



Broker Price Opinion

Exterior Inspection
 Interior Inspection

Property Address:	662 Alhambra St	Vendor ID:	4754807
City, State, Zip:	Crockett, CA 94525	Deal Name:	
Loan Number:	662 Alhambra st	Inspection Date:	4/02/2019
2nd Loan / Client #:		Subject APN:	354-074-018-4

Property Occupancy Status	Tenant	Does the Property Appear Secure?	Yes	Est. Monthly Rent	\$4,000	Sold in the last 12 Months?	No
Currently Listed	No	Currently List Broker		List Broker Contact #		Initial List Price	
		Initial List Date		Current List Price		DOM / CDOM	/
Is the Subject Listing Currently Pending?		Date of Contract		CDOM to Contract		Sale Price:	
						Sale Date:	

Subject Property Comments / External Influences
 Subject appears to be well maintained in average condition with no noticeable defects or necessary repairs evident.

Subject	Sold Comp 1	Sold Comp 2	Sold Comp 3	List Comp 1	List Comp 2	List Comp 3	
Address	662 Alhambra St Crockett, CA 94525	1429 Francis St Crockett, CA 94525	1617 Francis St Crockett, CA 94525	1535 Pomona St Crockett, CA 94525	1930 L Ellenburg St Vallejo, CA 94590	130 Harrier Ave Vallejo, CA 94590	421-425 Illinois St Vallejo, CA 94590
Proximity		0.58 Miles	0.65 Miles	0.56 Miles	3.68 Miles	5.02 Miles	4.39 Miles
Sale/List Price		\$508,000	\$565,000	\$588,000	\$499,900	\$550,000	\$499,000
Sale Date		11/9/2018	11/29/2018	7/11/2018	active	active	active
Price Per Sq.ft.	\$206.07	\$262.67	\$291.09	\$268.98	\$311.08	\$306.92	\$245.81
Initial List Price		\$500,000	\$560,000	\$600,000	\$499,900	\$550,000	\$499,000
Initial List Date		8/21/2018	10/23/2018	4/28/2018	1/28/2019	3/8/2019	3/16/2019
Current/Final List		\$500,000	\$560,000	\$600,000	\$499,900	\$550,000	\$499,000
DOM/CDOM	/	76 / 76	28 / 28	52 / 52	65 / 65	26 / 26	18 / 18
Sales Type		Fair Market	Fair Market	Fair Market	Fair Market	Fair Market	Fair Market
Living Area	2669	1934	1941	2186	1607	1792	2030
#Rooms/Bed/Bath 1	7 / 3 / 2	5 / 2 / 1	5 / 2 / 1	8 / 5 / 1	5 / 2 / 1	6 / 2 / 1.5	7 / 3 / 2
#Rooms/Bed/Bath 2	5 / 2 / 1	5 / 2 / 1	3 / 1 / 1	3 / 1 / 1	6 / 3 / 1	6 / 2 / 1.5	5 / 2 / 1
#Rooms/Bed/Bath 3	//	//	//	//	//	//	//
#Rooms/Bed/Bath 4	//	//	//	//	//	//	//
Year Built	1900	1908	1898	1905	1960	1963	1984
Bsmnt SF/% Finished	/	/	/	/	/	/	/
Lot Size	0.11ac	0.06ac	0.11ac	0.11ac	0.13ac	0.18ac	0.11ac
Property Type	2 unit	2 unit	2 unit	2 unit	2 unit	2 unit	2 unit
Style / Quality	2-Story Conv / Q4	2-Story Conv / Q4	2-Story Conv / Q4	2-Story Conv / Q4	2-Story Conv / Q4	Single Story / Q4	2-Story Conv / Q4
# of Units	2	2	2	2	2	2	2
Condition	C4	C4	C4	C4	C4	C4	C4
Pool/Spa	None	No / No	No / No	No / No	No / No	No / No	No / No
View	Bay	Bay	Bay	Bay	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	None	None	None	None	1 Attached	None	None
Other Features	NA	NA	NA	NA	NA	NA	NA
School District	Crockett	Crockett	Crockett	Crockett	Vallejo	Vallejo	Vallejo
Complex Name							
Floor Level							
Common Amenities		NONE	NONE	NONE	NONE	NONE	NONE
Data Source - ID	County Tax - 354-074-018-4	MLS - 21821613	MLS - 21827403	MLS - 21810518	MLS - 21901881	MLS - 21904697	MLS - 21905606
Overall Comparison							

