

Broker Price Opinion

 Exterior Inspection
 Interior Inspection

Property Address: 850 Corbett Ave #4	Vendor ID: 4514559
City, State, Zip: San Francisco, CA 94131	Deal Name:
Loan Number: 850CorbettAve#4	Inspection Date: 4/13/2018
2nd Loan / Client #:	Subject APN: 2779-040

Property Occupancy Status: Owner	Does the Property Appear Secure?: Yes	Est. Monthly Rent: \$4,990	Sold in the last 12 Months?: No
Currently Listed: Yes	Currently List Broker: Century 21 Baldini Realty	List Broker Contact #: 4155874212	Initial List Price: \$1,472,000
		Initial List Date: 1/23/2018	Current List Price: \$1,472,000
		DOM / CDOM: 80 / 80	Sale Price:
Is the Subject Listing Currently Pending?: Yes	Date of Contract: 1/23/2018	CDOM to Contract: 80	Sale Date:

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	850 Corbett Ave #4 San Francisco, CA 94131	708 Haight St San Francisco, CA 94117	1 Grand View Ter San Francisco, CA 94114	850 Corbett Ave #3 San Francisco, CA 94131	2208 Sutter St #1 San Francisco, CA 94115	3615 20th St #1 San Francisco, CA 94110	187 Carnelian Way San Francisco, CA 94131
Proximity		1.39 Miles	0.29 Miles	0	2.28 Miles	1.25 Miles	0.42 Miles
Sale/List Price		\$1,500,000	\$1,500,000	\$1,307,000	\$1,295,000	\$1,495,000	\$1,525,000
Sale Date		11/6/2017	11/16/2017	3/2/2018	pending	active	pending
Price Per Sq.ft.	\$849.70	\$1,025.29	\$858.12	\$771.09	\$957.13	\$1,046.19	\$872.93
Initial List Price	\$1,472,000	\$1,485,000	\$1,399,000	\$1,150,000	\$1,295,000	\$1,495,000	\$1,525,000
Initial List Date	1/23/2018	8/11/2017	8/14/2017	10/15/2017	12/22/2017	1/31/2018	2/20/2018
Current/Final List	\$1,472,000	\$1,485,000	\$1,399,000	\$1,150,000	\$1,295,000	\$1,495,000	\$1,525,000
DOM/CDOM	80 / 80	87 / 87	94 / 94	138 / 138	113 / 113	73 / 73	53 / 53
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	1690	1463	1748	1695	1353	1429	1747
#Rooms/Bed/Bath 1	5 / 2 / 2	5 / 2 / 2	6 / 3 / 2.5	6 / 3 / 2	5 / 2 / 2	6 / 3 / 2.5	6 / 3 / 2.5
Year Built	2003	1997	1955	2003	1996	2003	1976
Bsmnt SF/% Finished							
Lot Size							
Property Type	Condo	Condo	Condo	Condo	Condo	Condo	Condo
Style / Quality	Contemp / Q4	Contemp / Q4	Contemp / Q4	Contemp / Q4	Contemp / Q4	Contemp / Q4	Contemp / Q4
# of Units	1	1	1	1	1	1	1
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 / Yes / No	No / No / Yes	No / No / No
Fireplace	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Garage	1 Attached	1 Attached	1 Attached	1 Attached	1 Attached	1 Attached	2 Attached
Other Features	None	None	None	None	None	None	None
HOA Fees	608/mo	250/mo	300/mo	608/mo	280/mo	604/mo	829/mo
Subdivision	Sf-noe Valley	San Francisco	San Francisco	San Francisco	San Francisco	San Francisco	San Francisco
School District	San Francisco	San Francisco	San Francisco	San Francisco	San Francisco	San Francisco	San Francisco
Complex Name	Corbett Ave	Haight St	Grand View Ter	Corbett Ave	Sutter St	20th St	Carnelian Way
Floor Level	2	2	2	2	2	2	2
Common Amenities		None	None	None	None	None	None
Data Source - ID	County Tax - 466480	MLS - 461311	MLS - 463276	MLS - 466506	MLS - 468750	MLS - 466812	MLS - 467882

