



Broker Price Opinion

Exterior Inspection
 Interior Inspection

Property Address:	201 CHANNING ROAD	Vendor ID:	12153444.1_306378
City, State, Zip:	BURLINGAME, CA 94010	Deal Name:	
Loan Number:	001403	Inspection Date:	07/12/2021
2nd Loan / Client #:		Subject APN:	029-262-120
Borrower / Owner of Record	Ka Ho (Ken) Chan	Lender / Client	Premier Money Source, Inc.

Property Occupancy Status: Does the Property Appear Secure?: Est. Monthly Rent: Sold in the last 12 Months?

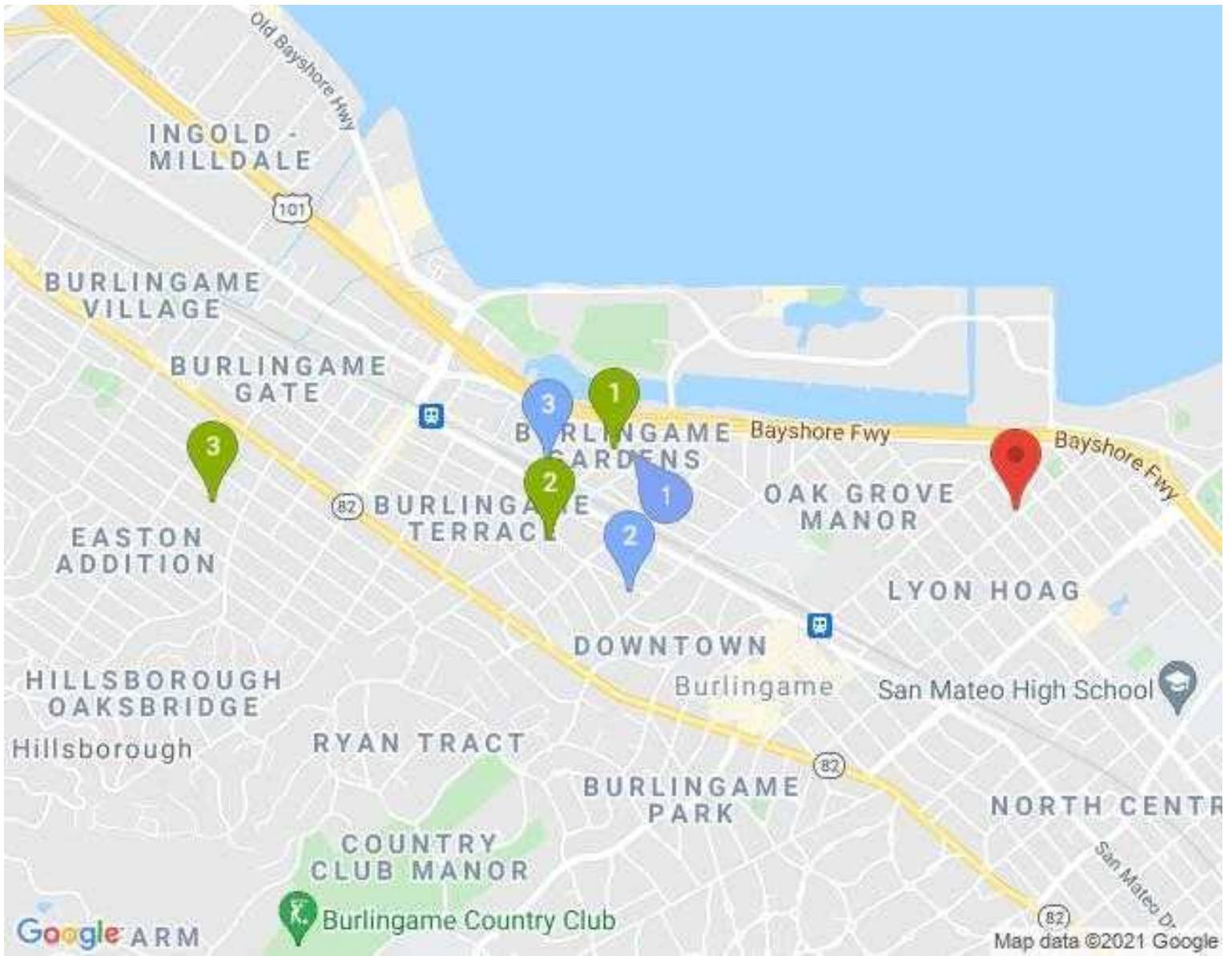
Currently Listed: Currently List Broker: List Broker Contact #: Initial List Price: Initial List Date: Current List Price: DOM / CDOM:

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

Subject Property Comments / External Influences
 Subject is a traditional style home, of construction, style and curb appeal typical for the neighborhood.