Market Time 30-90 days	As-Is Price Estimate	As-Repaired Price Estimate	Land Only Price
90-Day Marketing Time	\$550,000	\$550,000	\$360,000
Recommended List Price	\$550,000	\$550,000	
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
•	662 Alhambra St	Crockett	5	3	0.11ac		1900		
1	1429 Francis St	Crockett	4	2	0.06ac	11/9/2018	1908	\$508,000	0.58 Miles
2	1617 Francis St	Crockett	3	2	0.11ac	11/29/2018	1898	\$565,000	0.65 Miles
3	1535 Pomona St	Crockett	6	2	0.11ac	7/11/2018	1905	\$588,000	0.56 Miles
1	1930 L Ellenburg St	Vallejo	5	2	0.13ac	1/28/2019	1960	\$499,900	3.68 Miles
2	130 Harrier Ave	Vallejo	4	3	0.18ac	3/8/2019	1963	\$550,000	5.02 Miles
3	421-425 Illinois St	Vallejo	5	3	0.11ac	3/16/2019	1984	\$499,000	4.39 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:

% 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	Newer construction than subject on smaller lot. Less interior square footage with minus 1 bedroom and bath. Street parking.
Sale 2 Comments	Same basic age of construction as subject on same size lot. Less interior square footage with minus 2 bedrooms and 1 bath. Street parking.
Sale 3 Comments	Slightly newer construction than subject on same size lot. Less interior square footage with 1 add'l bedroom and minus 1 bath. Street parking.
List 1 Comments	Newer construction than subject on slightly larger lot. Less interior square footage with minus 1 bath. 1 car attached garage.
List 2 Comments	Newer construction than subject on a larger lot. Less interior square footage with minus 1 bedroom. Driveway parking.
List 3 Comments	Newer construction than subject on same size lot. Less interior square footage with same room count. Driveway parking.

Comments:

Service Provider Comments:

Additionally age of construction is taken into account as well as property condition, maintenance, like neighborhood. Subject and all comparables are all typical of the subdivision, surrounding subdivisions and residential Crockett. Nothing remarkable to note. All meet standard industry evaluation benchmarks. Typical residential sector in a popular area which is comprised of mostly older (<1980) SFR and condominium/townhome complexes. Mid range prices, appeals to Military, singles, couples and families alike. Schools are considered average. Located in the "commuter corridor" for Oakland, San Francisco proper. Easy and close access to public transportation, highways, shopping, restaurants, schools, medical care, military bases, major airports, and entertainment. PLEASE NOTE: Crockett is a very small town - less than 3100 population. It was necessary to expand the search to the next closest town (Vallejo) for active comps. Also, Currently experiencing an extreme shortage of inventory. Thus making it necessary to expand the search out farther in distance and time to acquire usable valid comparables. Such is the case here.

Vendor Comments:

Service Provider
Signature

/s/ Jayney Sharpe

Service Provider
Company

Big Block Realty

BPO Effective Date

4/3/2019

Service Provider Lic.
Num.

01823548

RepairsRecommended 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

**662 Alhambra St
Crockett, CA94525**



Address



Side



Side



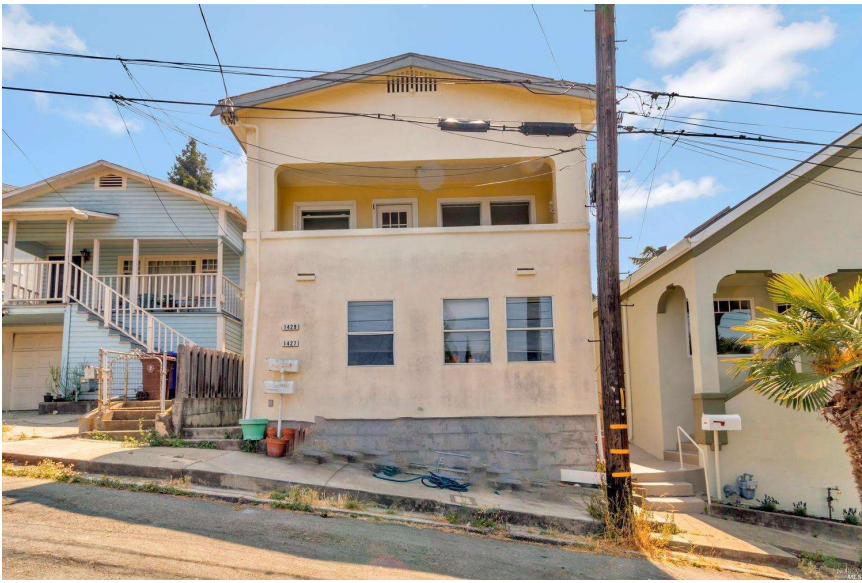
Street



Street



View across street



Comparable Sale #1

1429 Francis St
Crockett, CA94525
Sale Date: 11/9/2018
Sale Price: \$508,000



Comparable Sale #2

1617 Francis St
Crockett, CA94525
Sale Date: 11/29/2018
Sale Price: \$565,000



Comparable Sale #3

1535 Pomona St
Crockett, CA94525
Sale Date: 7/11/2018
Sale Price: \$588,000



Comparable Listing #1

1930 L Ellenburg St
Vallejo, CA94590
Current List: \$499,900



Comparable Listing #2

130 Harrier Ave
Vallejo, CA94590
Current List: \$550,000



Comparable Listing #3

421-425 Illinois St
Vallejo, CA94590
Current List: \$499,000

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