Market Time 90-120 days

As-Is Price Estimate

As-Repaired Price Estimate

Land Only Price

Anticipated Sale Price

\$1,436,000

\$1,436,000

\$1,436,000

Recommended List Price

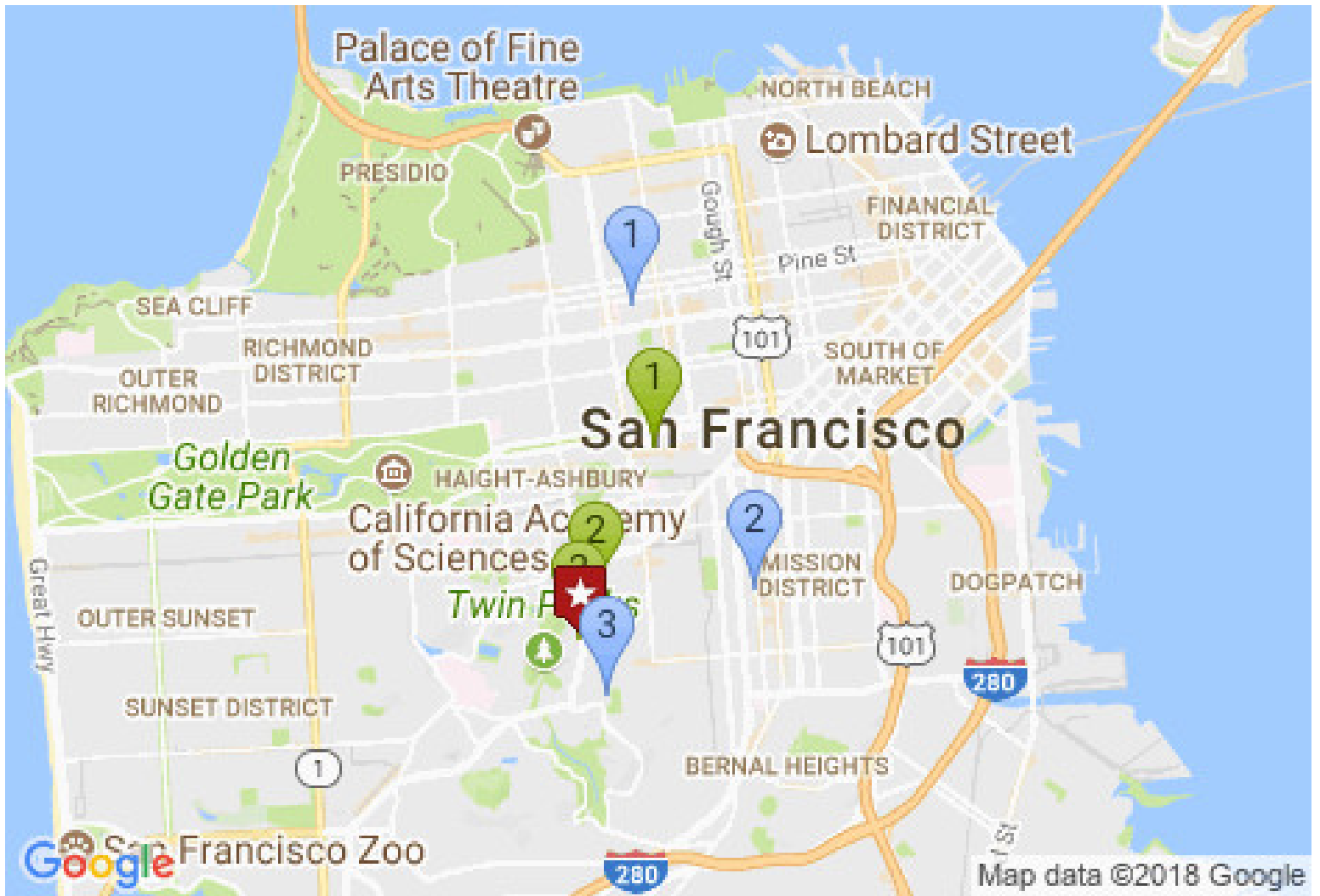
\$1,465,000

\$1,465,000

Recommended Sales Strategy:

As - Is

Repaired



	Address	City	BR	BA	Lot Size	Sale/List Date	Year Built	Sale/List Price	Distance
•	850 Corbett Ave #4	San Francisco	2	2			2003		
1	708 Haight St	San Francisco	2	2		11/6/2017	1997	\$1,500,000	1.39 Miles
2	1 Grand View Ter	San Francisco	3	2.5		11/16/2017	1955	\$1,500,000	0.29 Miles
3	850 Corbett Ave #3	San Francisco	3	2		3/2/2018	2003	\$1,307,000	0
1	2208 Sutter St #1	San Francisco	2	2		12/22/2017	1996	\$1,295,000	2.28 Miles
2	3615 20th St #1	San Francisco	3	2.5		1/31/2018	2003	\$1,495,000	1.25 Miles
3	187 Carnelian Way	San Francisco	3	2.5		2/20/2018	1976	\$1,525,000	0.42 Miles

Neighborhood Data:

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

Housing Supply: Crime/Vandalism: REO Driven? Avg Age of Home:

Sale to List Ratio: Neighborhood Pride of Ownership: 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: Types of Financing the Subject will NOT qualify for:

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

Comparables:

Sale 1 Comments	Don't miss this beautiful two bedroom plus office/3rd bedroom condo in hip Lower-Haight. Hardwood floors in the living area lead first to an open living/dining room. Perfect for entertaining, a gas-burning fireplace in the living room as well as bay window seating.
Sale 2 Comments	Located on a quiet, friendly cul de sac above Kite Hill Park, this elegant 3 bedroom, 2.5 bath condo has convenient access to both Noe Valley and the Castro.
Sale 3 Comments	Surrender to the splendor of city living in this pristine condominium majestically set in the serene urban hideaway of Twin Peaks. The expansive floor plan is the perfect backdrop for sophisticated entertaining with a timeless gas fireplace at its center.
List 1 Comments	Ultra-walkable contemporary condo w/large private patio in small 3-unit building. The front of this chic condo hosts a living room w/gas FP & elegant bookcase wall, dining room w/sunny bay window seat & modern kitchen with abundant counter space, S/S appliances & bar seating.
List 2 Comments	This two story, light filled 3BD/2.5BA condo has it all. Blocks to Dolores Park and just steps to Valencia corridor's hot restaurants, shops and cafes. The open floor plan is ideal for entertaining and includes a gas fireplace and an lpe covered deck.
List 3 Comments	San Francisco awaits you at this panoramic view home with beautiful sweeping vistas from Twin Peaks to the Bay Bridge and beyond! Light & Bright! Easy access to Glen Canyon Park and Upper Douglass Dog Play Area.

Comments:

Service Provider Comments:

Potential buyers are first-time buyers. Offering some sales incentive can help improve the marketing effort. Close to park, school and easy access to Southern Freeway. There's a shortage of comparables with similar living space within immediate area so expansion of sold date, search distance, value variance, age, GLA and/or lot size is necessary.

Vendor Comments:

Service Provider
Signature

/s/ Sirima Chantalakwong

Service Provider
Company

Insync Realty Inc

BPO Effective Date

4/14/2018

Service Provider Lic.
Num.

