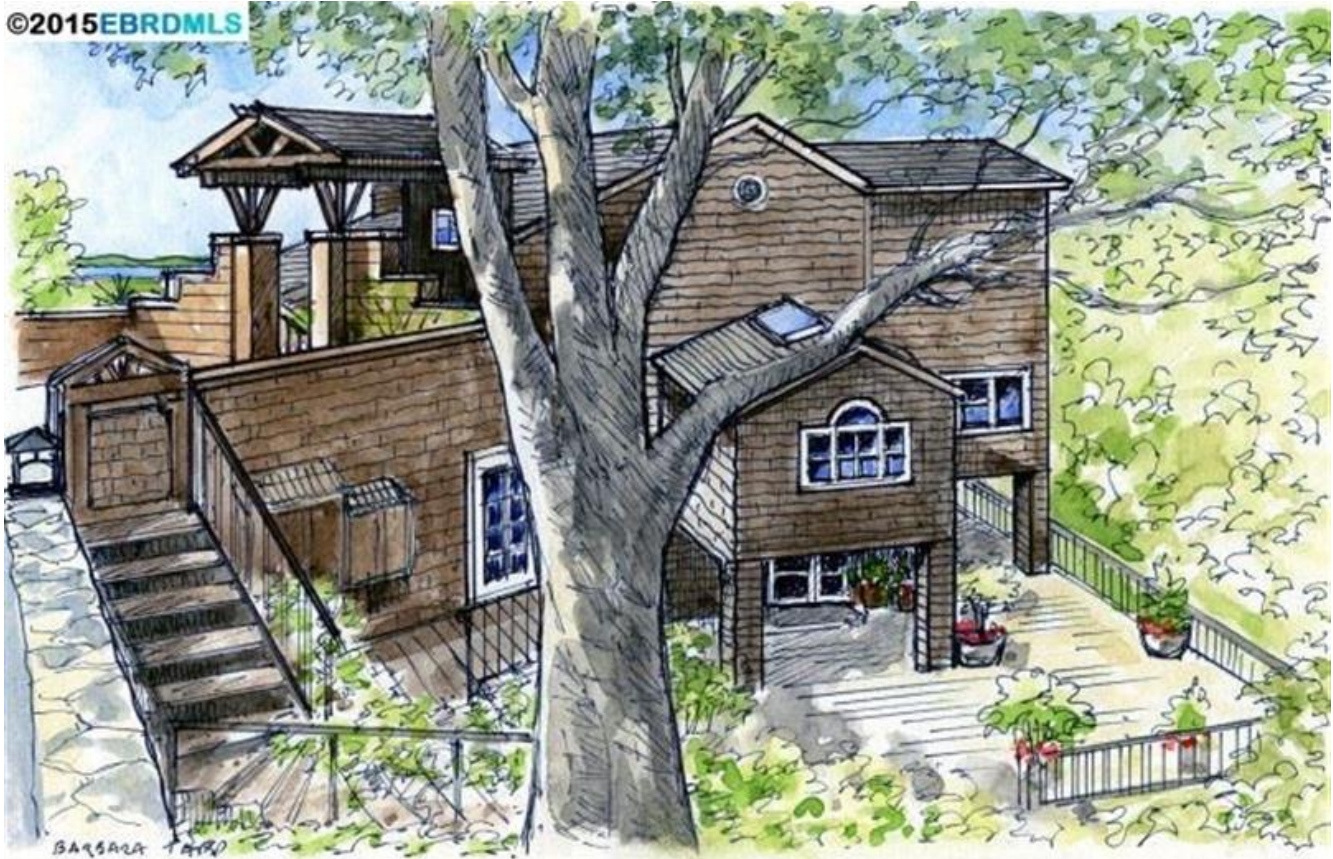




REALTORS
PROPERTY
RESOURCE

MINI PROPERTY REPORT

2893 Buena Vista Way, Berkeley, CA 94708



Presented by

Patrick Hale

California Real Estate Licenses: 01777558, 01896291



THE LOCAL REALTY™

A Lifestyle Real Estate Company

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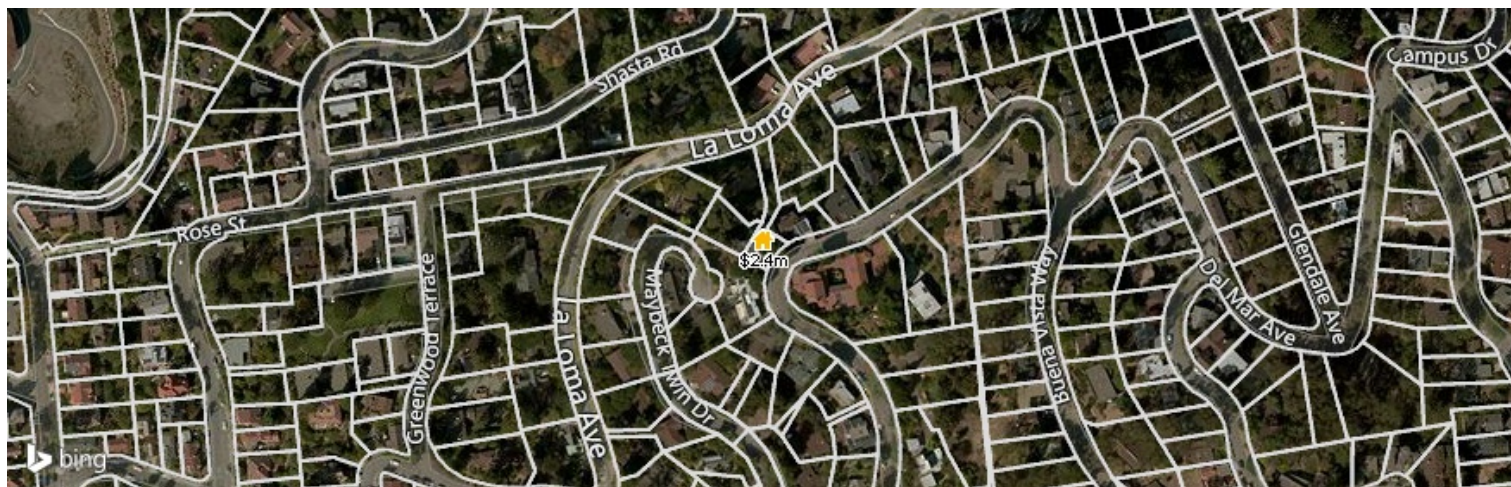
hale@thelocalrealty.com

<http://www.TheLocalRealty.com>

Carmel Brokers



2893 Buena Vista Way, Berkeley, CA 94708



Legend: 📍 Subject Property

OFF MARKET

• Public Record

Current Estimated Value

\$2,068,500

Last RVM® Update: 11/15/2016

RVM® Est. Range: \$1,840,965 – \$2,296,035

RVM® Confidence: ★★★★★☆

📉 RVM® Change - Last 1 Month: -\$90,580

📉 RVM® Change - Last 12 Months: -0.92%

Your Refined Value

\$2,354,329

Your Comp Analysis

\$1,790,047

Last Edited: 11/27/2016

\$775 Price per Sq. Ft.

Your Comp Analysis Range

\$1,427,061 – \$2,012,899

This report contains data and information that is publicly available and/or licensed from third parties and is provided to you on an "as is" and "as available" basis. The information is not verified or guaranteed. Neither this report nor the estimated value of a property is an appraisal of the property. Any valuation shown in this report has been generated by use of proprietary computer software that assembles publicly available property records and certain proprietary data to arrive at an approximate estimate of a property's value. RPR and its information providers shall not be liable for any claim or loss resulting from the content of, or errors or omissions in, information contained in this report.

