



Broker Price Opinion

Exterior Inspection
 Interior Inspection

Property Address:	3316 ELLIOT ST	Vendor ID:	10292544.1_184663
City, State, Zip:	OAKLAND, CA 94610	Deal Name:	
Loan Number:	3316ElliotSt	Inspection Date:	08/18/2020
2nd Loan / Client #:		Subject APN:	23-393-15-7
Borrower / Owner of Record	ukn ukn	Lender / Client	Trimark Funding, Inc.

Property Occupancy Status Does the Property Appear Secure? Est. Monthly Rent Sold in the last Months?

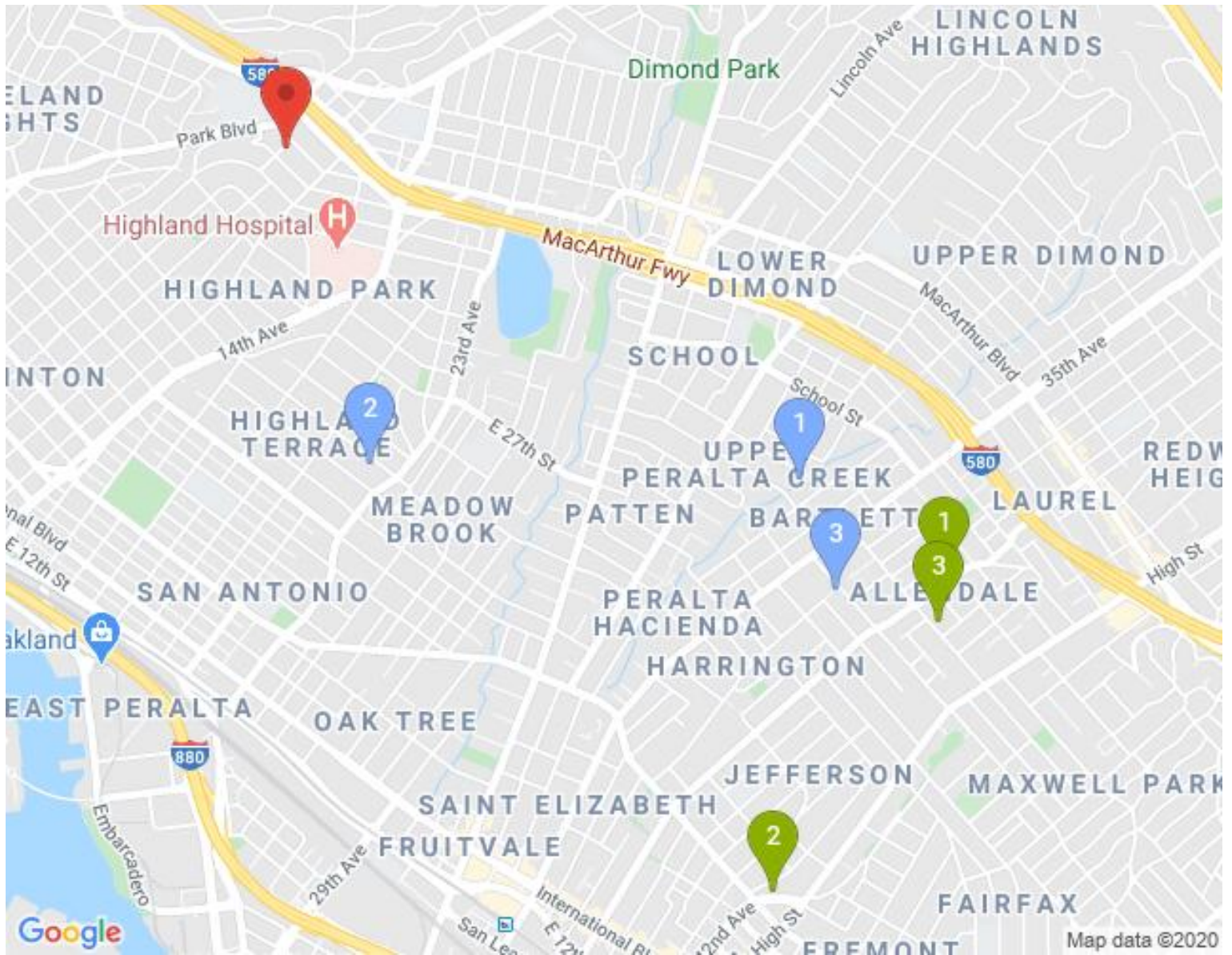
Currently Listed Currently List Broker List Broker Contact # Initial List Price Initial List Date Current List Price DOM / CDOM Sale Price:

Is the Subject Listing Currently Pending? Date of Contract CDOM to Contract Sale Date:

Subject Property Comments / External Influences
Visual exterior inspection shows no sign of needed repair.

