



Broker Price Opinion

Exterior Inspection
 Interior Inspection

Property Address:	3973 WATERHOUSE RD	Vendor ID:	11603274.1_396985
City, State, Zip:	OAKLAND, CA 94602	Deal Name:	
Loan Number:	3973WaterhouseRd	Inspection Date:	03/10/2021
2nd Loan / Client #:		Subject APN:	29A-1321-17
Borrower / Owner of Record	NA NA	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

The subject is secure in a harmonious neighborhood.

Subject	Sold comps 1	Sold comps 2	Sold comps 3	List comps 1	List comps 2	List comps 3	
							
Address	3973 WATERHOUSE RD OAKLAND, CA 94602	4624 DOLORES AVE OAKLAND, CA 94602	18 VETERAN WAY OAKLAND, CA 94602	4614 BENEVIDES AVE OAKLAND, CA 94602	3832 LINCOLN AVE OAKLAND, CA 94602	1133 EVERETT AVE OAKLAND, CA 94602	3992 OAKMORE RD OAKLAND, CA 94602
Proximity		0.19	0.47	0.15	0.36	0.39	0.08
Sale/List Price		\$1,000,000	\$871,000	\$1,308,000	\$795,000	\$899,000	\$899,000
Sale Date		08/14/2020	04/29/2020	10/09/2020	03/06/2021	03/09/2021	02/19/2021
Price Per Sq.ft.	\$659.30	\$702.25	\$676.77	\$839.54	\$788.69	\$591.06	\$717.48
Initial List Price	\$850,000	\$1,000,000	\$899,000	\$899,000	\$795,000	\$899,000	\$899,000
Initial List Date	02/20/2021	06/12/2020	02/20/2020	08/20/2020	03/06/2021	03/09/2021	02/19/2021
Current/Final List	\$850,000	\$1,000,000	\$899,000	\$899,000	\$795,000	\$899,000	\$899,000
DOM/CDOM	17	63 / 63	69 / 69	50 / 50	4 / 4	1 / 1	13 / 13
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	1403	1424	1287	1558	1008	1521	1253
#Rooms/Bed/Bath All	7 / 4 / 2	6 / 3 / 1	7 / 2 / 1.5	7 / 3 / 2	6 / 2 / 1	7 / 3 / 2	6 / 3 / 1
Year Built	1928	1914	1934	1925	1920	1924	1927
Bsmnt SqFt/Finished							
Lot Size	0.08	0.10	0.10	0.07	0.07	0.05	0.09
Property Type	SF Detach	SF Detach	SF Detach	SF Detach	SF Detach	SF Detach	SF Detach
Style / Quality	Single Story / Q4	Single Story / Q4	Single Story / Q4	Single Story / Q4	Single Story / Q4	2-Story Conv / Q4	Single Story / Q4
# of Units	1	1	1	1	1	1	1
Condition	C4	C3	C4	C3	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	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Garage	1 Attached	None	1 Attached	None	1 Attached	1 Attached	1 Attached
Other Features	None	None	None	None	None	None	None
HOA Fees	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Subdivision	OAKMORE	GLENVIEW	OAKMORE	GLENVIEW	DIAMOND DISTRICT	DIAMOND DISTRICT	OAKMORE
Rent Potential	\$2,900						
Annual Gross Income	\$34,800						
Likely Sale Price					\$795,000	\$899,000	\$899,000
Gross Rent Multiplier	26.58						
School District	Oakland School ...	Oakland School ...	Oakland School ...	Oakland School ...	Oakland School ...	Oakland School ...	Oakland School ...
Common Amenities							
Data Source - ID	MLS-40938586	MLS-22013247	MLS-40896184	MLS-40917460	MLS-40940263	MLS-40940664	MLS-40938384

Market Time 0-30 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="\$925,000"/>	<input type="text" value="\$925,000"/>	<input type="text" value="\$272,900"/>	<input type="text" value="\$910,000"/>
Recommended List Price	<input type="text" value="\$935,000"/>	<input type="text" value="\$935,000"/>		
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
•	3973 WATERHOUSE RD	OAKLAND	4	2	0.08		1928		
1	4624 DOLORES AVE	OAKLAND	3	1	0.10	08/14/2020	1914	\$1,000,000	0.19
2	18 VETERAN WAY	OAKLAND	2	1.5	0.10	04/29/2020	1934	\$871,000	0.47
3	4614 BENEVIDES AVE	OAKLAND	3	2	0.07	10/09/2020	1925	\$1,308,000	0.15
1	3832 LINCOLN AVE	OAKLAND	2	1	0.07	03/06/2021	1920	\$795,000	0.36
2	1133 EVERETT AVE	OAKLAND	3	2	0.05	03/09/2021	1924	\$899,000	0.39
3	3992 OAKMORE RD	OAKLAND	3	1	0.09	02/19/2021	1927	\$899,000	0.08

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: Types of Financing the Subject will NOT qualify for:

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

Comparables:

Sale 1 Comments	The comparable is in better condition as it was recently upgraded. The subject has one more bathroom and a garage with one space.
Sale 2 Comments	Best comparable to the subject. The subject has a superior value due to its larger GLA with one more bathroom.
Sale 3 Comments	Located in the same neighborhood and shares similar characteristics. The comparable is in good condition and has a larger GLA.
List 1 Comments	The subject has a much larger GLA with one more bathroom and two more bedrooms. 1 car garage, similar lot size, and age.
List 2 Comments	The comparable has a larger GLA but the subject has a larger lot size. The comparable is located on a busier street.
List 3 Comments	Closest in proximity and value. The subject has a larger GLA with one more bathroom. The comparable is in average condition.

