

Broker Price Opinion

 Exterior Inspection
 Interior Inspection

Property Address: 949 Montgomery Street	Vendor ID: 4119859
City, State, Zip: San Carlos, CA 94070	Deal Name:
Loan Number: 949MONTGOMERY	Inspection Date: 12/20/2016
2nd Loan / Client #:	Subject APN: 046-123-260

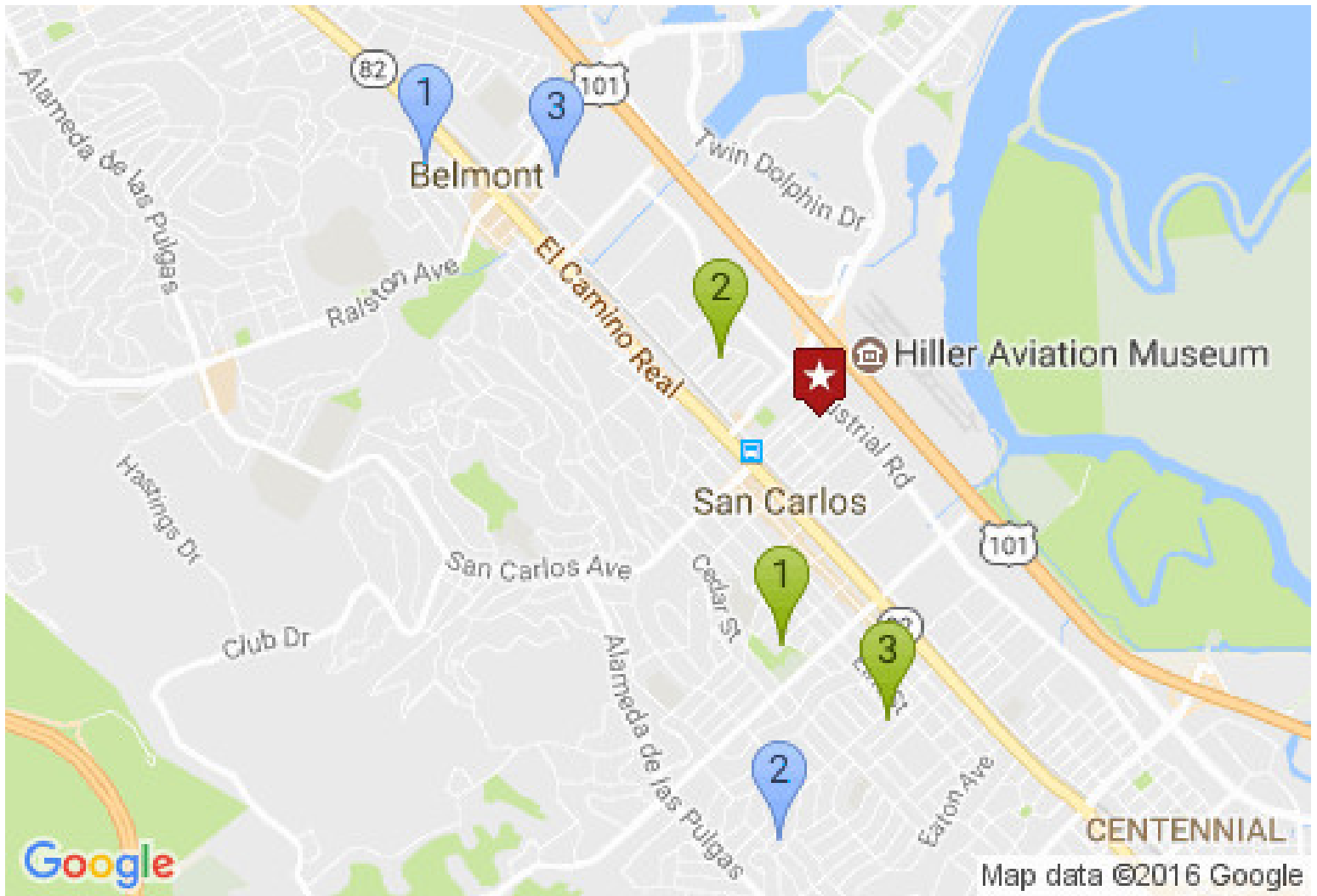
Property Occupancy Status: Unknown	Does the Property Appear Secure?: Yes	Est. Monthly Rent: \$3,750	Sold in the last 12 Months?: No
Currently Listed: No	List Broker Contact #:	Initial List Price:	Sale Price:
Is the Subject Listing Currently Pending?:	Date of Contract:	CDOM to Contract:	Sale Date:

