



Broker Price Opinion

Exterior Inspection
 Interior Inspection

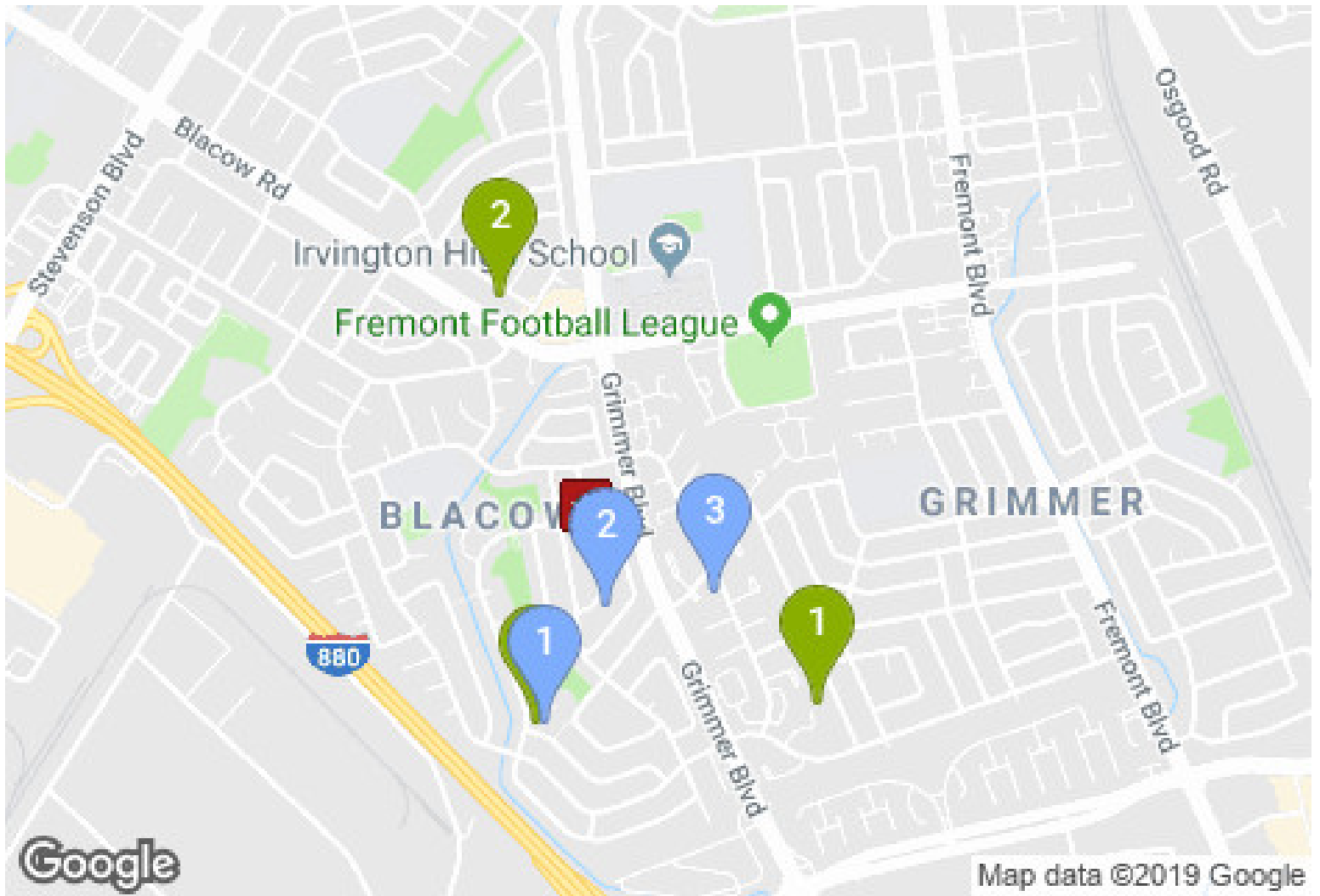
Property Address: 42629 Saratoga Park St	Vendor ID: 4784194						
City, State, Zip: Fremont, CA 94538	Deal Name:						
Loan Number: 42629SaratogaParkSt	Inspection Date: 6/05/2019						
2nd Loan / Client #:	Subject APN: 525-1312-095						
Property Occupancy Status: Owner	Does the Property Appear Secure? Yes	Est. Monthly Rent: \$4,839					
Currently Listed: Yes	Currently List Broker: PRIME METROPOLIS	List Broker Contact #: 4157310303	Initial List Price: \$999,900	Initial List Date: 5/09/2019	Current List Price: \$999,900	DOM / CDOM: 12 / 12	Sold in the last 12 Months? No
Is the Subject Listing Currently Pending? No	Date of Contract:	CDOM to Contract:	Sale Price:	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	42629 Saratoga Park St Fremont, CA 94538	5081 Hyde Park Dr Fremont, CA 94538	42844 Saratoga Park St Fremont, CA 94538	42729 Mayfair Park Ave Fremont, CA 94538	4608 Montecarlo Park Ct Fremont, CA 94538	40857 Sundale Drive Fremont, CA 94538	42914 Everglades Park Dr Fremont, CA 94538
Proximity		0.32 Miles	0.12 Miles	0.24 Miles	0.48 Miles	0.43 Miles	0.33 Miles
Sale/List Price		\$1,160,000	\$1,185,000	\$1,295,000	\$1,299,000	\$1,149,000	\$1,149,000
Sale Date		1/25/2019	5/2/2019	4/25/2019	active	active	active
Price Per Sq.ft.	\$551.22	\$620.99	\$682.60	\$782.00	\$771.38	\$773.22	\$661.87
Initial List Price	\$999,900	\$1,225,000	\$1,249,000	\$1,249,000	\$1,299,000	\$1,199,000	\$1,149,000
Initial List Date	5/09/2019	11/28/2018	2/19/2019	3/9/2019	6/5/2019	5/1/2019	5/30/2019
Current/Final List	\$999,900	\$1,225,000	\$1,249,000	\$1,249,000	\$1,299,000	\$1,149,000	\$1,149,000
DOM/CDOM	12 /	33 / 33	37 / 37	5 / 5	1 / 1	36 / 36	7 / 7
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	1767	1868	1736	1656	1684	1486	1736
#Rooms/Bed/Bath 1	8 / 4 / 2	8 / 4 / 3	7 / 4 / 2	8 / 4 / 2	8 / 4 / 2	6 / 4 / 2	7 / 4 / 2
Year Built	1962	1962	1962	1964	1964	1961	1962
Bsmnt SF/% Finished	/	/	/	/	/	/	/
Lot Size	0.13ac	0.13ac	0.13ac	0.14ac	0.29ac	0.14ac	0.16ac
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	Ranch / Q4	Ranch / Q4	Ranch / Q4
# of Units	1	1	1	1	1	1	1
Condition	C4	C3	C3	C3	C3	C3	C3
Pool/Spa	None	No / No	No / No	No / No	Yes / No	No / No	No / No
View	Residential	Residential	Residential	Residential	Residential	Residential	Residential
Porch/Patio/Deck	No / No / No	No / Yes / No	No / Yes / No	No / Yes / No	No / Yes / No	No / Yes / No	No / 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	None	None	Shed	None	Shed	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
Subdivision	Southpark Unit #4	Southpark Unit #4	South Park Unit #2	South Park Unit #8	Southpark Unit #4	Southpark Unit #4	Southpark Unit #4
Likely Sale Price					\$1,299,000	\$1,149,000	\$1,149,000
School District	Fremont	Fremont	Fremont	Fremont	Fremont	Fremont	Fremont
Common Amenities							
Data Source - ID	MLS - 40864923	MLS - 40846955	MLS - 40853867	MLS - 40856158	MLS - 40868745	MLS - ML81749528	MLS - 40867814
Overall Comparison							

