



# Broker Price Opinion

Exterior Inspection  
 Interior Inspection

Property Address:	2012 FLORIDA STREET	Vendor ID:	10419552.1_194596
City, State, Zip:	VALLEJO, CA 94590	Deal Name:	
Loan Number:	001216	Inspection Date:	09/04/2020
2nd Loan / Client #:		Subject APN:	0057-155-140
Borrower / Owner of Record	ukn ukn	Lender / Client	Premier Money Source, Inc.

Property Occupancy Status  Does the Property Appear Secure?  Est. Monthly Rent

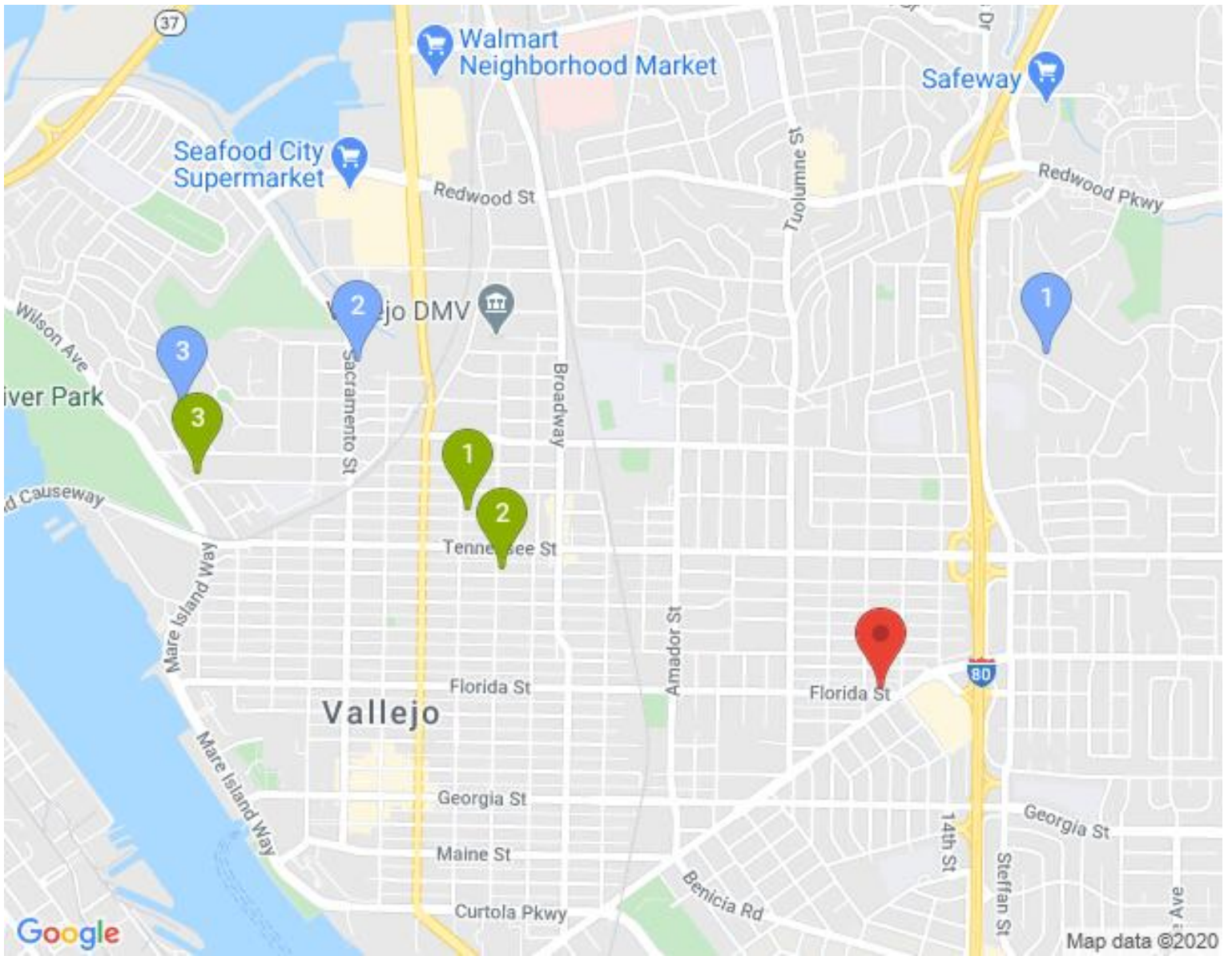
Currently Listed  Currently List Broker  List Broker Contact #  Initial List Price  Initial List Date  Current List Price  DOM / CDOM  Sold in the last  Months?