	Subject	Sold Comp 1	Sold Comp 2	Sold Comp 3	List Comp 1	List Comp 2	List Comp 3
Address	3316 ELLIOT ST OAKLAND, CA 94610	3309 NICOL AVE OAKLAND, CA 94602	2197 E 24TH ST OAKLAND, CA 94606	3577 BROOKDALE AVE OAKLAND, CA 94619	2871 38TH AVE OAKLAND, CA 94619	1933 COURTLAND AVE OAKLAND, CA 94601	3912 ALLENDALE AVE OAKLAND, CA 94619
Proximity		1.51	0.81	1.74	1.94	2.19	1.99
Sale/List Price		\$585,000	\$620,000	\$577,000	\$650,000	\$597,000	\$549,000
Sale Date		08/07/2020	12/21/2019	10/17/2019	08/13/2020	08/10/2020	08/06/2020
Price Per Sq.ft.	\$467.74	\$440.83	\$437.24	\$478.83	\$503.10	\$400.67	\$400.73
Initial List Price	\$625,000	\$549,000	\$625,000	\$599,000	\$650,000	\$597,000	\$549,000
Initial List Date	07/09/2020	06/25/2020	12/20/2019	07/26/2019	08/13/2020	08/10/2020	08/06/2020
Current/Final List	\$580,000	\$549,000	\$599,000	\$577,000	\$650,000	\$597,000	\$549,000
DOM/CDOM	29	43 / 43	1 / 1	83 / 83	5 / 5	8 / 8	12 / 12
Sales Type		Fair Market	Fair Market	Fair Market	Fair Market	Fair Market	Fair Market
Living Area	1240	1327	1418	1205	1292	1490	1370
#Rooms/Bed/Bath 1	4 / 2 / 1	4 / 2 / 1	4 / 2 / 1	3 / 1 / 1	3 / 1 / 1	4 / 2 / 1	5 / 2 / 1
#Rooms/Bed/Bath 2	4 / 2 / 1	3 / 1 / 1	3 / 1 / 1	3 / 1 / 1	4 / 2 / 1	4 / 2 / 1	3 / 1 / 1
#Rooms/Bed/Bath 3							
#Rooms/Bed/Bath 4							
#Rooms/Bed/Bath All	8 / 4 / 2	7 / 3 / 2	7 / 3 / 2	6 / 2 / 2	7 / 3 / 2	8 / 4 / 2	8 / 3 / 2
Year Built	1960	1944	1946	1925	1956	1923	1922
Bsmnt SqFt/Finished						745 / 100	
Lot Size	0.03	0.10	0.13	0.06	0.06	0.07	0.13
Property Type	2 unit	2 unit	2 unit	2 unit	2 unit	2 unit	2 unit
Style / Quality	Multi-Unit / Q4	Multi-Unit / Q4	Multi-Unit / Q4	Multi-Unit / Q4	Multi-Unit / Q4	Multi-Unit / Q4	Multi-Unit / Q4
# of Units	2	2	2	2	2	2	2
Condition	C4	C4	C4	C4	C4	C4	C5
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 / Yes / No	No / No / No	No / No / Yes	No / No / No	No / No / No	No / Yes / No	No / No / No
Fireplace	Yes	Yes	Yes	No	No	No	No
Garage	2 Attached	2 Carport	1 Attached	None	None	None	2 Detached
Other Features	None	None	None	None	None	None	None
Subdivision	OAKLAND	OAKLAND	OAKLAND	OAKLAND	OAKLAND	OAKLAND	OAKLAND
School District	OAKLAND	OAKLAND	OAKLAND	OAKLAND	OAKLAND	OAKLAND	OAKLAND
Common Amenities		None	None	None	None	None	None
Data Source - ID	County Tax	MLS-40909958	MLS-40891050	MLS-40876096	MLS-40916500	MLS-40916091	MLS-40915527

