








Broker Price Opinion

Exterior Inspection
 Interior Inspection

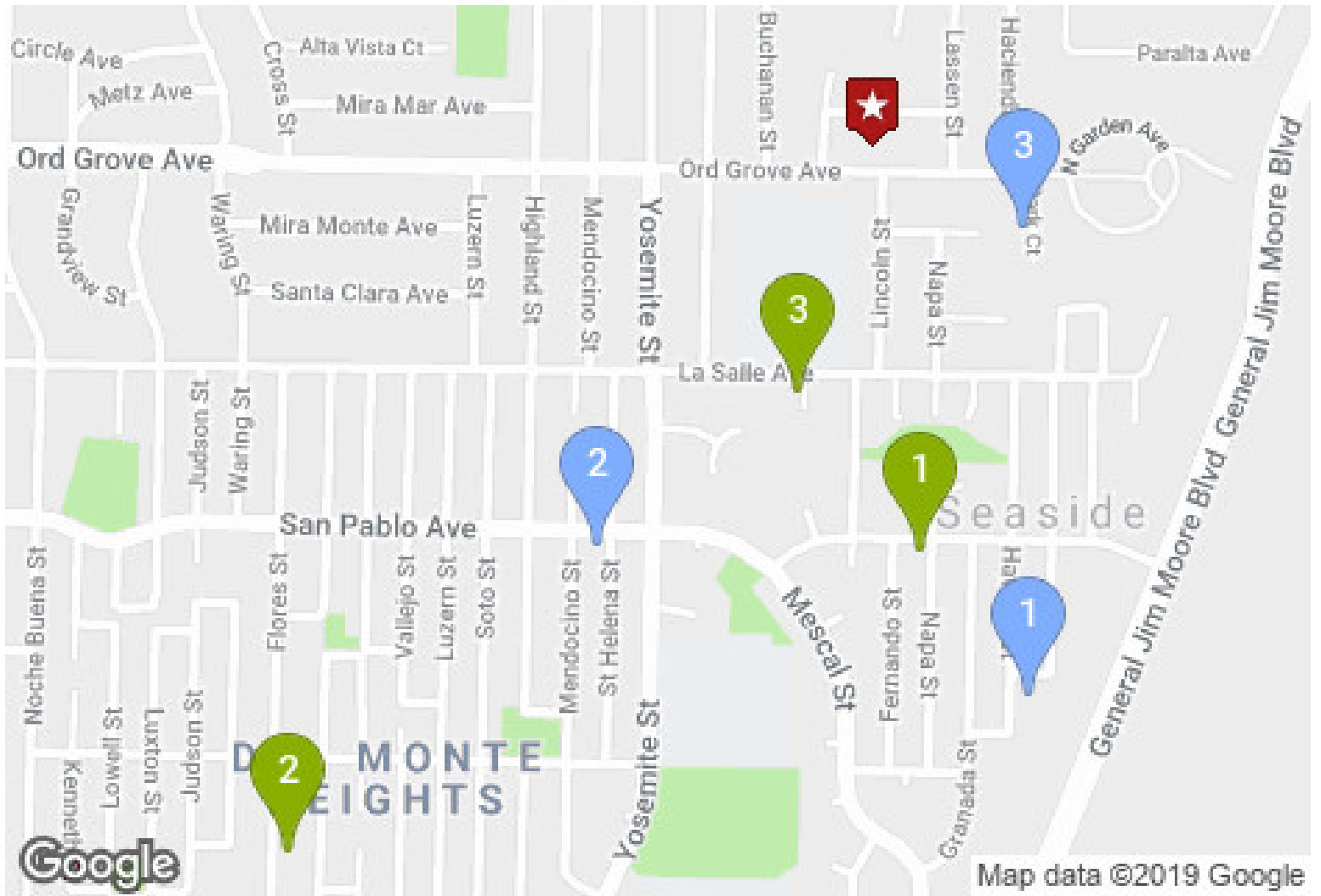
Property Address: 1795 Ord Grove Ave	Vendor ID: 4775137
City, State, Zip: Seaside, CA 93955	Deal Name:
Loan Number: 1795 Ord Grove Ave	Inspection Date: 5/15/2019
2nd Loan / Client #:	Subject APN: 011-474-012-000