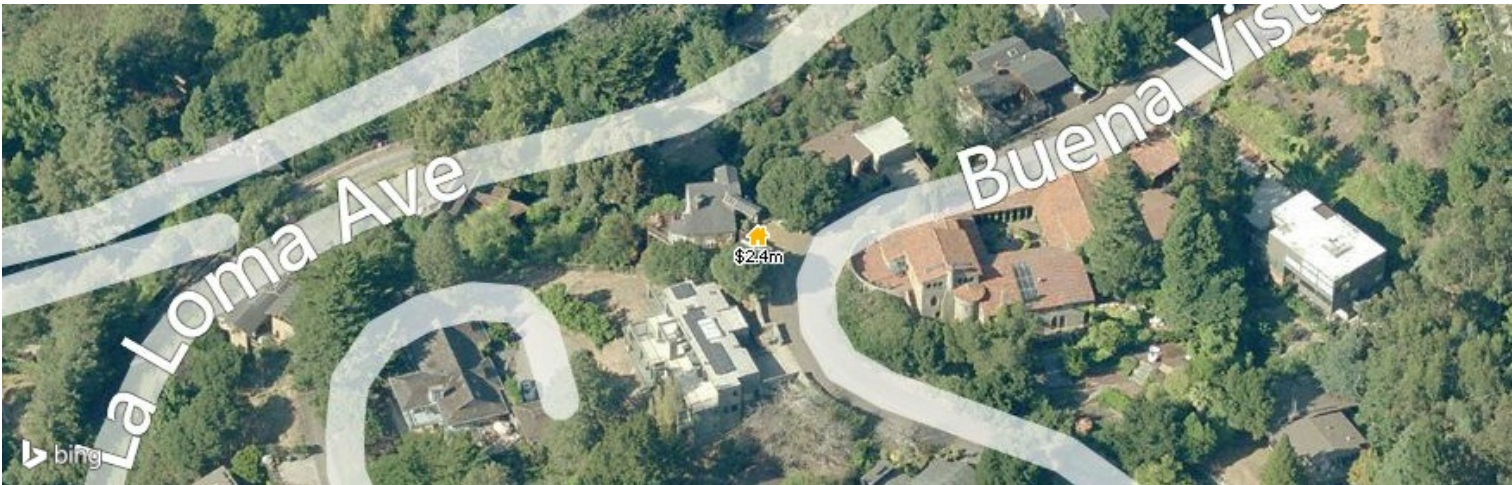
Home Facts

Home Facts	Public Facts	Listing Facts	Realtor Refinements
Property Type	Single Family Residence	Single Family Residence	—
Property Subtype	Single Family	Detached	—
Bedrooms	4	4	—
Total Baths	3	3	—
Full Baths	3	3	—
Living Area (sq ft)	2,311	3,149	—
Lot Size	6,388 sq ft	6,388 sq ft	—
Lot Dimensions	6388 SF	—	—
Garage	Yes	—	—
Garage (spaces)	2	2	—
Pool	—	None	—
Year Built	1983	1983	—
Total Rooms	9	9	—
Style	—	Contemporary	—
Roofing	—	Composition Shingle	—
Heating	—	Forced Air, Gas	—
Cooling	—	No Air Conditioning	—
Fireplaces	—	1	—
Foundation	—	Partial Basement	—
Construction	Frame	—	—
Exterior Walls	—	Wood Shingle	—
Number of Buildings	1	—	—
Number of Units	1	—	—
Number of Stories	3	3 Or More	—

Homeowner Facts

Owner Name (Public)	Gerstler Rosenberg 1998 Trust, ; Gerstler, Diane
Mailing Address	2893 Buena Vista Way Berkeley CA 94708-2015
Vesting	Trustee/Conservator, Company/Corporation
Owner Occupied	Yes

