

# Broker Price Opinion

 Exterior Inspection  
 Interior Inspection

Property Address: 1207 Humboldt Street	Vendor ID: 4339083
City, State, Zip: Santa Rosa, CA 95404	Deal Name:
Loan Number: 000664	Inspection Date: 9/20/2017
2nd Loan / Client #:	Subject APN: 180-490-061

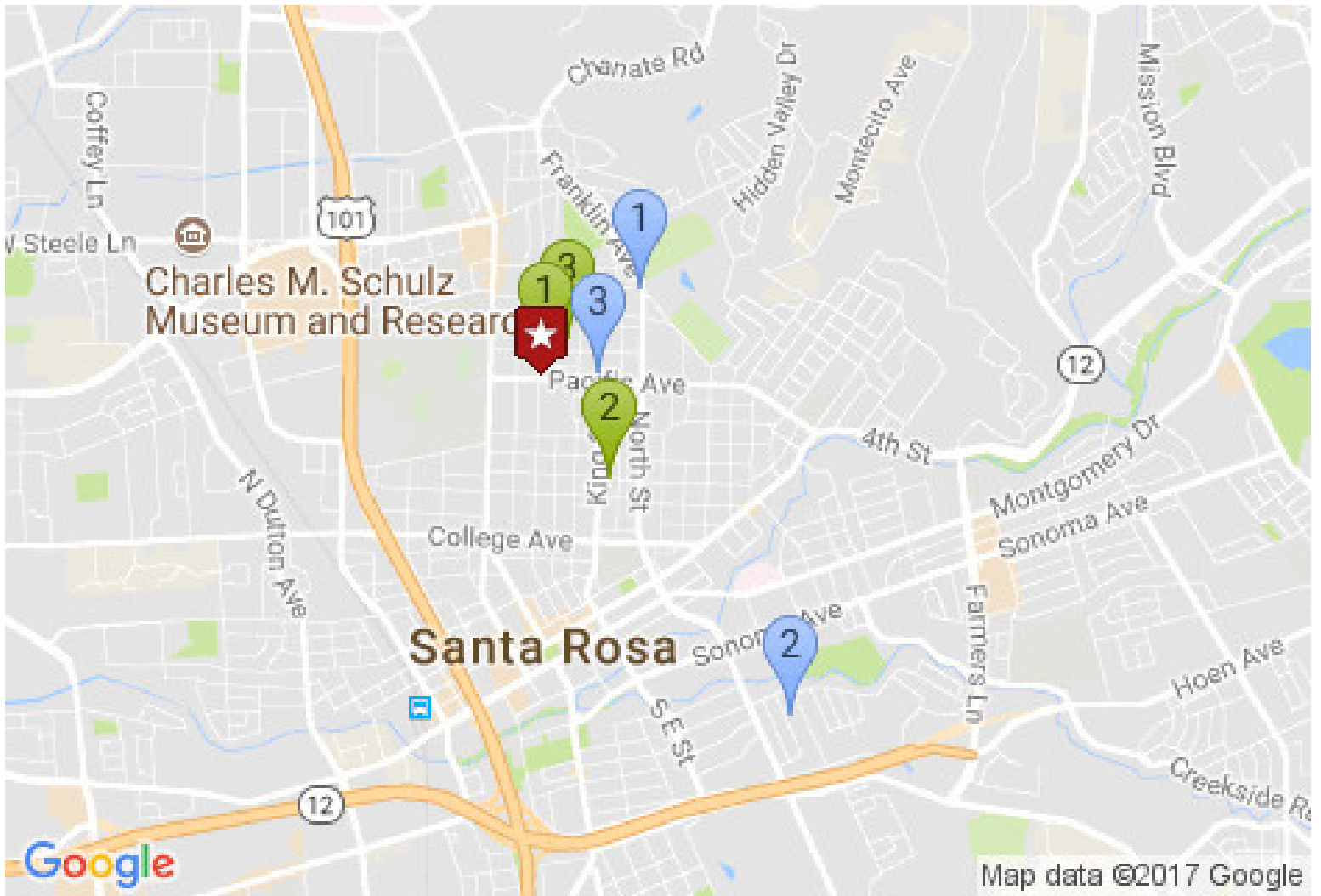
Property Occupancy Status: <input type="text" value="Owner"/>	Does the Property Appear Secure?: <input type="text" value="Yes"/>	Est. Monthly Rent: \$3,200	Sold in the last 12 Months?: <input type="text" value="No"/>
Currently Listed: <input type="text" value="Yes"/>	Currently List Broker: Vanguard Properties	List Broker Contact #: 7074959609	Sale Price:
	Initial List Price: \$605,000	Initial List Date: 5/26/2017	Sale Date:
Is the Subject Listing Currently Pending?: <input type="text" value="No"/>	Date of Contract:	CDOM to Contract:	