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	949 Montgomery Street San Carlos, CA 94070	1722 Arroyo Avenue San Carlos, CA 94070	1027 Riverton Drive San Carlos, CA 94070	1362 Woodland Avenue San Carlos, CA 94070	19 Cobblestone Lane Belmont, CA 94002	166 Oakview Drive San Carlos, CA 94070	1181 Furlong Street Belmont, CA 94002
Proximity		0.76 Miles	0.4 Miles	1.03 Miles	1.6 Miles	1.42 Miles	1.22 Miles
Sale/List Price		\$1,450,000	\$1,440,000	\$1,320,000	\$1,349,999	\$1,318,000	\$1,473,000
Sale Date		10/27/2016	7/27/2016	8/5/2016			
Price Per Sq.ft.	\$954.42	\$1,188.52	\$888.89	\$1,023.26	\$762.71	\$990.98	\$841.71
Initial List Price		\$1,385,000	\$1,199,000	\$1,399,000	\$1,349,999	\$1,318,000	\$1,498,000
Initial List Date		9/12/2016	9/6/2016	5/27/2016	10/21/2016	11/4/2016	9/4/2016
Current/Final List		\$1,385,000	\$1,199,000	\$1,299,000	\$1,349,999	\$1,318,000	\$1,473,000
DOM/CDOM		8 / 8	14 / 14	34 / 34	26 / 26	12 / 12	81 / 81
Sales Type		Fair Market	Fair Market	Fair Market	Fair Market	Fair Market	Fair Market
Finance Incentives		0	0	0	0	0	0
Living Area	1470	1220	1620	1290	1770	1330	1750
#Rooms/Bed/Bath 1	5 / 2 / 2.0	5 / 2 / 1.0	7 / 3 / 2.0	7 / 3 / 2.0	7 / 2 / 3.0	6 / 2 / 2.0	7 / 4 / 3.0
Year Built	1940	1938	1948	1945	1979	1953	1947
Bsmnt SF/% Finished							
Lot Size	0.11ac	0.15ac	0.12ac	0.09ac	0.04ac	0.10ac	0.11ac
Property Type	SF Detach	SF Detach	SF Detach	SF Detach	SF Detach	SF Detach	SF Detach
Style / Quality	Ranch / Q4	Ranch / Q4	Ranch / Q4	Ranch / Q4	2-Story Conv / Q4	2-Story Conv / Q4	Ranch / Q4
# of Units	1	1	1	1	1	1	1
Condition	C4	C4	C3	C3	C4	C4	C4
Pool/Spa	Spa	No / No	No / No	No / No	No / No	No / No	No / No
View	Neighborhood	Neighborhood	Neighborhood	Neighborhood	Neighborhood	Neighborhood	Neighborhood
Porch/Patio/Deck	No / No / No	No / No / No	Yes / Yes / Yes	No / Yes / No	No / No / No	No / Yes / Yes	No / No / No
Fireplace	No	Yes	Yes	Yes	No	No	No
Garage	1 Attached	4 Attached	1 Attached	1 Attached	2 Attached	2 Attached	2 Attached
Other Features	None	Fence	Fence	Fence	Fence	Fence	Fence
HOA Fees	0/mo	0/mo	0/mo	0/mo	0/mo	0/mo	0/mo
Subdivision	San Carlos	San Carlos	San Carlos	San Carlos	Belmont	San Carlos	Belmont
School District	San Carlos	San Carlos	San Carlos	San Carlos	Belmont	San Carlos	Belmont
Data Source - ID	County Tax - N/A	MLS - ML81613984	MLS - ML81597123	MLS - ML81587728	MLS - ML81629455	MLS - ML81630863	MLS - ML81612857

