

Cirios Liquidation Evaluation Asset Report	Property Quick Facts	Completion Date	08/19/2009	Subject Overview			
	Borrower	Prepared by	Austin Nelson		As is sale price	\$ 640,000	
	Address	5692 Cabot, Oakland, CA 94611	CA License number		1840932	Previous Sale Price	\$ 0
	Occupied	YES			Previous SaleDate	N/A	
	Client Loan No.	40422306		% Change	%		



	<u>Property Sale</u>				
		<u>0-30 Days</u>	<u>60 Days</u>	<u>90 Days</u>	<u>Quick Sale</u>
	As Is	\$ 640,000	\$ 635,000	\$ 635,000	\$ 600,000
	<u>Rents</u>				
	<u>Low</u>	<u>High</u>			
	\$ 2,400	\$ 3,000			

Comments CiriosRE.com (415) 217-0012

The subject is a well-maintained home in the desirable section of Oakland referred to as Montclair. The home has good curb appeal and is within walking distance of Montclair village which is home to numerous shops and restaurants. The home could use some updating and there is NO parking on site which is why the asking price is below most homes in the area. Buyers have quite a few options to choose from in the \$600k to \$700k range in this part of Oakland so they have the luxury of waiting to find the perfect place for them. Since the subject does not have parking on-site, we believe it is less attractive than many of the homes in its surrounding area.

Positives: Desirable neighborhood, well-maintained
Negatives: No on-site parking
Verdict: NO DEAL

Neighborhood Market Color					Comments: The Montclair village portion of Oakland is very desirable as it is close to numerous amenities including good schools and well-regarded restaurants. In addition, it offers a more affordable option to Piedmont and Rockridge. While home values are still coming down, we believe this Montclair will continue to be an attractive place to live.	
Pride in Ownership	High	Zip for Sale	88	Percent		0.53%
Desirability	High	Zip Distressed	190	Level		Moderate
Overbuilt	No	Zip Sold Last 3 Months	80	Level		Low
				Level		Moderate

Comparison Analysis								
	Listing 1	Listing 2	Listing 3	Subject	Sale 1	Sale 2	Sale 3	
MLS Number	40416434	40424703	40425412	40422306	40397021	40411923	40400659	MLS Number
Address	5801 Merriewood Dr.	6030 Colton Blvd.	5945 Sherwood	5692 Cabot	1927 GASPARD DR	6262 BULLARD DR	6031 VALLEY VIEW	Address
Distance From Subject	1.2	0.8	1.4		0.5	1	1.1	Distance From Subject
City	Oakland,CA	Oakland,CA	Oakland,CA	Oakland,CA	OAKLAND,CA	OAKLAND,CA	OAKLAND,CA	City
Zip	94611	94611	94611	94611	94611	94611	94611	Zip
Bedrooms	2	3	3	3	3	4	3	Bedrooms
Bathrooms	2.0	2.5	2.0	2.0	2.0	2.0	2.0	Bathrooms
Sqft Living Space	1,300	1,721	1,634	1,687	1,578	1,987	1,466	Sqft Living Space
Lot Size (Acre)	6188	8910	7766	7242	8276	10018	6969	Lot Size (Acre)
Property Type	SFR	SFR	SFR	SFR	SFR	SFR	SFR	Property Type
Location	Suburban	Suburban	Suburban	Suburban	Suburban	Suburban	Suburban	Location
Parking	Off Street	Garage	Off Street	Street	Garage	Off Street	Off Street	Parking
Exterior Condition	Good	Average	Unknown	Good	Good	Good	Good	Exterior Condition
Interior Condition	Good	Average	Good	Good	Good	Good	Good	Interior Condition
Curb Appeal	Good	Average	Good	Good	Good	Good	Good	Curb Appeal
Distressed	No	Reo	No	No	No	No	No	Distressed
Age	48	71	84	0	36	62	18	Age
List Date	06/24/2009	08/13/2009	08/19/2009	07/30/2009	02/25/2009	05/28/2009	03/17/2009	List Date
List Price	\$ 639,000	\$ 628,601	\$ 665,000	\$ 649,000	\$ 712,000	\$ 659,000	\$ 595,000	List Price
Sale Date					06/09/2009	07/24/2009	05/22/2009	Sale Date
Sale Price					\$ 700,000	\$ 648,000	\$ 596,000	Sale Price
Days On Market	57	7	1	21	176	84	156	Days On Market
Days Since Sale					72	27	90	Days Since Sale
Subject Comparison	Inferior	Equivalent	Superior		Superior	Superior	Equivalent	Subject Comparison
Comments	One less bedroom and less living space.	In worse condition but has garage parking and more living space.	Same condition with parking		Very nice home with garage parking	One more bedroom and more living space	Lots of stairs which will turn off buyers. Off-street parking	Comments

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