Market Time 30-90 days	As-Is Price Estimate	As-Repaired Price Estimate	Land Only Price
90-Day Marketing Time	\$974,000	\$1,185,000	\$340,900
Recommended List Price	\$993,500	\$1,209,000	
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
•	42629 Saratoga Park St	Fremont	4	2	0.13ac		1962		
1	5081 Hyde Park Dr	Fremont	4	3	0.13ac	1/25/2019	1962	\$1,160,000	0.32 Miles
2	42844 Saratoga Park St	Fremont	4	2	0.13ac	5/2/2019	1962	\$1,185,000	0.12 Miles
3	42729 Mayfair Park Ave	Fremont	4	2	0.14ac	4/25/2019	1964	\$1,295,000	0.24 Miles
1	4608 Montecarlo Park Ct	Fremont	4	2	0.29ac	6/5/2019	1964	\$1,299,000	0.48 Miles
2	40857 Sundale Drive	Fremont	4	2	0.14ac	5/1/2019	1961	\$1,149,000	0.43 Miles
3	42914 Everglades Park Dr	Fremont	4	2	0.16ac	5/30/2019	1962	\$1,149,000	0.33 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	Some of the many upgrades include updated Floors throughout, New Paint Interior and Exterior, Dual Pane Windows, Recessed lights, Modern fixtures, WiFi controlled sprinkler and drip irrigation, side yard concrete, fence, New Custom doors in all rooms, washer/Dryer,
Sale 2 Comments	Beautiful modern taste through out this renovated home. Stunning floors, Sky lights for lots of extra natural light, multiple glass doors for easy back yard enjoyment, updated lighting, stainless steel appliances, formal living and dinning rooms and cozy fire place.
Sale 3 Comments	This beautiful home shows pride of ownership with only the best features and upgrades. Features include a new Petersen Dean solar system (Owned...not leased), New central forced air heater and ducting, New Lennox variable speed A/C unit, sun tubes, Upgraded electrical panel,
List 1 Comments	New master bath remodel with 2 solar tube skylights w/exhaust fans in one & solar night light in the other. Freshly painted exterior & interior. Newer driveway & walkway. Upgraded 200 AMP Electrical Panel. Newer Roof. Fenced Swimming Pool.
List 2 Comments	This home has been fully renovated with all of the modern touches you and your family will appreciate. Enjoy your child's next birthday celebration from your warm and inviting family room to the spacious sun room and out to your private backyard oasis.
List 3 Comments	Updated baths w/ granite counters, newer cabinetry, newer tile surround over hall tub, tile floors. D/P windows, original oak hardwood floors, copper plumbing. Interior/exterior recently painted making this home move-in ready!