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

Subject Property Comments / External Influences  
 Subject appears to be in average condition with no signs of deferred maintenance visible from exterior inspection.

	Subject	Sold Comp 1	Sold Comp 2	Sold Comp 3	List Comp 1	List Comp 2	List Comp 3
Address	2012 FLORIDA STREET VALLEJO, CA 94590	540-544 FLEMING AVE E VALLEJO, CA 94591	2004 SACRAMENTO ST VALLEJO, CA 94590	139-141 BAXTER ST VALLEJO, CA 94590	1802 SUTTER ST VALLEJO, CA 94590	1500 NAPA ST VALLEJO, CA 94590	120-122 FARRAGUT AVE VALLEJO, CA 94590
Proximity		0.92	1.51	1.85	1.11	0.97	1.75
Sale/List Price		\$488,000	\$500,000	\$536,000	\$449,000	\$475,000	\$539,000
Sale Date		10/24/2019	11/01/2019	05/27/2020	05/25/2020	08/21/2020	06/14/2020
Price Per Sq.ft.	\$325.63	\$280.45	\$345.54	\$287.70	\$262.56	\$274.87	\$342
Initial List Price	\$395,000	\$480,000	\$475,000	\$528,000	\$449,000	\$475,000	\$539,000
Initial List Date	04/10/2020	08/30/2019	09/13/2019	04/25/2020	05/25/2020	08/21/2020	06/14/2020
Current/Final List	\$395,000	\$480,000	\$475,000	\$528,000	\$449,000	\$475,000	\$539,000
DOM/CDOM	134	90 / 90	111 / 111	100 / 100	91 / 91	9 / 9	81 / 81
Sales Type		Fair Market	Fair Market	Fair Market	Fair Market	Fair Market	Fair Market
Living Area	1560	1740	1447	1863	1710	1728	1576
#Rooms/Bed/Bath 1	4 / 3 / 1	3 / 2 / 1	4 / 2 / 1	3 / 2 / 1	4 / 3 / 1	3 / 2 / 1	3 / 2 / 1
#Rooms/Bed/Bath 2	4 / 3 / 1	3 / 2 / 1	4 / 2 / 2	3 / 2 / 1	4 / 3 / 1	3 / 2 / 1	3 / 2 / 1
#Rooms/Bed/Bath 3	4 / 3 / 1		4 / 3 / 1		4 / 3 / 1		
#Rooms/Bed/Bath 4							
#Rooms/Bed/Bath All	12 / 9 / 3	6 / 4 / 2	12 / 7 / 4	6 / 4 / 2	12 / 9 / 3	6 / 4 / 2	6 / 4 / 2
Year Built	1928	1970	1920	1957	1943	1972	1942
Bsmnt SqFt/Finished							
Lot Size	0.15	0.11	0.12	0.17	0.10	0.08	0.17
Property Type	3 unit	2 unit	3 unit	2 unit	3 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	3	2	3	2	3	2	2
Condition	C4	C4	C4	C4	C4	C4	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 / No / No	No / No / No	No / No / No	No / No / No	No / No / No
Fireplace	No	No	No	No	No	No	No
Garage	1 Attached	None	None	None	None	None	None
Other Features	None	None	None	None	None	None	None
Subdivision	Vallejo Ctr Homestead Assn	N/A	N/A	N/A	N/A	N/A	N/A
School District	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Common Amenities		None	None	None	None	None	None
Data Source - ID	County Tax	MLS-21922815	MLS-21924040	MLS-22008816	MLS-22011479	MLS-22020318	MLS-22013353

