



Broker Price Opinion

Exterior Inspection
 Interior Inspection

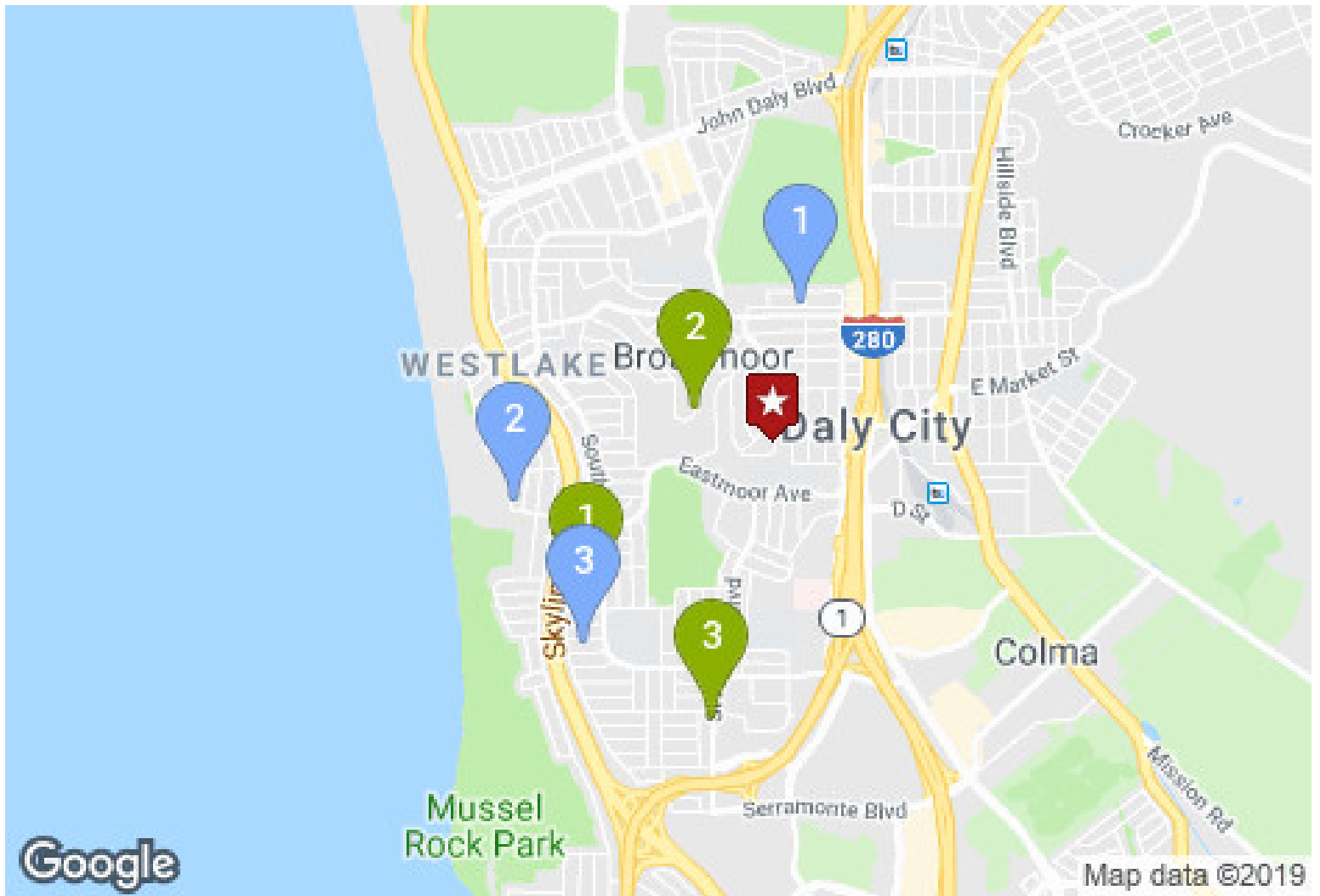
Property Address: 1628 Sweetwood Dr	Vendor ID: 4812731
City, State, Zip: Daly City, CA 94015	Deal Name:
Loan Number: 1628SweetwoodDr	Inspection Date: 8/14/2019
2nd Loan / Client #:	Subject APN: 006-335-080