Extended Home Facts



Legend:  Subject Property

Exterior Details

Lot Size - Square Feet	6388 sq ft
Lot Size - Acres	0.147 ac

Location Details

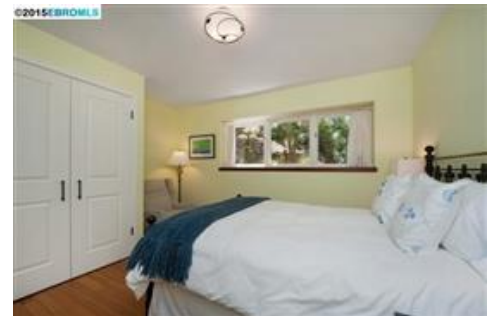
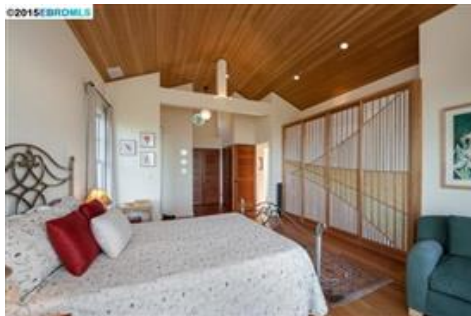
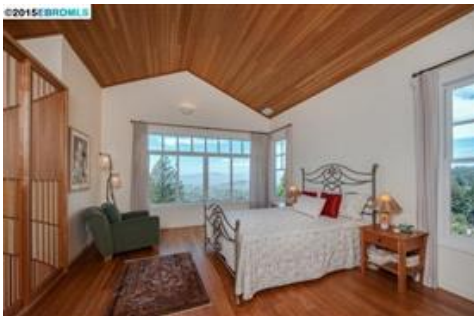
Walkability Score (out of 5) Overall: 1.7 | Amenity: 1.6 | Leisure: 2.1

Other Details

Effective Year Built	1986
Building Quality	B

Property Photos





Property History

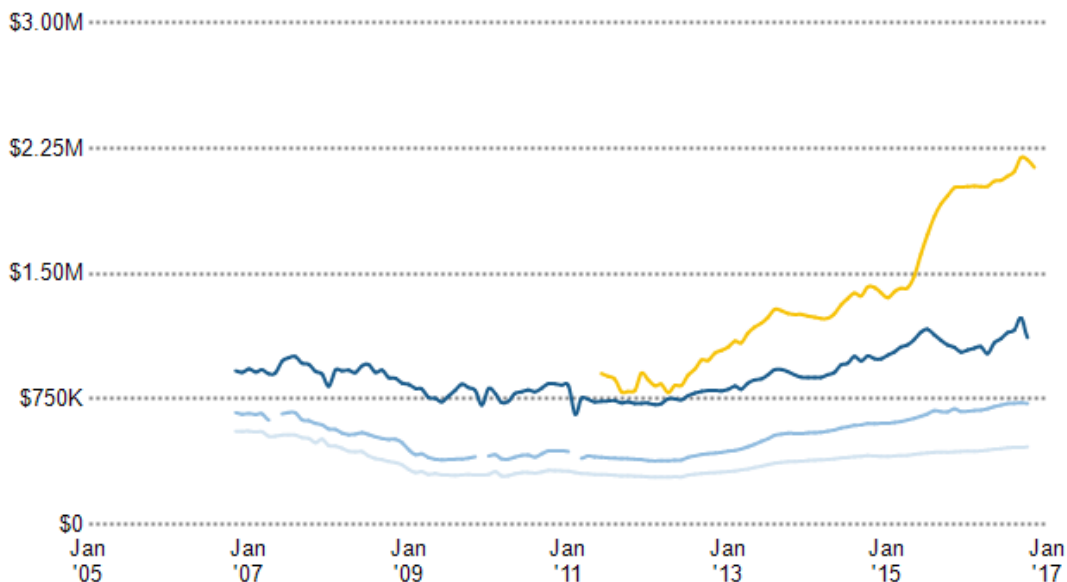
Median Estimated Home Value

This chart displays property estimates for an area and a subject property, where one has been selected. Estimated home values are generated by a valuation model and are not formal appraisals.

