

Address: 801 FALCON DRIVE, VALLEJO, CA 94589 Borrower: Jose Ramirez	Inspection Type: Drive By APN: 0068-041-070
Project Type:	

I. Order Information

Inspection Date:	May 29 2015	Deal Name:		VMA Request ID:	
Client:		BPO Vendor:	eMortgage Logic, LLC	Vendor Tracking ID:	3575534
Agent Name:	Michael Judson	Brokerage:	Pacific Marin Realty	Agent Phone:	(415) 455-1651

II. Subject Property Information

Occupied:	No	Property Type:	SF Detach	HOA Fees:		Zoning:	Residential
Last Sold Date:		Last Sale Price:		Data Source:	County Tax	Currently Listed:	Yes
Agent Name:	Rebecca Williams-Slocum	Initial List Price:		Initial List Date:	Mar 2 2015	Current List Price:	\$149,900
Last Reduction Date:	Mar 2 2015	MLS #:	21504406	Total Repair Cost:	\$0	Est. Monthly Rent:	\$1,400

SUBJECT PROPERTY COMMENTS / EXTERNAL INFLUENCES: Subject is in barely livable condition; smaller than average for the neighborhood

III. Neighborhood Informaton

Location Type:	Suburban	Supply/Demand:	Declining	Value Trend:	Stable	Local Economic Trend:	Appreciating
Price Range:	160000 to 270000	Median Price:	\$225,000	Avg Marketing Time:	Under 3 Mos.		

NEIGHBORHOOD COMMENTS: Neighborhood is mostly comprised of small to medium size ranch style SFR's; close to shopping and transportation

IV. Comparable Properties

	Subject		Sale 1		Sale 2		Sale 3		Listing 1		Listing 2		Listing 3		
Address	801 FALCON DRIVE VALLEJO, CA		1600 MINI DRIVE VALLEJO, CA		204 FALCON DRIVE VALLEJO, CA		808 TAPER AVENUE VALLEJO, CA		464 DIANA DRIVE VALLEJO, CA		368 ECHO SUMMIT ROAD VALLEJO, CA		1407 MINI DRIVE VALLEJO, CA		
Zip	94589		94589		94589		94589		94589		94589		94589		
Data Source	County Tax		MLS		MLS		MLS		MLS		MLS		MLS		
Proximity			0.32 Miles		0.41 Miles		1.26 Miles		5 Blocks		0.53 Miles		5 Blocks		
Sale Price			\$158,200		\$190,000		\$185,000								
Sale Date			Feb 19 2015		Feb 20 2015		Mar 4 2015								
Orig. List Price	\$149,900		\$181,000		\$206,000		\$185,000		\$205,000		\$198,500		\$225,000		
Curr. List Price	\$149,900								\$229,000		\$198,500		\$225,000		
DOM	89		90		28		9		92		20		12		
Lot Size	0.15ac		0.12ac		0.15ac		0.17ac		0.13ac		0.11ac		0.12ac		
View	None		None		None		None		None		None		None		
Design/Style	Ranch		Ranch		Ranch		Ranch		Ranch		Ranch		Ranch		
Type/#Units	SF Detach	1	SF Detach	1	SF Detach	1	SF Detach	1	SF Detach	1	SF Detach	1	SF Detach	1	
Age	48yrs		60yrs		49yrs		55yrs		60yrs		43yrs		61yrs		
Condition	Average		Average		Average		Average		Average		Average		Average		
Above Grade SF	1,024		946		1,256		1,177		981		1,072		946		
# Rooms/Bd/Bth	5	3	1	5	3	1	6	3	2	6	3	2	5	3	1
Basement SF			0		0		0		0		0		0		
% Finished	%		0%		0%		0%		0%		0%		0%		
Garage Type	Attached		Attached		Attached		Attached		Attached		Attached		Detached		
# Garage Stalls	2		2		2		1		1		2		2		
Pool/Spa	No	No	No	No	No	No	No	No	No	No	No	No	No	No	
Other Features	None		None		None		None		None		None		one		
Sales Type			REO		Fair Market		Fair Market		Fair Market		Fair Market		Fair Market		
HOA Fees			0/mo		0/mo		0/mo		0/mo		0/mo		0/mo		

COMPARABLE PROPERTY COMMENTS:

Sale 1: MLS comment: 3 bedroom 1 bath 946 square foot charmer with a open floor pl... See Addendum.

Sale 2: MLS comment: 3bedrooms/2baths. Investor Special. 1,256 interior sq ft, 6,534 sq ft lot ... See Addendum.

Sale 3: MLS comment: Single Story Home w/Siding ready for your personal touch. need... See Addendum.