Subject	Sold comps 1	Sold comps 2	Sold comps 3	List comps 1	List comps 2	List comps 3	
							
Address	201 CHANNING ROAD BURLINGAME, CA 94010	917 LARKSPUR DR BURLINGAME, CA 94010	717 CROSSWAY RD BURLINGAME, CA 94010	1032 TOYON DR BURLINGAME, CA 94010	900 LINDEN AVE BURLINGAME, CA 94010	839 CROSSWAY RD BURLINGAME, CA 94010	1329 CABRILLO AVE BURLINGAME, CA 94010
Proximity		0.96	0.98	1.16	1	1.15	1.98
Sale/List Price		\$1,738,000	\$1,775,000	\$1,900,000	\$2,450,000	\$2,458,000	\$2,598,000
Sale Date		09/28/2020	10/28/2020	05/12/2021	07/08/2021	06/22/2021	06/25/2021
Price Per Sq.ft.	\$1,088.96	\$1,166.44	\$1,060.33	\$1,027.03	\$1,467.07	\$1,343.17	\$1,312.12
Initial List Price		\$1,880,000	\$1,898,000	\$1,849,000	\$2,450,000	\$2,458,000	\$2,598,000
Initial List Date		08/07/2020	09/22/2020	03/12/2021	07/08/2021	06/22/2021	06/25/2021
Current/Final List		\$1,880,000	\$1,898,000	\$1,849,000	\$2,450,000	\$2,458,000	\$2,598,000
DOM/CDOM		52 / 52	36 / 36	61 / 61	4 / 4	20 / 20	17 / 17
Sales Type		Fair Market	Fair Market	Fair Market	Fair Market	Fair Market	Fair Market
Finance Incentives		None	None	None	None	None	None
Living Area	1630	1490	1674	1850	1670	1830	1980
#Rooms/Bed/Bath All	6 / 3 / 2	6 / 3 / 2	6 / 3 / 2	6 / 3 / 2	6 / 3 / 2	6 / 3 / 2	6 / 3 / 2
Year Built	1940	1942	1921	1946	1940	1920	1936
Bsmnt SqFt/Finished							
Lot Size	0.11	0.11	0.18	0.11	0.16	0.16	0.13
Property Type	SF Detach	SF Detach	SF Detach	SF Detach	SF Detach	SF Detach	SF Detach
Style / Quality	Contemp / Q3	Contemp / Q3	Contemp / Q3	Contemp / Q3	Contemp / Q3	Contemp / Q3	Contemp / Q3
# 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 / No / No	No / No / No	No / No / No	No / No / No	No / No / No	No / No / No
Fireplace	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Garage	2 Attached	1 Attached	2 Attached	1 Attached	1 Attached	2 Attached	1 Attached
Other Features	None	None	None	None	None	None	None
HOA Fees	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Subdivision	LYON HOAG	BURLINGAME GARDENS	BURLINGAME TERRACE	BURLINGAME GARDENS	BURLINGAME GARDENS	BURLINGAME TERRACE	Burlinhome/Easton Ad
Rent Potential	\$5,000						
Annual Gross Income	\$60,000						
Likely Sale Price					\$2,450,000	\$2,458,000	\$2,598,000
Gross Rent Multiplier	29.58						
School District	San Mateo	San Mateo	San Mateo	San Mateo	San Mateo	San Mateo	San Mateo
Common Amenities							
Data Source - ID	County Tax-029 ...	MLS-ML81805043	MLS-ML81812011	MLS-ML81833751	MLS-81852488	MLS-ML81850263	MLS-81850854