Data Source: Valuation calculations based on public records and MLS sources where licensed

Update Frequency: Monthly

- This House
- 94708
- Alameda County
- California



Sales History

Sales Date	Sales Amount	Price per sq. ft.
9/2/2015	\$2,125,000	\$920
3/15/2005	\$1,685,000	\$729

Assessed Values

Date	Improvements	Land	Total	Tax
2016	\$1,575,000	\$550,000	\$2,125,000	\$28,939
2015	\$1,162,107	\$498,046	\$1,660,153	\$23,285
2014	\$980,000	\$420,000	\$1,400,000	\$20,259
2013	\$875,000	\$375,000	\$1,250,000	\$18,666
2012	\$840,000	\$360,000	\$1,200,000	\$17,662
2011	\$864,500	\$370,500	\$1,235,000	\$18,091
2010	—	—	—	\$18,024

Legal Description

Parcel Number: 58-2242-12	Zoning: —	Census Tract: 060014216.002005	Abbreviated Description: LOT:25&26 SUBD:LA LOMA PARK	City/Municipality/Township: Berkeley, CA 94708
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Mortgage Records

Recording Date	10/22/2015	10/24/2012	6/19/2012	6/19/2012
Borrower Name	JOHN G ROSENBERG, DIANE GERSTLER	MARJORIE RANDOLPH	MARJORIE RANDOLPH	MARJORIE RANDOLPH
Vesting Type	Trust	—	—	—
Lender Name	WELLS FARGO BANK NA	QUICKEN LOANS INC	CHARLES SCHWAB BANK NA	CHARLES SCHWAB BANK NA
Lender Type	Bank	Lending institution	Bank	Bank
Loan Amount	\$750,000	\$625,500	\$625,000	\$106,600
Document Number	2015284736	2012350873	2012197935	2012197936
Loan Type	New Conventional	New Conventional	New Conventional	Credit Line (Revolving)
Contract Date	10/14/2015	10/17/2012	6/5/2012	6/5/2012
TD Due Date	11/1/2045	11/1/2042	7/1/2042	6/5/2042
Finance Type	—	—	—	Variable
Interest Rate	—	—	—	—

Deed Records

Recording Date	9/2/2015
Document Type	Grant Deed
Sales Price	\$2,125,000
Sales Price Code	Sales Price Rounded from Tax
Buyer Name	GERSTLER ROSENBERG 1998 TRUST, DIANE GERSTLER
Buyer ID	Company
Seller Name	MARJORIE RANDOLPH, RANDOLPH TRUST
Seller ID	Trustee
Document #	2015243512
City Transfer Tax	\$31,875
County Transfer Tax	\$2,338
Total Transfer Tax	—
Contract Date	8/24/2015
Inter-family Transfer	—

Price per Bedroom of Homes Sold

This chart shows the distribution of homes reported sold in the past six months at different prices per bedroom in the area of your search. The amount shown for the subject property is sold data where available, or the property's estimated value when sales data are unavailable (such as a non-disclosure state) or provided in range format.

Data Source: Public records and MLS data where licensed

Update Frequency: Monthly

This House

\$589K 1

Comps

> \$120K 15

 This House
 Comps

Median Sales Price by Square Footage

This chart shows the median price of homes reported sold in the past six months, according to the size of the living space (square footage sourced from public records). The amount shown for the subject property is sold data where available, or the property's estimated value when sales data are unavailable (such as non-disclosure states) or provided in range format.

Data Source: Public records and MLS data where licensed



Update Frequency: Monthly

This House

2,311 sq. ft. \$2,354,329

Comps

> 2,400 sq. ft.	\$1,723,333
2,200 - 2,400 sq. ft.	\$1,596,500
2,000 - 2,200 sq. ft.	\$1,204,333
1,800 - 2,000 sq. ft.	\$1,036,666
1,600 - 1,800 sq. ft.	\$899,000