List 1: MLS comment: Diamond in the rough with lots of potential, bring your TLC !! Near ... See Addendum.

List 2: MLS comment: Great price and opportunity to remodel this home. Close to Hwy's 29,37,80. Large bonus room used as Family Room.

List 3: MLS comment: 3 bed, 1 bath ranch style American Canyon boarder home w/fireplace,o... See Addendum.

V. Marketing Strategy

	'As-Is'	'Repaired'	Estimated Marketing Time for Subject:	30-90 days
Estimated Sale Price:	\$170,000	\$170,000	CONCLUSION SUMMARY: Activity is high, inventory is low, and market times are relatively quick; quick sale value does not need to be much lower	
Recommended List Price:	\$179,000	\$179,000		

VI. Repair Estimates		
Category	Comments	Estimated Cost
Roof		\$0
Siding/Trim		\$0
Windows/Doors		\$0
Paint		\$0
Foundation		\$0
Garage		\$0
Landscaping		\$0
Fence		\$0
Other		\$0
Estimated Exterior Repairs:		\$0
Paint		\$0
Walls/Ceiling		\$0
Floors		\$0
Cabinets/Countertops		\$0
Plumbing		\$0
Electrical		\$0
Heating/AC		\$0
Appliances		\$0
Doors/Trim		\$0
Cleaning		\$0
Other		\$0
Estimated Interior Repairs:		\$0
Total Estimated Repairs:		\$0

VII. Prior Sales & Listing History					
Date Listed	Date Sold	List Price	Sale Price	Date Source	Notes

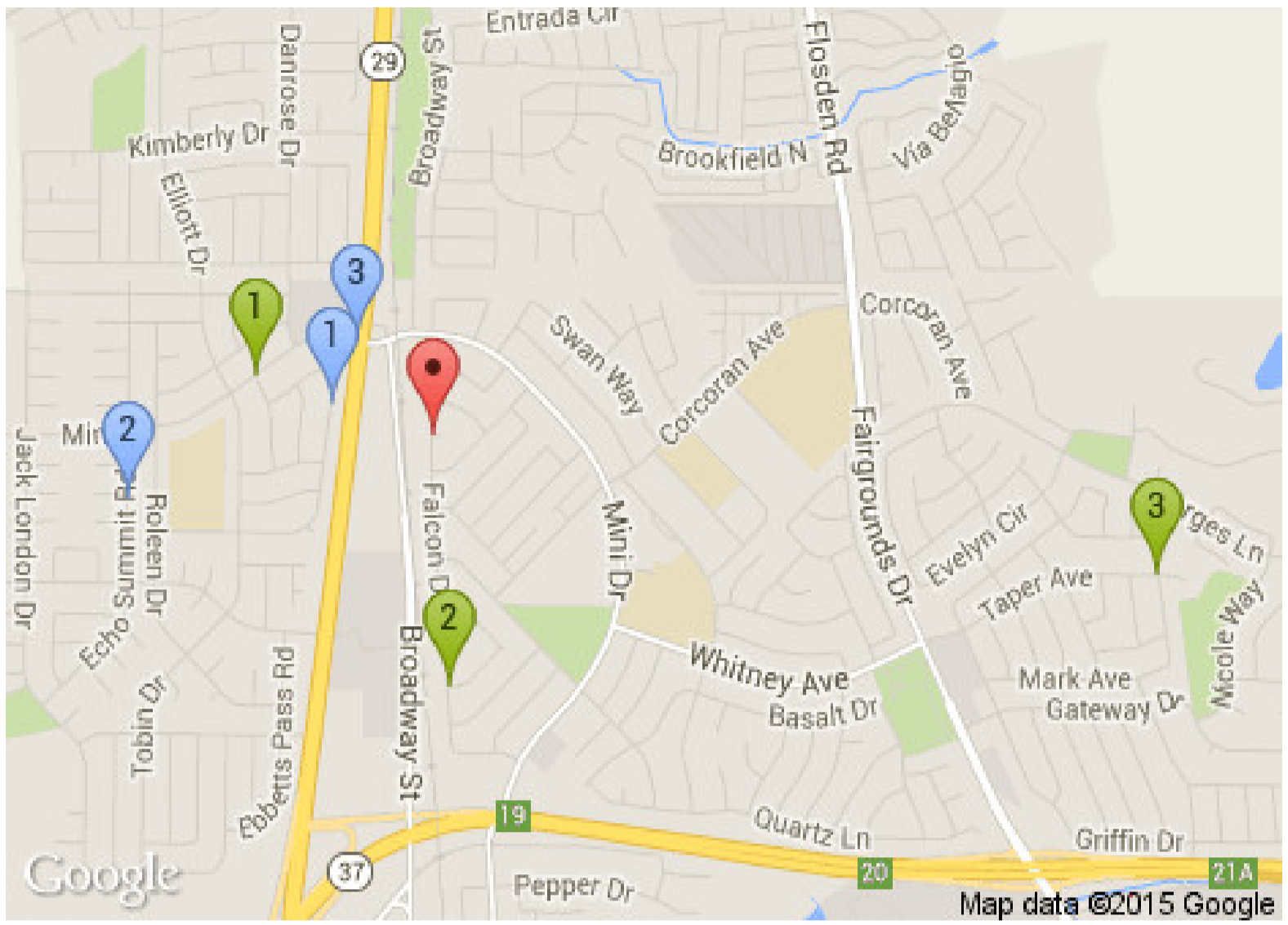
VIII. Additional Comments
<p>BROKER COMMENTS: Subject conforms in size, age, and style for the neighborhood, though it is smaller than average. There were few comparables close enough in size. It has been boarded up, presumably to prevent vandalism. It is presumably in average condition. There were few comparables in similar condition. Most of the comparables are in move-in condition and adequately maintained, or have been remodeled and updated/upgraded. There were also few listing comparables, as inventory is low. Parameters had to be expanded to find enough listing comparables. Subject is currently listed for \$149,900, though this is underpriced. However, it is a distressed REO and probably priced low for a quick offer. I attest that I have researched the subject's sales history and found no sales within the past 3 years.</p>
<p>VENDOR COMMENTS: Subject information verified by uploaded tax records.</p>
<p>QUALITY CONTROL NOTES The List price for Comparable Listing #1: This was one of the only listings in close to similar condition as subject. It is probably overpriced as evidenced by the long DOM. The List price for Comparable Listing #3: There were no other listing comparables available closer to subject value that were close enough in size. The square footage of Comparable Sale #2: There were no other comparables closer in size to subject that were also close enough to subject value. Sold Comp# 1 is most similar to the subject: Comparable appears to be in most similar condition as subject. Active Comp# 1 is most similar to the subject: Comparable appears to be in most similar condition as subject.</p>