Property Occupancy Status: Owner	Does the Property Appear Secure?: Yes	Est. Monthly Rent: \$2,900	Sold in the last 12 Months?: No
Currently Listed: Yes	Currently List Broker: Chez Christian Real Estate	List Broker Contact #: 8314028808	Sale Price:
	Initial List Price: \$650,000	Initial List Date: 4/25/2019	Sale Date:
	Current List Price: \$650,000	DOM / CDOM: 20 / 20	
Is the Subject Listing Currently Pending?: Yes	Date of Contract: 5/10/2019	CDOM to Contract: 15	

Subject Property Comments / External Influences
Ranch style, detached type property.

Subject	Sold Comp 1	Sold Comp 2	Sold Comp 3	List Comp 1	List Comp 2	List Comp 3	
							
Address	1795 Ord Grove Ave Seaside, CA 93955	1730 Havana St Seaside, CA 93955	1791 Saint Helena St Seaside, CA 93955	1991 Park Ct Seaside, CA 93955	1791 Napa St Seaside, CA 93955	1658 Flores St Seaside, CA 93955	1768 La Salle Seaside, CA 93955
Proximity		0.48 Miles	0.41 Miles	0.14 Miles	0.34 Miles	0.78 Miles	0.21 Miles
Sale/List Price		\$660,000	\$680,000	\$645,000	\$590,777	\$608,000	\$675,000
Sale Date		3/7/2019	1/10/2019	1/28/2019	active	active	pending
Price Per Sq.ft.	\$306.74	\$330.50	\$449.74	\$271.01	\$402.99	\$384.08	\$413.86
Initial List Price	\$650,000	\$701,000	\$705,000	\$740,000	\$590,777	\$608,000	\$695,000
Initial List Date	4/25/2019	10/30/2018	11/27/2018	9/7/2018	4/10/2019	4/30/2019	11/7/2018
Current/Final List	\$650,000	\$695,000	\$705,000	\$675,000	\$590,777	\$608,000	\$675,000
DOM/CDOM	20 /	128 / 128	44 / 44	143 / 143	36 / 36	16 / 16	162 / 162
Sales Type		Fair Market	Fair Market	Fair Market	Fair Market	Fair Market	Fair Market
Finance Incentives	None	0	0	0	0	0	0
Living Area	2106	1997	1512	2380	1466	1583	1631
#Rooms/Bed/Bath 1	7 / 3 / 2	8 / 4 / 2.5	7 / 3 / 2	8 / 4 / 3	7 / 4 / 1.5	7 / 3 / 1.5	8 / 4 / 2
Year Built	1956	1967	1975	1996	1958	1958	1968
Bsmnt SF/% Finished	/	/	/	/	/	/	/
Lot Size	0.17ac	0.22ac	0.13ac	0.16ac	0.13ac	0.15ac	0.13ac
Property Type	SF Detach	SF Detach	SF Detach	SF Detach	SF Detach	SF Detach	SF Detach
Style / Quality	Ranch / Q4	2-Story Conv / Q4	Ranch / Q4	2-Story Conv / Q4	Ranch / Q4	Ranch / Q4	Ranch / Q4
# of Units	1	1	1	1	1	1	1
Condition	C4	C3	C3	C4	C4	C3	C3
Pool/Spa	None	No / No	No / No	No / No	No / No	No / No	No / No
View	Residential	Bay	Bay	Residential	Residential	Bay	Residential
Porch/Patio/Deck	No / Yes / No	No / Yes / No	No / Yes / No	No / No / Yes	No / Yes / No	No / Yes / No	No / Yes / No
Fireplace	Yes	Yes	Yes	Yes	Yes	No	Yes
Garage	2 Carport	2 Attached	2 Attached	2 Attached	1 Attached	2 Attached	2 Attached
Other Features	None	None	None	None	None	None	None
HOA Fees	0/mo0/mo	0/mo0/mo	0/mo0/mo	0/mo0/mo	0/mo0/mo	0/mo0/mo	0/mo0/mo
Rent Potential	\$2,900						
Annual Gross Income	\$34,800						
Likely Sale Price					\$590,777	\$608,000	\$675,000
Gross Rent Multiplier	18.56						
School District	Monterey Peninsula	Monterey Peninsula	Monterey Peninsula	Monterey Peninsula	Monterey Peninsula	Monterey Peninsula	Monterey Peninsula
Common Amenities							
Data Source - ID	County Tax - 0100004510	MLS - ML81729521	MLS - ML81732054	MLS - ML81722407	MLS - ML81746501	MLS - ML81749376	MLS - ML81730462