Market Time 30-90 days	As-Is Price Estimate	As-Repaired Price Estimate	Land Only Price	30-Day Quick Sale Price
90-Day Marketing Time	<input type="text" value="\$580,000"/>	<input type="text" value="\$580,000"/>	<input type="text" value="\$141,000"/>	<input type="text" value="\$563,000"/>
Recommended List Price	<input type="text" value="\$592,000"/>	<input type="text" value="\$592,000"/>		
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
•	3316 ELLIOT ST	OAKLAND	4	2	0.03		1960		
1	3309 NICOL AVE	OAKLAND	3	2	0.10	08/07/2020	1944	\$585,000	1.51
2	2197 E 24TH ST	OAKLAND	3	2	0.13	12/21/2019	1946	\$620,000	0.81
3	3577 BROOKDALE AVE	OAKLAND	2	2	0.06	10/17/2019	1925	\$577,000	1.74
1	2871 38TH AVE	OAKLAND	3	2	0.06	08/13/2020	1956	\$650,000	1.94
2	1933 COURTLAND AVE	OAKLAND	4	2	0.07	08/10/2020	1923	\$597,000	2.19
3	3912 ALLENDALE AVE	OAKLAND	3	2	0.13	08/06/2020	1922	\$549,000	1.99

Neighborhood Data:

Location Type: Market Trend: Economic Trend: Neighborhood Trend:

Housing Supply: REO Driven?: Avg Age of Home:

Sale to List Ratio: Avg Marketing Time of Comparable Listings:

Price Range: to Median Price: Predominate Value: Average DOM:

% Owners: % Tenants: 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: Investors Types of Financing the Subject will NOT qualify for:

N/A

Will this be a problem for resale? If yes, please explain:

None Noted

Comparables:

Sale 1 Comments	Affordable priced in a quiet area. Live in one and rent out the other. Located in a cul-de-sac at upper Peralta Creek Area. Close to Hwy 580.
Sale 2 Comments	This desirable duplex is located on a large 5,730 square foot lot with room to grow. The 2-unit property contains one 2 bedroom/1 bathroom unit that stands at 900 square feet and one 1 bedroom/1 bathroom unit that stands at 750 square feet.
Sale 3 Comments	Charming Spanish Mediterranean duplex, side by side 1 bedroom units each, approximately 600 Square feet. Conveniently located in the vibrant Allendale Park neighborhood, near shopping centers and restaurants between 580 and 880.
List 1 Comments	Great opportunity for investor with close to 6% rate of return. Or owner use one unit and rent out another. The non conforming unit converted from garage. Total rental income to be \$4,665. Seperate meters of gas & water for both units.
List 2 Comments	"Cash Out on Courtland" // Fantastic opportunity for potential cash flow or owner occupancy! This charming duplex offers one unit to be delivered vacant and is just a mile from Fruitvale BART and near Hwys 580, 13, & 880.
List 3 Comments	Great opportunity for handyman/contractor to rehab this two houses on one lot property in the heart of Allendale area. Front house is 2BR/1BA, and back house is 1BR/1BA separated by detached 2-car garage plus off-street parking.

Comments:

Service Provider Comments:

Suggested value is based on adjusted price of Sold 1 which has the most similar characteristics to subject in terms of baths, living space and condition as well as in-line with current competitions. Potential buyers are first-time buyers. Offering some sales incentive can help improve the marketing effort. There's a shortage of comparables with similar property type within immediate area so expansion of sold date, search distance, age, GLA, value variance, different style comp and/or lot size is necessary.

Vendor Comments:

Service Provider Signature /s/ Sirima Chantalakwong

Service Provider Company Insync Realty Inc

BPO Effective Date 08/19/2020

Service Provider Lic. Num. 1460948

RepairsRecommended Repairs would bring the subject to:

Internal Repairs		Comment	Total
Painting			\$ 0
Walls/Ceiling			\$ 0
Carpet/Floors			\$ 0
Cabinet/Counter			\$ 0
Plumbing			\$ 0
Electrical			\$ 0
Heating/AC			\$ 0
Appliances			\$ 0
Doors/Trim			\$ 0
Cleaning/Trash Removal			\$ 0
Other			\$ 0
Internal Repair Total:			\$ 0
External Repairs		Comment	Total
Roof			\$ 0
Siding/Trim			\$ 0
Structural			\$ 0
Windows/Doors			\$ 0
Painting			\$ 0
Foundation			\$ 0
Garage			\$ 0
Landscaping			\$ 0
Fence			\$ 0
Other			\$ 0
External Repair Total:			\$ 0
Repair Total:			\$ 0