/s/ Michael Judson (01345162) - Pacific Marin Realty

May 30 2015 8:14AM

 Broker Signature (License Number) - Company Name
 Broker agreed to digital signature upon submission.

Date



	Address	City	BR	BA	LotSize	SaleDate	Yr Blt	Sale/List Price	Dist
	801 FALCON DRIVE	VALLEJO	3	1.0	0.15ac		1967		
A1	464 DIANA DRIVE	Vallejo	3	1.0	0.13ac		1955	\$229,000	5 Blocks
A2	368 ECHO SUMMIT ROAD	Vallejo	3	2.0	0.11ac		1972	\$198,500	0.53 Miles
A3	1407 MINI DRIVE	Vallejo	3	1.0	0.12ac		1954	\$225,000	5 Blocks
S1	1600 MINI DRIVE	Vallejo	3	1.0	0.12ac	Feb 19 2015	1955	\$158,200	0.32 Miles
S2	204 FALCON DRIVE	Vallejo	3	2.0	0.15ac	Feb 20 2015	1966	\$190,000	0.41 Miles
S3	808 TAPER AVENUE	Vallejo	3	2.0	0.17ac	Mar 4 2015	1960	\$185,000	1.26 Miles





LoanNumber: 000271

Photo (Side) : 6-Side2.jpg

Ref#: 3575534



LoanNumber: 000271

Photo (Street) : 7-Street2.jpg

Ref#: 3575534





LoanNumber: 000271

Photo (Sale 1) : 9-Sale1.jpg

Ref#: 3575534



LoanNumber: 000271

Photo (Sale 2) : 10-Sale2.jpg

Ref#: 3575534





LoanNumber: 000271

Photo (List 1) : 12-List1.jpg

Ref#: 3575534



LoanNumber: 000271

Photo (List 2) : 13-List2.jpg

Ref#: 3575534





LoanNumber: 000271

Photo (View across street) : 15-ViewAcross.jpg

Ref#: 3575534



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Sale 1:

MLS comment: 3 bedroom 1 bath 946 square foot charmer with a open floor plan. Huge Living Room and spacious bedrooms. Open floor plan with plenty of windows/natural light. 2 car attached garage. Large lot/backyard with storage shed. Gated entrance at front of house provides added privacy. This house is going to sell fast!

Broker comment: This was one of the only comparables to bracket the lower end in terms of price. It appears to be in similar condition.

Sale 2:

MLS comment: 3bedrooms/2baths. Investor Special. 1,256 interior sq ft, 6,534 sq ft lot - spacious lot. Located on a corner lot in quiet neighborhood. Newer appliances in kitchen. Huge backyard.