<b>Market Time 90-120 days</b>	<b>As-Is Price Estimate</b>	<b>As-Repaired Price Estimate</b>	<b>Land Only Price</b>	<b>30-Day Quick Sale Price</b>
90-Day Marketing Time	<input type="text" value="\$508,000"/>	<input type="text" value="\$508,000"/>	<input type="text" value="\$127,000"/>	<input type="text" value="\$483,000"/>
Recommended List Price	<input type="text" value="\$533,000"/>	<input type="text" value="\$533,000"/>		
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
•	2012 FLORIDA STREET	VALLEJO	9	3	0.15		1928		
1	540-544 FLEMING AVE E	VALLEJO	4	2	0.11	10/24/2019	1970	\$488,000	0.92
2	2004 SACRAMENTO ST	VALLEJO	7	4	0.12	11/01/2019	1920	\$500,000	1.51
3	139-141 BAXTER ST	VALLEJO	4	2	0.17	05/27/2020	1957	\$536,000	1.85
1	1802 SUTTER ST	VALLEJO	9	3	0.10	05/25/2020	1943	\$449,000	1.11
2	1500 NAPA ST	VALLEJO	4	2	0.08	08/21/2020	1972	\$475,000	0.97
3	120-122 FARRAGUT AVE	VALLEJO	4	2	0.17	06/14/2020	1942	\$539,000	1.75

**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: FTB  Types of Financing the Subject will NOT qualify for:

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

**Comparables:**

Sale 1 Comments	Kitchens, windows and more. In-unit laundry hookups and private backyards for each unit.
Sale 2 Comments	Unit A is 2 Bedroom, 1 Bathroom with large kitchen, living room and dining space. Unit B is 2 Bedrooms, 2 full Bathrooms, large eat in kitchen/dining area, large living room.
Sale 3 Comments	Units, live in one and rent the other or rent both. Desirable Mid-Century Duplex offers many options.
List 1 Comments	Awnings over doors and front windows. Exterior siding has on the rear of the main building and 65% of unit C and garage.
List 2 Comments	Identical floor plan of both units (upstairs/downstairs). Roof bid on file.
List 3 Comments	Home with 4 bedrooms,2 bathrooms,living room,kitchen and dining room.

**Comments:**

Service Provider Comments:

The subject should be sold in as-is condition. The market conditions are currently stable. Subject is a 3 unit home located in a suburban area which is not typical for its neighborhood. There is limited 3 unit comps up to 1 mile, so I have used 2 unit and 3 unit properties as comps which are most similar in size and condition and they are within 2 miles. Subject is older home comparing to it's neighborhood. So the comps used for this report are newer to the subject. Proximity to the highway would not affect subject's marketability and both sides of the highway are similar market areas. The subject is currently on the market for \$395000, but the minimum value of a list comp in the area is \$488000. This shows the subject is currently listed with under value. So my final price opinion is higher than the current list price and the subject is not overvalued it is similar to the market value. Due to illegal conversion of the SFR property the value is lower comparing to the current market.

Vendor Comments:

Service Provider Signature

Service Provider Company

BPO Effective Date

Service Provider Lic. Num.

**Repairs**Recommended Repairs would bring the subject to: 

<b>Internal Repairs</b>		<b>Comment</b>	<b>Total</b>
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
<b>External Repairs</b>		<b>Comment</b>	<b>Total</b>
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**