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	1207 Humboldt Street Santa Rosa, CA 95404	707 Louisa Dr, Santa Rosa, CA 95404	1012 Howard St, Santa Rosa, CA 95404	1520 Orchard St, Santa Rosa, CA 95404	1136 Poppy Dr, Santa Rosa, CA 95404	522 Corlano Ave, Santa Rosa, CA 95404	1415 King St Santa Rosa, CA 95404
Proximity		0.07 Miles	0.41 Miles	0.17 Miles	0.47 Miles	1.4 Miles	0.21 Miles
Sale/List Price		\$507,000	\$548,000	\$503,000	\$549,000	\$489,900	\$525,000
Sale Date		4/28/2017	7/28/2017	8/3/2017	pending	active	active
Price Per Sq.ft.	\$421.51	\$346.31	\$431.84	\$419.17	\$412.16	\$391.92	\$481.21
Initial List Price	\$605,000	\$499,000	\$500,000	\$499,000	\$549,000	\$489,900	\$525,000
Initial List Date	5/26/2017	3/25/2017	6/15/2017	7/12/2017	8/28/2017	9/8/2017	9/8/2017
Current/Final List	\$575,000	\$499,000	\$550,000	\$499,000	\$549,000	\$489,900	\$525,000
DOM/CDOM	108 / 108	27 / 27	39 / 39	12 / 12	12 / 12	11 / 11	2 / 2
Sales Type		Fair Market	Fair Market	Fair Market	Fair Market	Fair Market	Fair Market
Finance Incentives	0	0	0	0	0	0	0
Living Area	1232	1464	1269	1200	1332	1250	1091
#Rooms/Bed/Bath 1	5 / 3 / 2	5 / 3 / 2	4 / 2 / 1	5 / 3 / 2	5 / 3 / 2	4 / 2 / 1	5 / 3 / 2
Year Built	1946	1959	1935	1945	1946	1955	1940
Bsmnt SF/% Finished							
Lot Size	0.15ac	0.16ac	0.09ac	0.11ac	0.18ac	0.14ac	0.12ac
Property Type	SF Detach	SF Detach	SF Detach	SF Detach	SF Detach	SF Detach	SF Detach
Style / Quality	Bungalow/Cottage / Q4	Bungalow/Cottage / Q4	Bungalow/Cottage / Q4	Bungalow/Cottage / Q4	Bungalow/Cottage / Q4	Bungalow/Cottage / Q4	Bungalow/Cottage / Q4
# of Units	1	1	1	1	1	1	1
Condition	C4	C4	C4	C3	C4	C4	C3
Pool/Spa	None	No / No	No / No	No / No	No / No	No / No	No / No
View	Residential	Wooded	Residential	Residential	Residential	Residential	Residential
Porch/Patio/Deck	No / No / No	No / Yes / No	Yes / No / Yes	No / No / Yes	No / Yes / Yes	Yes / No / Yes	No / No / Yes
Fireplace	Yes	Yes	No	Yes	No	Yes	No
Garage	2 Detached	1 Attached	1 Detached	1 Carport	2 Detached	2 Attached	None
Other Features	None	None	None	None	None	None	None
HOA Fees	0/mo	0/yr	0/yr	0/yr	0/yr	0/yr	0/yr
Subdivision	Norwood Add	Norwood Add	Norwood Add	Norwood Add	Norwood Add	Norwood Add	Norwood Add
School District	Santa Rosa City	Santa Rosa City	Santa Rosa City	Santa Rosa City	Santa Rosa City	Santa Rosa City	Santa Rosa City
Data Source - ID	MLS - 21712011	MLS - 21704573	MLS - 21712870	MLS - 21716018	MLS - 21720451	MLS - 21721380	MLS - 21721747