Market Time 90-120 days	As-Is Price Estimate	As-Repaired Price Estimate	Land Only Price
Anticipated Sale Price	\$1,403,000	\$1,403,000	\$476,000
Recommended List Price	\$1,431,000	\$1,431,000	
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
•	949 Montgomery Street	San Carlos	2	2	0.11ac		1940		
1	1722 Arroyo Avenue	San Carlos	2	1	0.15ac	10/27/2016	1938	\$1,450,000	0.76 Miles
2	1027 Riverton Drive	San Carlos	3	2	0.12ac	7/27/2016	1948	\$1,440,000	0.4 Miles
3	1362 Woodland Avenue	San Carlos	3	2	0.09ac	8/5/2016	1945	\$1,320,000	1.03 Miles
1	19 Cobblestone Lane	Belmont	2	3	0.04ac	10/21/2016	1979	\$1,349,999	1.6 Miles
2	166 Oakview Drive	San Carlos	2	2	0.10ac	11/4/2016	1953	\$1,318,000	1.42 Miles
3	1181 Furlong Street	Belmont	4	3	0.11ac	9/4/2016	1947	\$1,473,000	1.22 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	Spacious 2-bed/1 bath home with an Exceptional Location next to the Dynamic -- Burton Park, great schools and nearby Downtown San Carlos.
Sale 2 Comments	This San Carlos Jewel Box is a top to bottom high end remodel with many compliments that strike the eye; the 1720 [+/-] sqft.
Sale 3 Comments	Please note \$100,000 price reduction. Charming bungalow with darling front brick porch just waiting for your family!
List 1 Comments	Stunning tri-level home with Bay View! Lovely deck off kitchen. Soaring ceilings. Wood floors. One of the rooms has versatile possibilities (dining room, 3rd bedroom, family room, office??) Unique interior doors.
List 2 Comments	Welcome to this wonderful, light and bright 2 bedroom, 2 bath home with open floor plan, generous spaces, beautiful updating, desirable location.
List 3 Comments	New Lower Price! Beautiful Belmont home w/ 4 beds & 3 baths, 1750 Sqft on a quiet dead-end street w/great neighbors - Only blocks from Hwy 101 & Centrally located between SF, just 25 min & SJ.

Comments:

Service Provider Comments:

There's a shortage of comparables with similar living space within immediate area so expansion of search distance, and/or GLA is necessary. Close to shopping center, airport, public transport, restaurants, school and park. Easy access to 101 freeway. Located in a quiet and well-established neighborhood with homes in average to good condition. Potential buyers are first-time buyers. Offering some sales incentive can help improve the marketing effort.

Vendor Comments:

Service Provider
Signature

/s/ Sirima Chantalakwong

Service Provider
Company

Insync Realty Inc

BPO Effective Date

12/20/2016

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:			\$0
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:			\$0
Repair Total:			\$0



Subject Front

**949 Montgomery Street
San Carlos, CA 94070**



Address



Side



Side



Street



Street



View across street



Comparable Sale #1

1722 Arroyo Avenue
San Carlos, CA 94070
Sale Date: 10/27/2016
Sale Price: \$1,450,000



Comparable Sale #2

1027 Riverton Drive
San Carlos, CA 94070
Sale Date: 7/27/2016
Sale Price: \$1,440,000



Comparable Sale #3

1362 Woodland Avenue
San Carlos, CA 94070
Sale Date: 8/5/2016
Sale Price: \$1,320,000



Comparable Listing #1

19 Cobblestone Lane
Belmont, CA 94002
Current List: \$1,349,999



Comparable Listing #2

166 Oakview Drive
San Carlos, CA 94070
Current List: \$1,318,000



Comparable Listing #3

1181 Furlong Street
Belmont, CA 94002
Current List: \$1,473,000

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