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="\$1,775,000"/>	<input type="text" value="\$1,775,000"/>	<input type="text" value="\$350,000"/>	<input type="text" value="\$1,600,000"/>
Recommended List Price	<input type="text" value="\$1,850,000"/>	<input type="text" value="\$1,850,000"/>		
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
•	201 CHANNING ROAD	BURLINGAME	3	2	0.11		1940		
1	917 LARKSPUR DR	BURLINGAME	3	2	0.11	09/28/2020	1942	\$1,738,000	0.96
2	717 CROSSWAY RD	BURLINGAME	3	2	0.18	10/28/2020	1921	\$1,775,000	0.98
3	1032 TOYON DR	BURLINGAME	3	2	0.11	05/12/2021	1946	\$1,900,000	1.16
1	900 LINDEN AVE	BURLINGAME	3	2	0.16	07/08/2021	1940	\$2,450,000	1
2	839 CROSSWAY RD	BURLINGAME	3	2	0.16	06/22/2021	1920	\$2,458,000	1.15
3	1329 CABRILLO AVE	BURLINGAME	3	2	0.13	06/25/2021	1936	\$2,598,000	1.98

Neighborhood Data:

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

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

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: Owner Types of Financing the Subject will NOT qualify for:

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

Comparables:

Sale 1 Comments	Similar in GLA and Rooms count. Inferior in GLA (+\$50,000)
Sale 2 Comments	Most similar in GLA. Similar in Rooms count. Inferior in Age(+20,000), Superior in Lot size (-\$40,000)
Sale 3 Comments	Most recent. Similar in Age and Rooms count. Superior in GLA (-\$100,000)
List 1 Comments	Similar in GLA, Age and Rooms count. Superior in Lot size (-\$30,000)
List 2 Comments	Similar in Rooms count. Superior in GLA (-\$100,000) and Lot size(-\$30,000). Inferior in Age (+\$10,000)
List 3 Comments	Similar in Age and Rooms count. Superior in GLA (-\$150,000)

Comments:

Service Provider Comments:

Comps chosen are best in relation to subject in an extensive search of the market within 2 mile radius. Although some comps are over 20% outside of GLA, over 6 months old and over 10 years in age, expanding geographic area does not identify more qualified comps, and use comps in other cities of Bay Area would have different positive and negative influence. Listing Price of Subject is lower than the Value of the Subject. Sales Price of some Sold Comps is higher than their Listing Price. It is common practice in the area for the properties to be listed below value to generate multiple offers, and overbidding is common in this situation. Most weight placed on List 1 Most similar in GLA, Age and Rooms count. Most weight placed on Sale 2 Most similar in GLA. Similar in Rooms count.

Vendor Comments:

Service Provider Signature

Service Provider Company

BPO Effective Date

Service Provider Lic. Num.

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

201 CHANNING ROAD
BURLINGAME, CA 94010



Subject Side

201 CHANNING ROAD
BURLINGAME, CA 94010



Subject Side

201 CHANNING ROAD
BURLINGAME, CA 94010



Subject Address Verification

201 CHANNING ROAD
BURLINGAME, CA 94010



Subject Street

201 CHANNING ROAD
BURLINGAME, CA 94010



Subject Street

201 CHANNING ROAD
BURLINGAME, CA 94010



Subject What's across from Subject

201 CHANNING ROAD
BURLINGAME, CA 94010



Subject Satellite View

201 CHANNING ROAD
BURLINGAME, CA 94010



Comparable Sale #1

917 LARKSPUR DR
BURLINGAME, CA 94010
Sale Date: 09/28/2020
Sale Price: \$1,738,000



Comparable Sale #2

717 CROSSWAY RD
BURLINGAME, CA 94010
Sale Date: 10/28/2020
Sale Price: \$1,775,000



Comparable Sale #3

1032 TOYON DR
BURLINGAME, CA 94010
Sale Date: 05/12/2021
Sale Price: \$1,900,000



Comparable Listing #1

900 LINDEN AVE
BURLINGAME, CA 94010
List Price: \$2,450,000



Comparable Listing #2

839 CROSSWAY RD
BURLINGAME, CA 94010
List Price: \$2,458,000



Comparable Listing #3

1329 CABRILLO AVE
BURLINGAME, CA 94010
List Price: \$2,598,000

Disclaimer

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