

Broker Price Opinion

 Exterior Inspection
 Interior Inspection

Property Address: 780 Schembri Ln	Vendor ID: 4253154
City, State, Zip: Palo Alto, CA 94303	Deal Name:
Loan Number: 780SchembriLn	Inspection Date: 6/03/2017
2nd Loan / Client #:	Subject APN: 063-362-360

Property Occupancy Status: <input type="text" value="Owner"/>	Does the Property Appear Secure?: <input type="text" value="Yes"/>	Est. Monthly Rent: \$3,900	Sold in the last 12 Months?: <input type="text" value="No"/>
Currently Listed: <input type="text" value="No"/>	List Broker Contact #:	Initial List Price:	Sale Price:
Is the Subject Listing Currently Pending?: <input type="text"/>	Date of Contract:	CDOM to Contract:	Sale Date:

Subject Property Comments / External Influences
 The property is in good condition & well maintained. The property has good curb appeal. Surrounding homes have good curb appeal.

	Subject	Sold Comp 1	Sold Comp 2	Sold Comp 3	List Comp 1	List Comp 2	List Comp 3
Address	780 Schembri Ln Palo Alto, CA 94303	770 Schembri Lane Palo Alto, CA 94303	864 Donohoe Street Palo Alto, CA 94303	1419 Camelia Drive Palo Alto, CA 94303	950 Oconnor Street Palo Alto, CA 94303	2516 Emmett Way Palo Alto, CA 94303	16 Kirkwood Court Palo Alto, CA 94303
Proximity		0.01 Miles	0.35 Miles	0.8 Miles	0.48 Miles	0.51 Miles	0.71 Miles
Sale/List Price		\$770,000	\$770,000	\$747,000	\$825,000	\$800,000	\$799,000
Sale Date		1/12/2017	4/5/2017	1/24/2017			
Price Per Sq.ft.	\$574.63	\$574.63	\$693.69	\$661.06	\$660.00	\$727.27	\$694.78
Initial List Price		\$850,000	\$790,000	\$725,000	\$825,000	\$800,000	\$799,000
Initial List Date		9/27/2016	1/16/2017	1/19/2017	5/3/2017	5/11/2017	5/31/2017
Current/Final List		\$850,000	\$780,000	\$725,000	\$825,000	\$800,000	\$799,000
DOM/CDOM		70 / 70	48 / 48	5 / 5	12 / 12	1 / 1	3 / 3
Sales Type		Fair Market	Fair Market	Fair Market	Fair Market	Fair Market	Fair Market
Finance Incentives		0	0	0	0	0	0
Living Area	1340	1340	1110	1130	1250	1100	1150
#Rooms/Bed/Bath 1	7 / 4 / 2	7 / 4 / 2	6 / 3 / 2	6 / 3 / 2	5 / 2 / 1	6 / 3 / 2	6 / 3 / 2
Year Built	1963	1963	1979	1954	1957	1956	1956
Bsmnt SF/% Finished							
Lot Size	0.11ac	0.11ac	0.16ac	0.00ac	0.14ac	0.12ac	0.29ac
Property Type	SF Detach	SF Detach	SF Detach	SF Detach	SF Detach	SF Detach	SF Detach
Style / Quality	Ranch / Q3	Ranch / Q3	Ranch / Q3	Ranch / Q3	Ranch / Q3	Ranch / Q3	Ranch / 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	Yes / Yes / No	Yes / Yes / No	Yes / Yes / No	Yes / Yes / No	Yes / Yes / No	Yes / Yes / No	Yes / Yes / No
Fireplace	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Garage	2 Attached	2 Attached	2 Attached	2 Attached	2 Attached	2 Attached	2 Attached
Other Features	LAUNDRY ROOM	HARDWOOD FLOORS	LAMINATE FLOORS	DUAL PANED WINDOWS	BUILT IN MICROWAVE	HARDWOOD FLOORS	HARDWOOD FLOORING
HOA Fees	0/mo	0/yr	0/yr	0/yr	0/yr	0/yr	0/yr
Subdivision	Rose Marie Gardens	Rose Marie Gardens	Rose Marie Gardens	Rose Marie Gardens	Rose Marie Gardens	Rose Marie Gardens	Rose Marie Gardens
School District	Sequoia Un	Sequoia Un	Sequoia Un	Sequoia Un	Sequoia Un	Sequoia Un	Sequoia Un
Data Source - ID	County Tax - 063-362-360	MLS - ML81626204	MLS - ML81635734	MLS - ML81636125	MLS - ML81649833	MLS - ML81651130	MLS - M81653915