01460948

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

850 Corbett Ave #4
San Francisco, CA 94131



Address



Side



Side



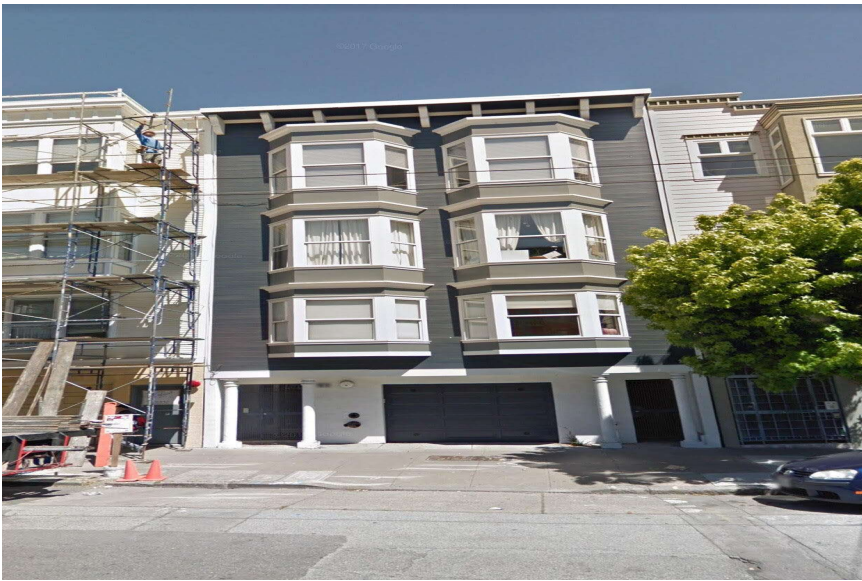
Street



Street

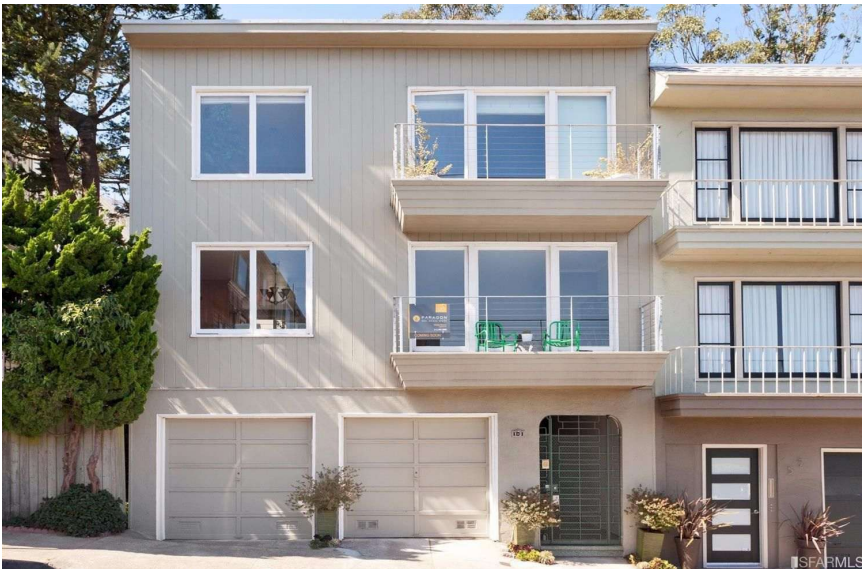


View across street



Comparable Sale #1

708 Haight St
San Francisco, CA 94117
Sale Date: 11/6/2017
Sale Price: \$1,500,000



Comparable Sale #2

1 Grand View Ter
San Francisco, CA 94114
Sale Date: 11/16/2017
Sale Price: \$1,500,000



Comparable Sale #3

850 Corbett Ave #3
San Francisco, CA 94131
Sale Date: 3/2/2018
Sale Price: \$1,307,000



Comparable Listing #1

2208 Sutter St #1
San Francisco, CA 94115
Current List: \$1,295,000



Comparable Listing #2

3615 20th St #1
San Francisco, CA 94110
Current List: \$1,495,000



Comparable Listing #3

187 Carnelian Way
San Francisco, CA 94131
Current List: \$1,525,000

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