Comments:

Service Provider Comments:

The subject is in average condition with no exterior damage. The subject conforms with the neighboring homes. Good location, close to many shops and restaurants with easy access to the freeway. Located on a quiet street. The value of the subject is below the median home value due to its relatively average characteristics and fair condition. Most weight placed on List 3 Located close to the subject in the same neighborhood. Most weight placed on Sale 1 Located close to the subject in the same neighborhood.

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

3973 WATERHOUSE RD
OAKLAND, CA 94602



Subject Side

3973 WATERHOUSE RD
OAKLAND, CA 94602



Subject Side

3973 WATERHOUSE RD
OAKLAND, CA 94602



Subject Address Verification

3973 WATERHOUSE RD
OAKLAND, CA 94602



Subject Street

3973 WATERHOUSE RD
OAKLAND, CA 94602



Subject Street

3973 WATERHOUSE RD
OAKLAND, CA 94602



Subject What's across from Subject

3973 WATERHOUSE RD
OAKLAND, CA 94602



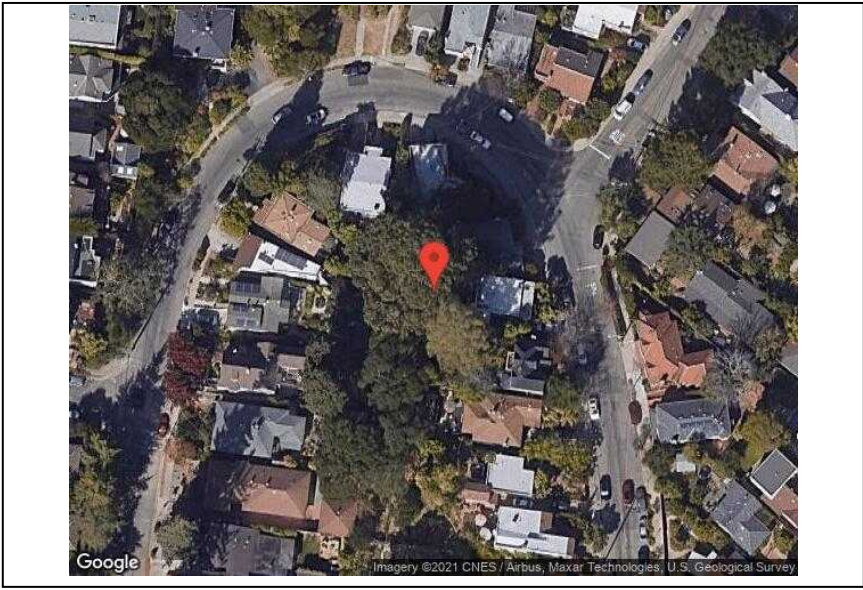
Subject Other

3973 WATERHOUSE RD
OAKLAND, CA 94602



Subject Other

3973 WATERHOUSE RD
OAKLAND, CA 94602



Subject Satellite View

3973 WATERHOUSE RD
OAKLAND, CA 94602



Comparable Sale #1

4624 DOLORES AVE
OAKLAND, CA 94602
Sale Date: 08/14/2020
Sale Price: \$1,000,000



Comparable Sale #2

18 VETERAN WAY
OAKLAND, CA 94602
Sale Date: 04/29/2020
Sale Price: \$871,000



Comparable Sale #3

4614 BENEVIDES AVE
OAKLAND, CA 94602
Sale Date: 10/09/2020
Sale Price: \$1,308,000



Comparable Listing #1

3832 LINCOLN AVE
OAKLAND, CA 94602
List Price: \$795,000



Comparable Listing #2

1133 EVERETT AVE
OAKLAND, CA 94602
List Price: \$899,000



Comparable Listing #3

3992 OAKMORE RD
OAKLAND, CA 94602
List Price: \$899,000

Disclaimer

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RESIDENTIAL
Detached

Pending Court Confir... List Price: \$850,000

3973 Waterhouse Rd Unit:

OAKLAND CA 94602

MLS# 40938586 Area: 2602 Stor... Two ...

