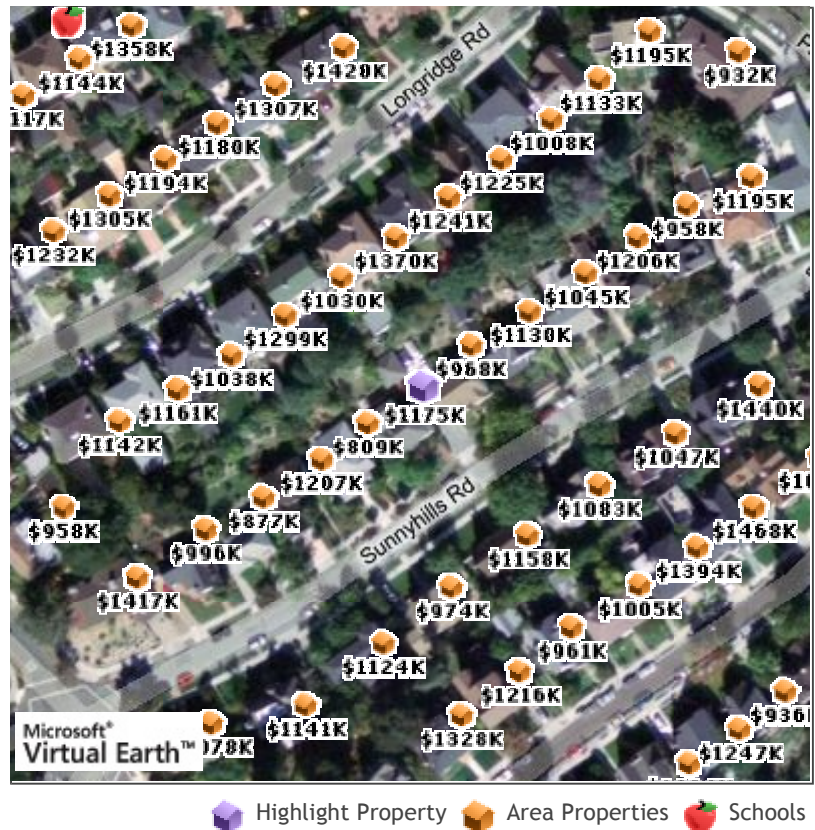


1030 SUNNYHILLS RD
 OAKLAND, CA 94610

List Price: \$1,175,000



Details	Public Facts	List. Facts
Bedrooms:	4	4
Bathrooms:	3	3
Living Area:	2522	—
Lot Size:	5720	5662
Type:	Single Family	Single Family
Parcel #:	011 -0895-009	011 -0895-009
County:	ALAMEDA	ALAMEDA
Year Built:	1919	1919
Total Rooms:	8	8
Heating:	—	—
Cooling:	—	—
# Stories:	2	—
Legal Desc:	—	—



Assessed Value	Improvements	Land	Total
2006	\$72,328 +	\$167,758 =	\$240,086

View this property at: http://www.cyberhomes.com/propertydetails.aspx?propid=4094054&orgid=usgmac-b&listingid=616_13940304528

1030 SUNNYHILLS RD, OAKLAND, CA 94610

This report created: 11/12/2007

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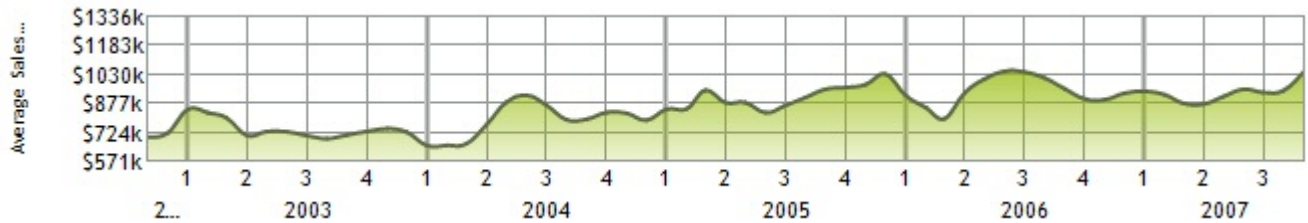
None of the Cyberhomes™ valuations provided via this site are an appraisal report of the market value of the subject property prepared by a licensed professional appraiser. The valuation has been generated by use of proprietary computer software which assembles publicly available property records and certain proprietary data to arrive at an approximate estimate of home valuation. The Cyberhomes valuations have not been prepared, evaluated or reviewed by a licensed professional appraiser.