Property Occupancy Status: <input type="text" value="Owner"/>	Does the Property Appear Secure?: <input type="text" value="Yes"/>	Est. Monthly Rent: <input type="text" value="\$4,000"/>	Sold in the last 12 Months?: <input type="text" value="No"/>
Currently Listed: <input type="text" value="Yes"/>	Currently List Broker: Keller Williams San Francisco	List Broker Contact #: 4157132018	Sale Price: <input type="text"/>
	Initial List Price: \$849,000	Initial List Date: 7/30/2019	Sale Date: <input type="text"/>
	Current List Price: \$849,000	DOM / CDOM: 15 / 15	
Is the Subject Listing Currently Pending?: <input type="text" value="Yes"/>	Date of Contract: 8/05/2019	CDOM to Contract: 15	

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	1628 Sweetwood Dr Daly City, CA 94015	103 Village Lane Daly City, CA 94015	450 Westmoor Avenue Daly City, CA 94015	65 Shelbourne Avenue Daly City, CA 94015	47 Eastwood Avenue Daly City, CA 94015	648 Macarthur Drive Daly City, CA 94015	612 Saint Francis Boulevard Daly City, CA 94015
Proximity		0.5 Miles	0.89 Miles	0.92 Miles	0.81 Miles	0.29 Miles	0.94 Miles
Sale/List Price		\$930,000	\$905,000	\$843,000	\$908,888	\$899,000	\$850,000
Sale Date		2/22/2019	3/11/2019	1/11/2019	pending	pending	pending
Price Per Sq.ft.	\$585.53	\$645.83	\$707.03	\$658.59	\$710.07	\$620.00	\$476.72
Initial List Price	\$849,000	\$1,050,000	\$948,888	\$799,000	\$908,888	\$899,000	\$850,000
Initial List Date	7/30/2019	11/2/2018	2/22/2019	12/6/2018	6/20/2019	7/18/2019	8/1/2019
Current/Final List	\$849,000	\$1,050,000	\$948,888	\$799,000	\$908,888	\$899,000	\$850,000
DOM/CDOM	15 /	112 / 112	17 / 17	36 / 36	55 / 55	27 / 27	13 / 13
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	1520	1440	1280	1280	1280	1450	1783
#Rooms/Bed/Bath 1	7 / 3 / 2	4 / 2 / 1	5 / 3 / 2	6 / 4 / 2	6 / 4 / 2	5 / 3 / 2	7 / 4 / 3
Year Built	1946	1942	1957	1959	1958	1950	1960
Bsmnt SF/% Finished	/	/	1280 / 100	/	/	1450 / 100	/
Lot Size	0.12ac	0.11ac	0.08ac	0.08ac	0.08ac	0.20ac	0.08ac
Property Type	SF Detach	SF Detach	SF Detach	SF Detach	SF Detach	SF Detach	SF Detach
Style / Quality	Ranch / Q4	2-Story Conv / Q4	2-Story Conv / Q4	Ranch / Q4	Ranch / Q4	2-Story Conv / Q4	2-Story Conv / Q4
# of Units	1	1	1	1	1	1	1
Condition	C4	C4	C4	C4	C3	C3	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 / Yes / No	Yes / Yes / No	Yes / Yes / No	No / Yes / No	No / Yes / No	No / Yes / No	No / Yes / 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	0/mo0/mo	0/mo0/mo	0/mo0/mo	0/mo0/mo	0/mo0/mo	0/mo0/mo	0/mo0/mo
Subdivision	Daly City	Daly City	Daly City	Daly City	Daly City	Daly City	Daly City
Likely Sale Price					\$908,888	\$899,000	\$850,000
School District	Jefferson Union High	Jefferson Union High	Jefferson Union High	Jefferson Union High	Jefferson Union High	Jefferson Union High	Jefferson Union High
Common Amenities							
Data Source - ID	MLS - ML81762616	MLS - ML81730081	MLS - ML81740046	MLS - ML81732810	MLS - ML81757507	MLS - ML81761045	MLS - ML81762777
Overall Comparison							