<b>Market Time 90-120 days</b>	<b>As-Is Price Estimate</b>	<b>As-Repaired Price Estimate</b>	<b>Land Only Price</b>
Anticipated Sale Price	\$519,300	\$519,300	\$176,300
Recommended List Price	\$529,700	\$529,700	
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
•	1207 Humboldt Street	Santa Rosa	3	2	0.15ac		1946		
1	707 Louisa Dr,	Santa Rosa	3	2	0.16ac	4/28/2017	1959	\$507,000	0.07 Miles
2	1012 Howard St,	Santa Rosa	2	1	0.09ac	7/28/2017	1935	\$548,000	0.41 Miles
3	1520 Orchard St,	Santa Rosa	3	2	0.11ac	8/3/2017	1945	\$503,000	0.17 Miles
1	1136 Poppy Dr,	Santa Rosa	3	2	0.18ac	8/28/2017	1946	\$549,000	0.47 Miles
2	522 Corlano Ave,	Santa Rosa	2	1	0.14ac	9/8/2017	1955	\$489,900	1.4 Miles
3	1415 King St	Santa Rosa	3	2	0.12ac	9/8/2017	1940	\$525,000	0.21 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	Neighborhood park across the street. Fireplace in living area opens to Formal dining room. Bedrooms are spacious and light filled. Private outdoor area with patio in back yard. Lots of yard space for entertaining / gardening. RV/Boat parking.
Sale 2 Comments	Absolutely beautiful & Charming 1935 vintage home set in a quiet JC neighborhood on the east end of Howard St. Mature Magnolia tree in the front yard, hardwood floors, crown molding, built-in wood cabinets
Sale 3 Comments	Many updates have been added including newer windows, wood stove, appliances and roof. Indoor laundry room.
List 1 Comments	Classic 1946 vintage charmer featuring 3 bedrooms, 2 bathrooms, formal dining room, hardwood flooring, granite counters, custom cabinets and more
List 2 Comments	Updated kitchen features new shaker style cabinets w/soft close drawers/doors & gorgeous granite counters. Hdwd flrs throughout most of home. Lrg backyard w/deck, lawns & room for gardens. Close to Montgomery Village, parks, restaurants.
List 3 Comments	Located in coveted JC neighborhood, this meticulously maintained single story home was extensively renovated in 2013/2014. Upgrades to kitchen, baths, foundation, electrical, roof, plumbing w/ on demand H2o heater. Open kitchen/living/dining area, indoor laundry room.

**Comments:**

## Service Provider Comments:

Located in a neighborhood with homes in average to good condition. Potential buyers are first-time buyers. Offering some sales incentive can help improve the marketing effort. There's a shortage of comparables with similar living space within immediate area so expansion of search distance, and/or lot size is necessary.

## Vendor Comments:

Service Provider  
Signature

/s/ Sirima Chantalakwong

Service Provider  
Company

Insync Realty Inc

BPO Effective Date

9/20/2017

Service Provider Lic.  
Num.

01460948

**Repairs**

Recommended Repairs would bring the subject to:

<b>Internal Repairs</b>		<b>Comment</b>	<b>Total</b>
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:			
<b>External Repairs</b>		<b>Comment</b>	<b>Total</b>
Roof			\$0
Siding/Trim			\$0
Structural			\$0
Windows/Doors			\$0
Paint			\$0
Foundation			\$0
Garage			\$0
Landscaping			\$0
Fence			\$0
Other			\$0
External Repair Total:			
Repair Total:			



Subject Front

**1207 Humboldt Street  
Santa Rosa, CA 95404**



Address



Side



Side



Street



Street



View across street



**Comparable Sale #1**

707 Louisa Dr,  
Santa Rosa, CA 95404  
Sale Date: 4/28/2017  
Sale Price: \$507,000



**Comparable Sale #2**

1012 Howard St,  
Santa Rosa, CA 95404  
Sale Date: 7/28/2017  
Sale Price: \$548,000



**Comparable Sale #3**

1520 Orchard St,  
Santa Rosa, CA 95404  
Sale Date: 8/3/2017  
Sale Price: \$503,000



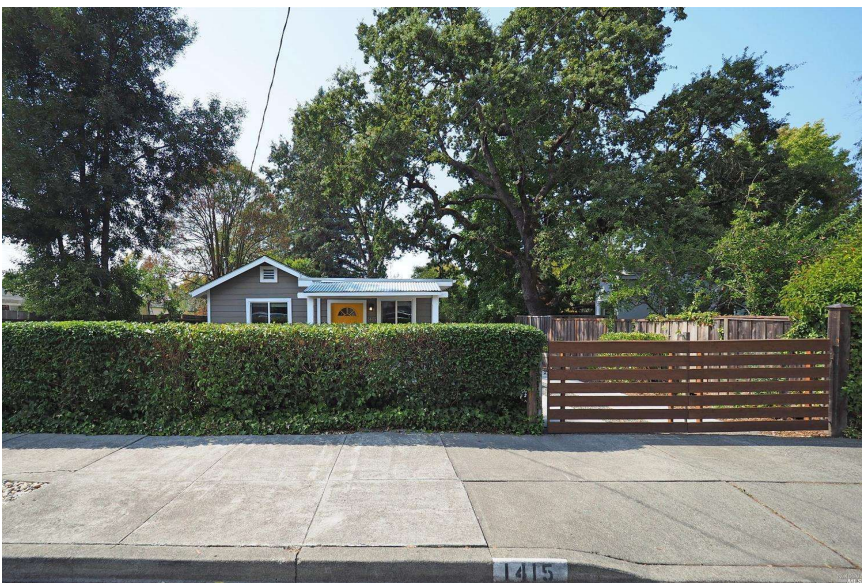
**Comparable Listing #1**

1136 Poppy Dr,  
Santa Rosa, CA 95404  
Current List: \$549,000



**Comparable Listing #2**

522 Corlano Ave,  
Santa Rosa, CA 95404  
Current List: \$489,900



**Comparable Listing #3**

1415 King St  
Santa Rosa, CA 95404  
Current List: \$525,000

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