Market Time 90-120 days	As-Is Price Estimate	As-Repaired Price Estimate	Land Only Price
90-Day Marketing Time	\$646,000	\$646,000	\$80,000
Recommended List Price	\$650,000	\$650,000	
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
•	1795 Ord Grove Ave	Seaside	3	2	0.17ac		1956		
1	1730 Havana St	Seaside	4	2.5	0.22ac	3/7/2019	1967	\$660,000	0.48 Miles
2	1791 Saint Helena St	Seaside	3	2	0.13ac	1/10/2019	1975	\$680,000	0.41 Miles
3	1991 Park Ct	Seaside	4	3	0.16ac	1/28/2019	1996	\$645,000	0.14 Miles
1	1791 Napa St	Seaside	4	1.5	0.13ac	4/10/2019	1958	\$590,777	0.34 Miles
2	1658 Flores St	Seaside	3	1.5	0.15ac	4/30/2019	1958	\$608,000	0.78 Miles
3	1768 La Salle	Seaside	4	2	0.13ac	11/7/2018	1968	\$675,000	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	Superior room count. Superior garage bays.Updated kitchen and updated baths. Partial Monterey Bay view from second story. Not currently occupied.
Sale 2 Comments	Remodeled. Inferior GLA. Equal room count. Superior garage bay count. Partial Monterey Bay view. Not currently occupied.
Sale 3 Comments	Superior GLA. Superior room count. Superior GLA. Owner occupied.
List 1 Comments	Inferior GLA. Half bath inferior. Comp built date. Owner occupied. Active listing. Beautiful corner lot,
List 2 Comments	Remodeled. Inferior GLA. Half bath inferior. Partial Monterey Bay view. Not currently occupied. Active listing.
List 3 Comments	Inferior GLA. Superior built date. Superior garage bays. New exterior paint, updated kitchen granite counters and tile floors,crown molding,dual pane windows,newer water heater (2016). Owner occupied. Pending.

Comments:

Service Provider Comments:

Subject GLA is superior to most area detached type properties, with limited comps in the square footage range and comp search expanded by GLA. Square footage is positive for marketing. No garage bays, carport only, inferior to most competing area properties. Upper Seaside location above Monterey Bay is positive for marketing. Limited area listed inventory and limited area recent closed sales required expanding comp search to comps not fully remodeled. NOTE: Lack of area inventory required the use of comps not fully renovated.

Vendor Comments:

Service Provider
Signature

/s/ Susan Sterrett

Service Provider
Company

Susan Sterrett broker

BPO Effective Date

5/16/2019

Service Provider Lic.
Num.

01359562

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

**1795 Ord Grove Ave
Seaside, CA93955**



Address



Side



Side



Street



Street



View across street



Comparable Sale #1

1730 Havana St
Seaside, CA93955
Sale Date: 3/7/2019
Sale Price: \$660,000



Comparable Sale #2

1791 Saint Helena St
Seaside, CA93955
Sale Date: 1/10/2019
Sale Price: \$680,000



Comparable Sale #3

1991 Park Ct
Seaside, CA93955
Sale Date: 1/28/2019
Sale Price: \$645,000



Comparable Listing #1

1791 Napa St
Seaside, CA93955
Current List: \$590,777



Comparable Listing #2

1658 Flores St
Seaside, CA93955
Current List: \$608,000



Comparable Listing #3

1768 La Salle
Seaside, CA93955
Current List: \$675,000

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