 This House
 Comps

Neighborhood: Housing Stats and Charts

	94708	Berkeley	Alameda County	California	USA
Median Estimated Home Value	\$1.12M	\$1.04M	\$726K	\$466K	\$319K
Estimated Home Value 12-Month Change	+4.1%	+6%	+7.5%	+7.4%	—
Median List Price	\$995K	\$899K	\$688K	\$474K	\$94.9K
List Price 1-Month Change	+1.5%	-5.3%	+0.4%	-0.1%	-0.1%
List Price 12-Month Change	+4.7%	+6.5%	+9.4%	+10.6%	—
Median Home Age	71	83	55	44	—
Own	85%	42%	53%	55%	64%
Rent	15%	58%	47%	45%	36%
\$ Value of All Buildings for which Permits Were Issued	—	—	\$398M	\$9.12B	\$102B
% Change in Permits for All Buildings	—	—	+11%	+2%	+2%
% Change in \$ Value for All Buildings	—	—	+21%	+18%	+7%

Median Sales Price vs. Sales Volume

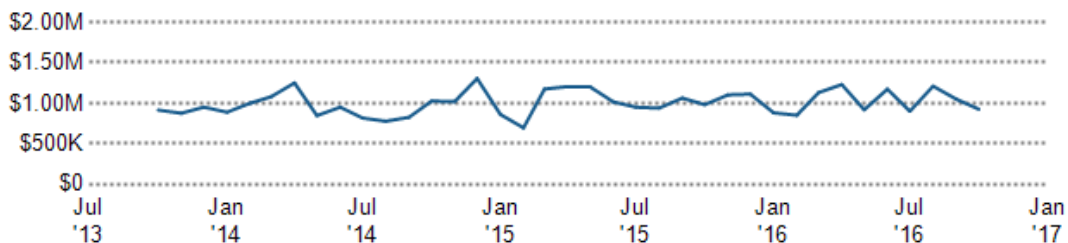
This chart compares the price trend and sales volume for homes in an area. Home prices typically follow sales volume, with a time lag, since sales activity is the driver behind price movements.

Data Source: Public records data

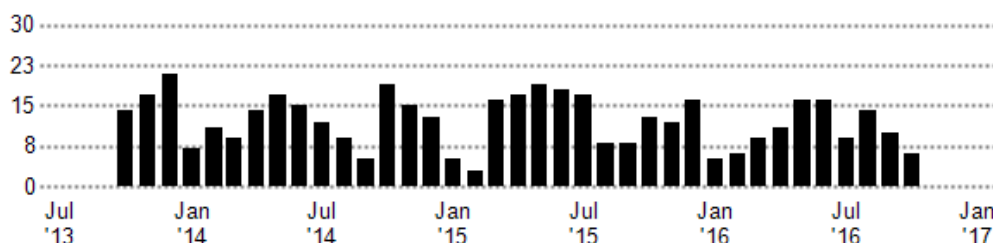
Update Frequency: Monthly

 Median Sales Price
 Sales Volume

Median Sales Price



Sales Volume



Median Listing Price vs. Listing Volume

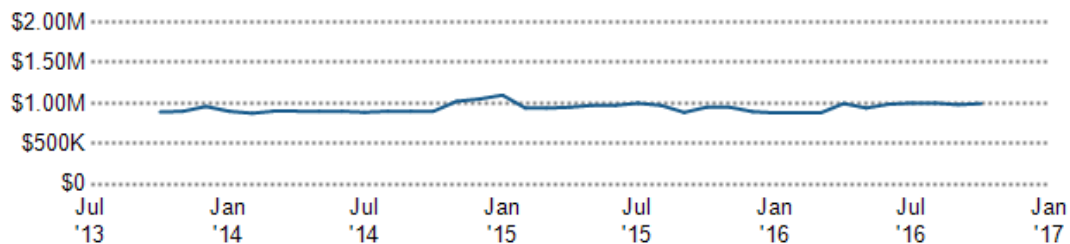
This chart compares the listing price and listing volume for homes in an area. Listing prices often follow listing volume, with a time lag, because supply can drive price movements.

Data Source: On- and off-market listings sources

Update Frequency: Monthly

■ Median List Price
■ Listing Volume

Median List Price



Listing Volume