Subject Front

3316 ELLIOT ST
OAKLAND, CA 94610



Subject Side

3316 ELLIOT ST
OAKLAND, CA 94610



Subject Side

3316 ELLIOT ST
OAKLAND, CA 94610



Subject Address Verification

3316 ELLIOT ST
OAKLAND, CA 94610



Subject Street

3316 ELLIOT ST
OAKLAND, CA 94610



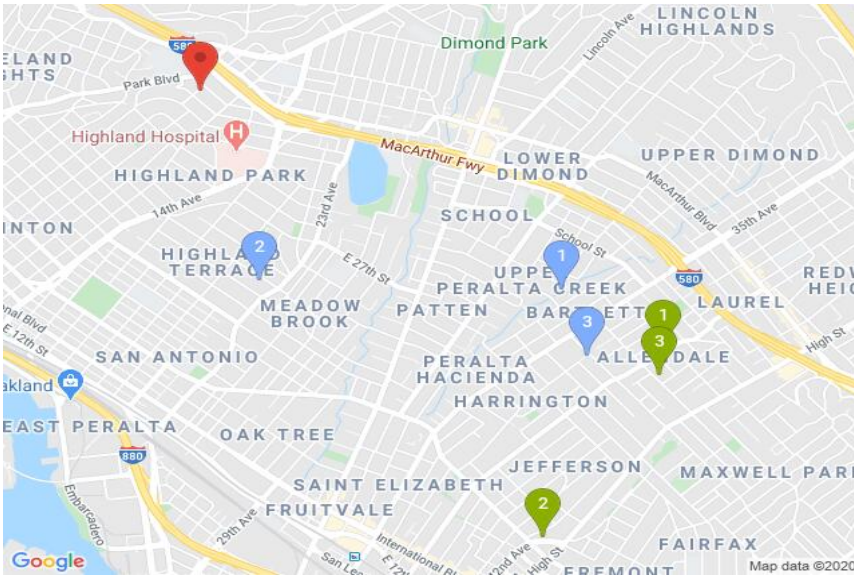
Subject Street

3316 ELLIOT ST
OAKLAND, CA 94610



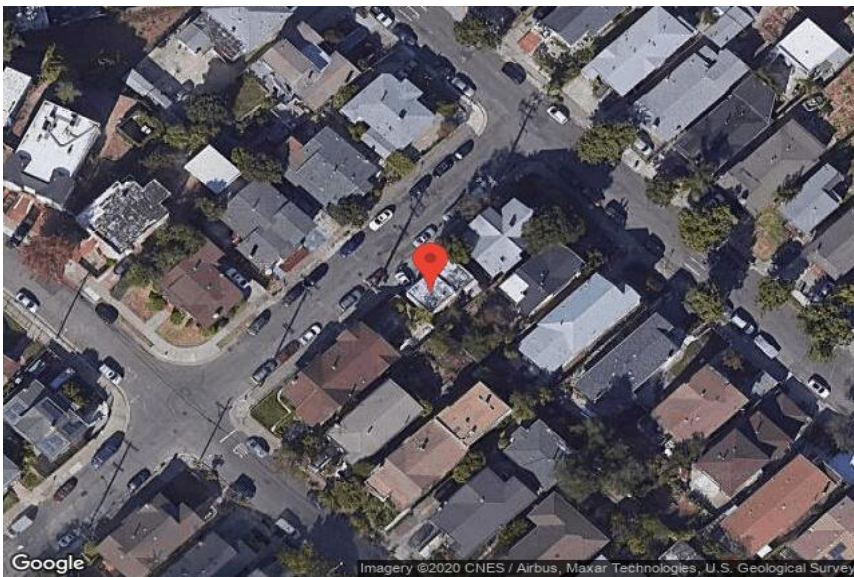
Subject View From Across the Street

3316 ELLIOT ST
OAKLAND, CA 94610



Subject Static Map

3316 ELLIOT ST
OAKLAND, CA 94610



Subject Satellite View

3316 ELLIOT ST
OAKLAND, CA 94610

©2020 bridgeMLS



Comparable Sale #1

3309 NICOL AVE
OAKLAND, CA 94602
Sale Date: 08/07/2020
Sale Price: \$585,000

©2019 EBay



Comparable Sale #2

2197 E 24TH ST
OAKLAND, CA 94606
Sale Date: 12/21/2019
Sale Price: \$620,000

©2019 bridgeMLS



Comparable Sale #3

3577 BROOKDALE AVE
OAKLAND, CA 94619
Sale Date: 10/17/2019
Sale Price: \$577,000



Comparable Listing #1

2871 38TH AVE
OAKLAND, CA 94602
Current List: \$650,000



Comparable Listing #2

1933 COURTLAND AVE
OAKLAND, CA 94606
Current List: \$597,000



Comparable Listing #3

3912 ALLENDALE AVE
OAKLAND, CA 94619
Current List: \$549,000

Disclaimer

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