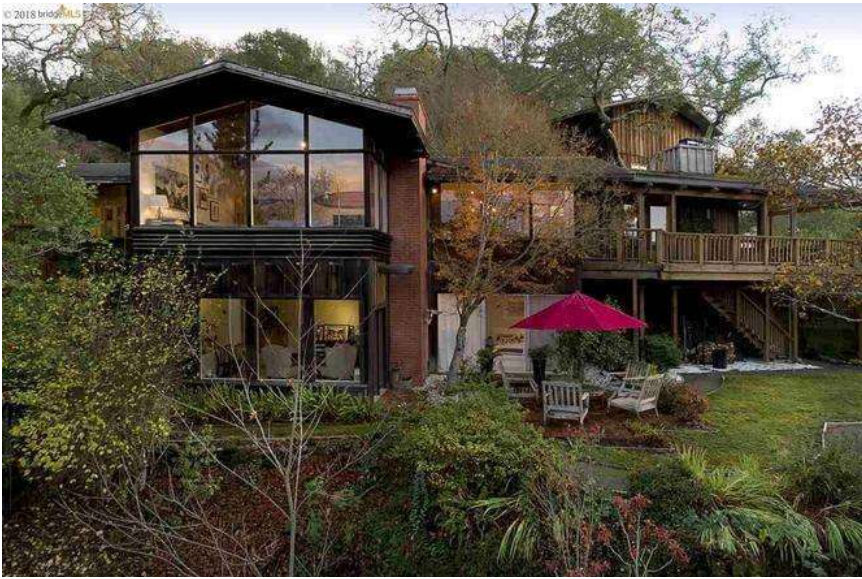
Street



View across street

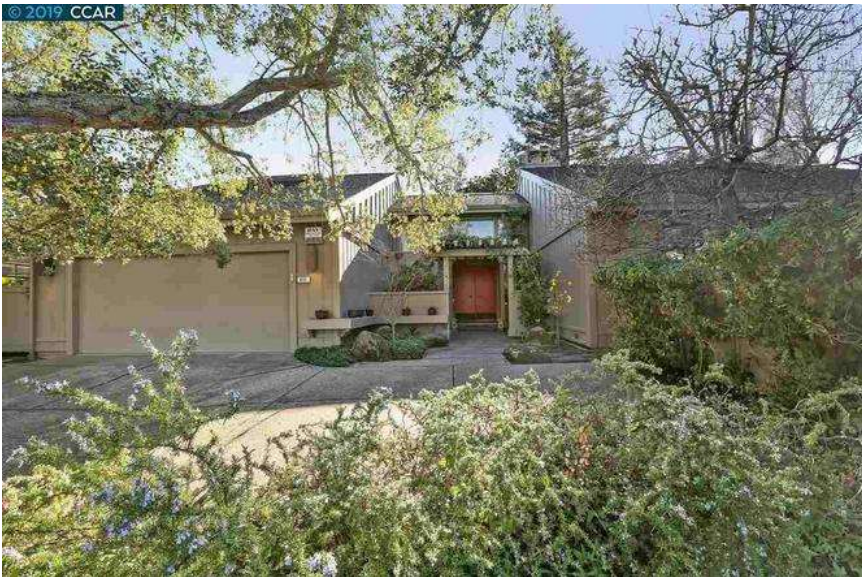


View across street



Comparable Sale #1

5 La Noria
Orinda, CA94563
Sale Date: 1/23/2019
Sale Price: \$2,300,000



Comparable Sale #2

655 Cross Ridge Ct
Orinda, CA94563
Sale Date: 3/1/2019
Sale Price: \$1,950,000



Comparable Sale #3

24 Vista Del Mar
Orinda, CA94563
Sale Date: 10/18/2018
Sale Price: \$1,592,000



Comparable Listing #1

7 El Toyonal
Orinda, CA94563
Current List: \$1,495,000



Comparable Listing #2

424 Camino Sobrante
Orinda, CA94563
Current List: \$1,995,000



Comparable Listing #3

41 Dos Posos
Orinda, CA94563
Current List: \$2,175,000

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