Comments:

Service Provider Comments:

Search criteria -- 1 bed and 1 bath variance, 20% GLA variance, COE 6 months, within 1 miles radius. Specific adjustments are provided on the report for each comp. Potential buyers are move up buyers. Offering some sales incentive can help improve the marketing effort. There's a shortage of comparables with similar living space within immediate area so expansion of search distance, age, GLA and/or lot size is necessary. Close to shopping center, public transport, hospital, restaurants, park and school. Easy access to 85 freeway.

Vendor Comments:

Service Provider
Signature

/s/ Sirima Chantalakwong

Service Provider
Company

Insync Realty Inc

BPO Effective Date

6/7/2019

Service Provider Lic.
Num.

01460948

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	After subject full renovation		\$90,000
External Repair Total:			\$90,000
Repair Total:			\$90,000



Subject Front

**42629 Saratoga Park St
Fremont, CA94538**



Address



Side



Side



Street



Street



View across street



Street Sign



Comparable Sale #1

5081 Hyde Park Dr
Fremont, CA94538
Sale Date: 1/25/2019
Sale Price: \$1,160,000



Comparable Sale #2

42844 Saratoga Park St
Fremont, CA94538
Sale Date: 5/2/2019
Sale Price: \$1,185,000



Comparable Sale #3

42729 Mayfair Park Ave
Fremont, CA94538
Sale Date: 4/25/2019
Sale Price: \$1,295,000



Comparable Listing #1

4608 Montecarlo Park Ct
Fremont, CA94538
Current List: \$1,299,000



Comparable Listing #2

40857 Sundale Drive
Fremont, CA94538
Current List: \$1,149,000



Comparable Listing #3

42914 Everglades Park Dr
Fremont, CA94538
Current List: \$1,149,000

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