2012 FLORIDA STREET  
VALLEJO, CA 94590



**Subject Side**

2012 FLORIDA STREET  
VALLEJO, CA 94590



**Subject Side**

2012 FLORIDA STREET  
VALLEJO, CA 94590



**Subject Address Verification**

2012 FLORIDA STREET  
VALLEJO, CA 94590



**Subject Street**

2012 FLORIDA STREET  
VALLEJO, CA 94590



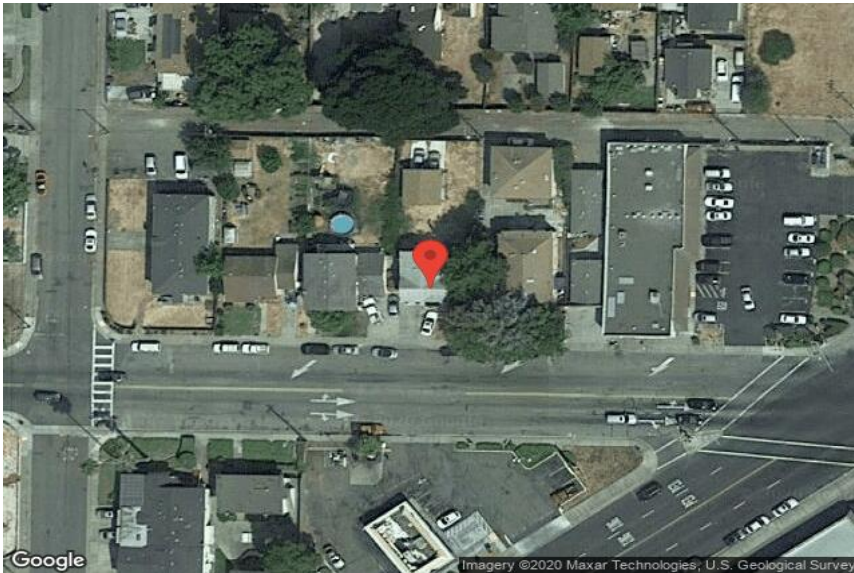
**Subject Street**

2012 FLORIDA STREET  
VALLEJO, CA 94590



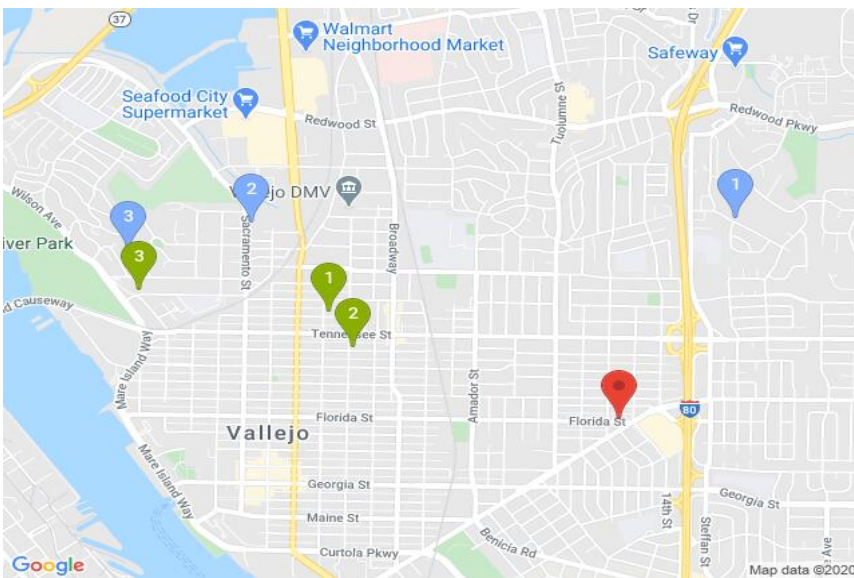
**Subject View From Across the Street**

2012 FLORIDA STREET  
VALLEJO, CA 94590



**Subject Satellite View**

2012 FLORIDA STREET  
VALLEJO, CA 94590



**Subject Static Map**

2012 FLORIDA STREET  
VALLEJO, CA 94590



**Comparable Sale #1**

540-544 FLEMING AVE E  
VALLEJO, CA 94591  
Sale Date: 10/24/2019  
Sale Price: \$488,000



**Comparable Sale #2**

2004 SACRAMENTO ST  
VALLEJO, CA 94590  
Sale Date: 11/01/2019  
Sale Price: \$500,000



**Comparable Sale #3**

139-141 BAXTER ST  
VALLEJO, CA 94590  
Sale Date: 05/27/2020  
Sale Price: \$536,000





**Comparable Listing #1**

1802 SUTTER ST  
VALLEJO, CA 94591  
Current List: \$449,000



**Comparable Listing #2**

1500 NAPA ST  
VALLEJO, CA 94590  
Current List: \$475,000



**Comparable Listing #3**

120-122 FARRAGUT AVE  
VALLEJO, CA 94590  
Current List: \$539,000

# Disclaimer

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