Sale 3:

MLS comment: Single Story Home w/Siding ready for your personal touch. need some cosmetic repairs. Close to Six Flags

Broker comment: Comparable is in an inferior location

List 1:

MLS comment: Diamond in the rough with lots of potential, bring your TLC !! Near shopping and schools. Centrally located. Do some work and make it your own home. Don't miss an opportunity!

List 3:

MLS comment: 3 bed, 1 bath ranch style American Canyon boarder home w/fireplace,open floor plan,spacious front & back yards,2 car garage w/laundry hook-ups.1 year old central heat,9 year young roof,previously updated bathroom & new toilet.This property has good bones & needs some TLC to freshen it up with new paint,flooring throughout, & additional updating & landscaping if desired.Close to bus, shops, school, park, faith establishment & hwy 29.Don't miss!

[Property History](#)

Listing Summary [Interactive Map](#) [Report an Error or Violation](#)

Listing #21504406 **801 Falcon Dr, Vallejo, CA 94589-1722** **Pending** (04/24/15) **DOM/CDOM: 53/53**
\$149,900 (LP) **Bed: 3*** **Baths: 1 (1 0) (FH)*** **Sq Ft: 1024*** **Lot Sz: 0.1500***
Price/SqFt: 146.39 **Area: D0104** **Yr: 1967*** **Sale Conditions: REO**

Remarks

Wonderful Opportunity! This 1024 square foot single family home has 3 bedrooms and 1.0 bathrooms.


[Pictures \(16\)](#)



Property Type	Residential	Property Subtype(s)	Single Family
Status	Pending (04/24/15)		
Sale Conditions	REO		
Attach/Detach Home	Detached		
Area	Vallejo 4		
County	Solano	APN	0068-041-070
Beds	3*	Baths (FH)	1 (1 0)*
Stories/Levels	1 Story		
Approx Square Feet	1024*	Sq Ft Source Realist Public Rec	Price / SqFt 146.39
Lot Sq Ft (approx)	6534*	Lot Acres (approx)	0.1500
Year Built	1967*		
Year Built Source	Realist Public Rec		
New Construct/Resale	Resale		
Sale/Lease-Rent	Sale	Map Coordinates	,
Map Book			
Construct/Condition	Completed		
Fireplace	Yes		
Spa/HotTub Y/N	No		
Pool	No		
Senior	No		
Cross Street	Mini Drive		
Directions to Property	Mini Drive to Falcon		
Conf/Show Instr	Offers if any to be submitted Thursday 3/5/2015 9:00am. Offer Acceptance is subject to Final Corporate Approval, Mortgage Insurance and /or Investor Approval. No sale transaction is Accepted until seller signs written contracts. Buyer is aware that this may be a multiple offer situation If buyer is agent and/or spouse of agent, commissions will not be paid.		

Confidential Showing Instr.

Lockbox Location Lockbox See Conf Rmk
Showing Go Directly

Occupancy	Vacant		
Agent	Rebecca Williams-Slocum  (ID: EB30846) Primary:925-216-8082 Secondary:925-886-4440 Lic: 01353967		
Office	On Point Realtors (ID:37644) Phone: 925-954-8250, FAX: 925-216-8082 Office Lic.:		
Listing Date	03/02/15	Entry Date	03/02/15
Original Price	149,900		
On Market Date	03/02/15		
Pass to Internet	Yes		

Listing Information

Address on Internet	Full
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Listing Type	Exclusive Right	
Commission	Comp to S.O.	Dual Var Comm
	2.5	No
Probate Sale	No	
Pending Date	04/24/15	
Concess.Total Amt	\$ 0.00	

2nd Unit Information

2nd Unit on Lot	No
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Subdivision

Rental/Financial Information

City Transfer Tax	Yes
Common Int Dev	Unknown
Planned Unit Develop	Unknown
HOA	No
TIC	No

Features

Construction Type	Wood Frame
Exterior	Stucco
Family Room	Fireplace(s)
Fencing	Partial
Fireplace(s)	1 Fireplace
Floors	Other
Heat/Cool	Other
Kitchen	Cntr Laminate
Laundry/Appliance	Other
Lot Description	Downslope
Main Level	Bedroom(s), Family Room, Street Entrance, Kitchen
Other Rooms	Other
Other Structures	None
Possession	Close Escrow
Pool Type	Other
#Garage Spaces	2
#Carport Spaces	0
Sewer/Septic	Sewer Public
Style	Traditional
Utilities	Other
View(s)	Other
Water Source	Water Public

* Denotes information autofilled from tax records.

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 U.S. Patent 6,910,045

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