Orig Price: \$850,000 Sold Price:

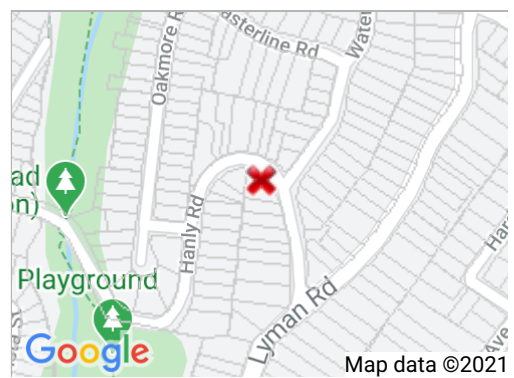
List Date: 2/20/2021 Off Mkt Date: 3/6/2021

Pend Date: 3/6/2021 COE: 3/22/2021

D/N/S: OAKMORE

DOM: 14 CDOM: 14

Model: Builder:



Print/Email:

Property Information

Bedrooms: 4	Yr Blt: 1928	Garage Spcs: 1	Total Rms: 7	Own Type:
Baths/Par: 2 / 0	Age: 93	Fireplaces: 1	# of Units:	% Own Occ:
SqFt: 1403	Acres: 0.080000	Pool: No	Units Floor:	TIC %:
Source: Public Records		Lot SqFt: 3,360	ElemSchool Dist:	High School District:

Showing & Listing Information

Occ By: Vacant	Occ Name:	Occ Phone:	Supra Box?: Yes	Spec Info: Probate Listing
Show Info: Appt Only_Will add LB 1221		24 Hr. Notice Req?: No	Lockbox Location: will add 12212021	
Directions: Park Blvd>Leimert>Waterhouse		Cross St: Hanly	Associated Docs: 0	
List Type: Excl Right	Comp Selling Ofc: 2.5	% Dual/Variable: No	List Service: Full Service	LA-DRE#: 01471277
List Agt: Eloise Middleton - Agt: 510-386-0547	List Ofc: Keller Williams Realty - Off: 510-775-1079		Point of Sale Ord: Yes	Broker DRE#: 02029039
Co-List:	APN: 29A-1321-17	Census Tract:	City Transfer Tax: Yes	Agent Hit Count:
Zoning:	Point of Sale Ord: Yes	City Transfer Tax: Yes	Client Hit Count:	
Disclosures.io Link: Disclosures.io Link		Use PEAD in Glide During Covid-19		Schedule a Showing

*****Remarks*****

Probate sale, no court confirmation needed, lots of potential, featuring 2 bedrooms and 1 bathroom upstairs and 2 bedrooms and 1 bathroom downstairs. The property has not been on the market in over 50 plus years. Come with your vision to bring this adorable home back to its original beauty. It has original hardwood floors, formal living room with a fireplace and a formal dining room, with a nice size kitchen. The large bedrooms downstairs offers room for home schooling or an office. There's a deck and a private back yard to enjoy the warm days and cool nights.

*****Confidential Remarks*****

I am not using showing time to book appointments for this listing. Please follow the COVID-guidelines. Pre Escrow with FA, Escrow Officer Andrea Steiner. This a probate sale, no court confirmation. Please email agent to make an appointment and send your PEAD in order to receive the CBS code. Please use Probate Purchase Agreement. Offers review date March 2nd by 5pm. There are no reports, but disclosure package should be ready this week.

Property Features:

BATH NON-MSTR INCLUDE Tub	KITCHEN FEATURES Breakfast Nook, Counter - Solid Surface, Gas Range /Cooktop, Range/Oven Free Standing, Refrigerator
COOLING None	LAUNDRY Dryer, Washer, Cabinets
CONSTRUCTION STATUS Existing	LEVEL - LOWER 1 Bedroom, 1 Bath
DISCLOSURES Nat Hazard Disclosure, Probate/Independent Adm, Disclosure Package Avail	LEVEL - STREET 3 Bedrooms, 1 Bath
EQUIPMENT ADDITIONAL Dryer, Washer, Double Strapped Water Htr, All Public Utilities, Internet Available	LOT DESCRIPTION Level, Regular, Backyard
EXTERIOR Stucco	POOL None
FIREPLACES Brick, Living Room, Woodburning	POSSESSION COE
FLOORING Hardwood Floors, Linoleum	ROOF Other
GARAGE/PARKING Attached Garage	ROOM - ADDITIONAL Unfinished Room
HEATING Floor Furnace, Fireplace(s)	SOLAR None
INSPECTIONS/REPORTS None	STYLE Tudor
	TERMS Cash, Conventional
	WATER/SEWER Water - Public
	YARD DESCRIPTION Back Yard, Deck(s)

HOA Information

HOA?: No	HOA Name:	HOA Phone:	Fee \$:
Fee Freq:	Litigation:	Transfer Fees:	
HOA Amenities:			
HOA Documents:			
HOA Fees Include:			

Buyer Agent: Derik Landry - 415-810-1110	Goldman Land & Homes - Off: 925-258-9110				
Sale Price:	Sale/Orig \$:	Sale/Last \$:	List \$/SqFt: \$606	Sale\$/SqFt:	Sale Terms:
Concessions:	Buyer Agent DRE# 01942214	# of offers: 11			

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Provided By: Cody Connolly **DRE:** 02028585 **03/10/2021**