Market Time 30-90 days	As-Is Price Estimate	As-Repaired Price Estimate	Land Only Price
90-Day Marketing Time	<input type="text" value="\$890,000"/>	<input type="text" value="\$890,000"/>	<input type="text" value="\$302,000"/>
Recommended List Price	<input type="text" value="\$908,000"/>	<input type="text" value="\$908,000"/>	
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
•	1628 Sweetwood Dr	Daly City	3	2	0.12ac		1946		
1	103 Village Lane	Daly City	2	1	0.11ac	2/22/2019	1942	\$930,000	0.5 Miles
2	450 Westmoor Avenue	Daly City	3	2	0.08ac	3/11/2019	1957	\$905,000	0.89 Miles
3	65 Shelbourne Avenue	Daly City	4	2	0.08ac	1/11/2019	1959	\$843,000	0.92 Miles
1	47 Eastwood Avenue	Daly City	4	2	0.08ac	6/20/2019	1958	\$908,888	0.81 Miles
2	648 Macarthur Drive	Daly City	3	2	0.20ac	7/18/2019	1950	\$899,000	0.29 Miles
3	612 Saint Francis Boulevard	Daly City	4	3	0.08ac	8/1/2019	1960	\$850,000	0.94 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	Rare opportunity (first time on market in 39 years) in the desirable Broadmoor neighborhood. The house consists of a spacious living room, formal dining room and a well maintained kitchen with skylight.
Sale 2 Comments	Easy Access to Everything a two-story home built in 1957 situated in the Westlake Palisades Area in Daly City. The awesome layout is very spacious with an accessory dwelling.
Sale 3 Comments	4br/2ba that needs a little tlc! Great entry level home. Large living room, eat-in kitchen, great location, walk to schools, shopping & transportation.
List 1 Comments	This Desirable Westlake Knolls Rancher is completely remodeled and defines "move-in" condition. Four bedroom, two baths (Hall bath with shower over tub and Master bath with stall shower)
List 2 Comments	Charming Broadmoor Village Home! This spacious, split-level floor plan features three bedrooms, two updated baths, living room with brick fireplace, dining area, newly remodeled kitchen and flexible bonus/family room with office nook.
List 3 Comments	3br/2ba home with an additional 513sf 1br/1ba living unit with kitchen downstairs, 2 car side by side attached garage, convenient location close to hwys 280 & 35.

Comments:

Service Provider Comments:

Suggested value is based on adjusted price of Sold 3 which has the most similar characteristics to subject in terms of living space, lot size, age and condition as well as in-line with current competitions. Subject's current listing is for a quick sale. Its asking price doesn't necessarily represent the normal market value. 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 sold date, age, different style comp and/or lot size is necessary.

Vendor Comments:

Service Provider
Signature

/s/ Danaiwat Pongtippun

Service Provider
Company

Insync Realty, Inc.

BPO Effective Date

8/14/2019

Service Provider Lic.
Num.

01952161

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

**1628 Sweetwood Dr
Daly City, CA94015**



Address



Side



Side



Street



Street



View across street



Street Sign



Comparable Sale #1

103 Village Lane
Daly City, CA94015
Sale Date: 2/22/2019
Sale Price: \$930,000



Comparable Sale #2

450 Westmoor Avenue
Daly City, CA94015
Sale Date: 3/11/2019
Sale Price: \$905,000



Comparable Sale #3

65 Shelbourne Avenue
Daly City, CA94015
Sale Date: 1/11/2019
Sale Price: \$843,000



Comparable Listing #1

47 Eastwood Avenue
Daly City, CA94015
Current List: \$908,888



Comparable Listing #2

648 Macarthur Drive
Daly City, CA94015
Current List: \$899,000



Comparable Listing #3

612 Saint Francis Boulevard
Daly City, CA94015
Current List: \$850,000

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