Market Time 30-90 days	As-Is Price Estimate	As-Repaired Price Estimate	Land Only Price
Anticipated Sale Price	\$770,000	\$770,000	\$62,642
Recommended List Price	\$770,000	\$770,000	
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
•	780 Schembri Ln	Palo Alto	4	2	0.11ac		1963		
1	770 Schembri Lane	Palo Alto	4	2	0.11ac	1/12/2017	1963	\$770,000	0.01 Miles
2	864 Donohoe Street	Palo Alto	3	2	0.16ac	4/5/2017	1979	\$770,000	0.35 Miles
3	1419 Camelia Drive	Palo Alto	3	2	0.00ac	1/24/2017	1954	\$747,000	0.8 Miles
1	950 Oconnor Street	Palo Alto	2	1	0.14ac	5/3/2017	1957	\$825,000	0.48 Miles
2	2516 Emmett Way	Palo Alto	3	2	0.12ac	5/11/2017	1956	\$800,000	0.51 Miles
3	16 Kirkwood Court	Palo Alto	3	2	0.29ac	5/31/2017	1956	\$799,000	0.71 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	This property is located on the same street as the subject property. This property is equal to the subject property this property appears to be the same floor-plan, located on the same street.
Sale 2 Comments	This property is inferior to the subject property. This property is smaller in interior square footage and also has a smaller room count.
Sale 3 Comments	This property is inferior to the subject property. This property is smaller in interior square footage and also has a smaller room count also.
List 1 Comments	This property is equal to the subject property. This property is similar in age and interior square footage, and lot size. The property however, has a smaller lot.
List 2 Comments	This property is inferior to the subject property. This property is smaller in interior square footage and also has a smaller room count. THIS PROPERTY HAS ONLY BEEN ON THE MARKET 1 DAY.
List 3 Comments	This property is inferior to the subject property. This property is smaller in interior square footage and also has a smaller room count. HOWEVER, THIS PROPERTY IS LOCATED ON A LARGER LOT.

Comments:

Service Provider Comments:

This property is actually located in east palo alto, about 5 years or so, this was not a very desirable area. Palo alto was of course, due to stanford university and hospital. Properties in east palo alto were selling in the \$200-\$300,000's during this time and it was an area of high crime, you had to drive through east palo alto to get to palo alto, and there was no other option. Today, facebook, is located in east bay alto, amazon is coming, and bringing 1,300 jobs with them, houses that were selling in the 200-300k's tripled. Mark zuckerberg awarded employees with partial down payments if employees bought a property within a 20 mile radius of the campus, and east palo alto became a smaller silicon valley. Alot of theold owners took advantage of this and sold, making quite a bit of money, on flat top roof homes, that were vandalized, and cashing out and moving and facebook employees took over.

Vendor Comments:

Service Provider
Signature

/s/ Cherie Ann Tarantino

Service Provider
Company

California Golden Properties

BPO Effective Date

6/3/2017

Service Provider Lic.
Num.

01323931

Repairs

Recommended Repairs would bring the subject to:

Internal Repairs		Comment	Total
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:			
External Repairs		Comment	Total
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

**780 Schembri Ln
Palo Alto, CA 94303**



Address



Side



Side



Street



Street



View across street



Comparable Sale #1

770 Schembri Lane
Palo Alto, CA 94303
Sale Date: 1/12/2017
Sale Price: \$770,000



Comparable Sale #2

864 Donohoe Street
Palo Alto, CA 94303
Sale Date: 4/5/2017
Sale Price: \$770,000



Comparable Sale #3

1419 Camelia Drive
Palo Alto, CA 94303
Sale Date: 1/24/2017
Sale Price: \$747,000



Comparable Listing #1

950 Oconnor Street
Palo Alto, CA 94303
Current List: \$825,000



Comparable Listing #2

2516 Emmett Way
Palo Alto, CA 94303
Current List: \$800,000



Comparable Listing #3

16 Kirkwood Court
Palo Alto, CA 94303
Current List: \$799,000

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