Charts and Graphs

ZIP 94610 Average

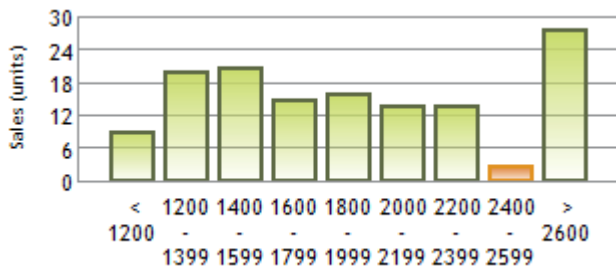
Indicates Subject Property Indicates Comparable Homes

Average Sales Price



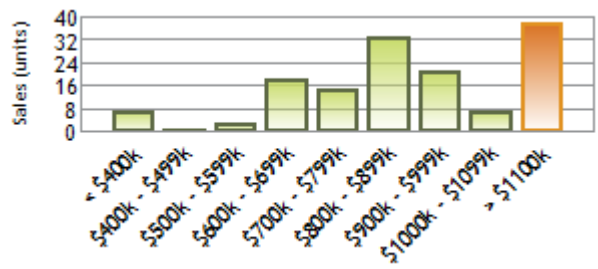
This chart shows the average sales price trend for the ZIP code in which the property you are evaluating is located.

Sales Count By Living Area



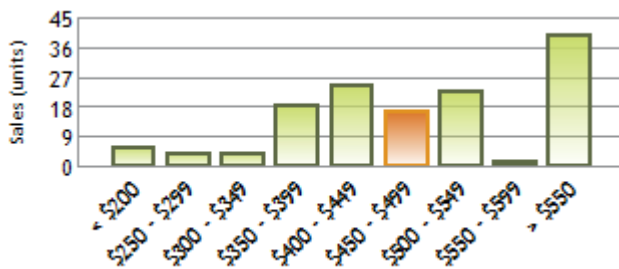
This chart shows the distribution of homes sold in this ZIP code over the last six to twelve months within different living area ranges. The most active segments of the market are those for which the columns are longest.

Sales Count By Price Range



This chart shows the distribution of homes sold in this ZIP code over the last six to twelve months within different price ranges. The most active segments of the market are those for which the columns are longest.

Sales Count by Price per Square Foot



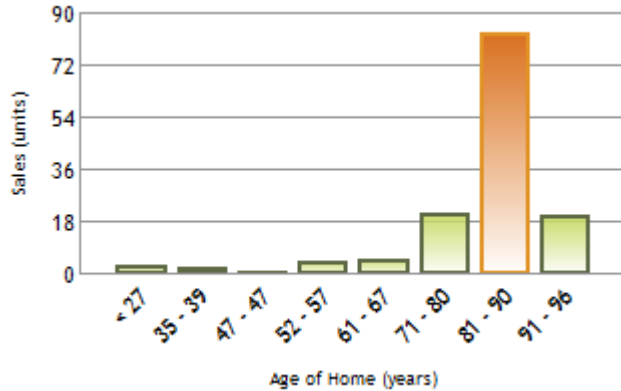
This chart shows the distribution of homes sold in this ZIP code over the last six to twelve months within different price per square foot ranges. The most active segments of the market are those for which the columns are longest.

Average Price vs. Living Area



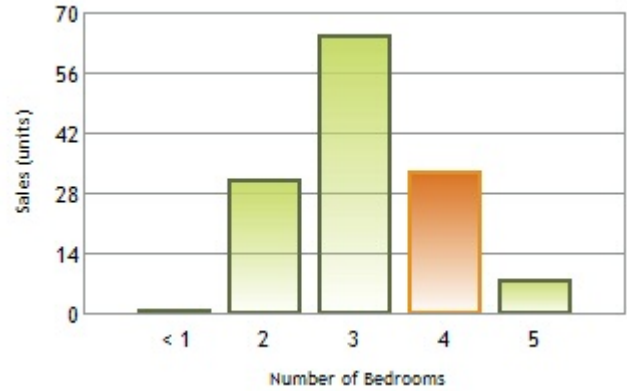
This chart shows the relationship between average sales prices over the last 5 years in the ZIP code of the property you are evaluating, and the living area distribution of homes in this ZIP code.

Sales Count By Age of Home



This chart shows the distribution of homes sold in this ZIP code over the last six to twelve months within different age ranges. The most active segments of the market are those for which the columns are longest.

Sales Count By Bedroom

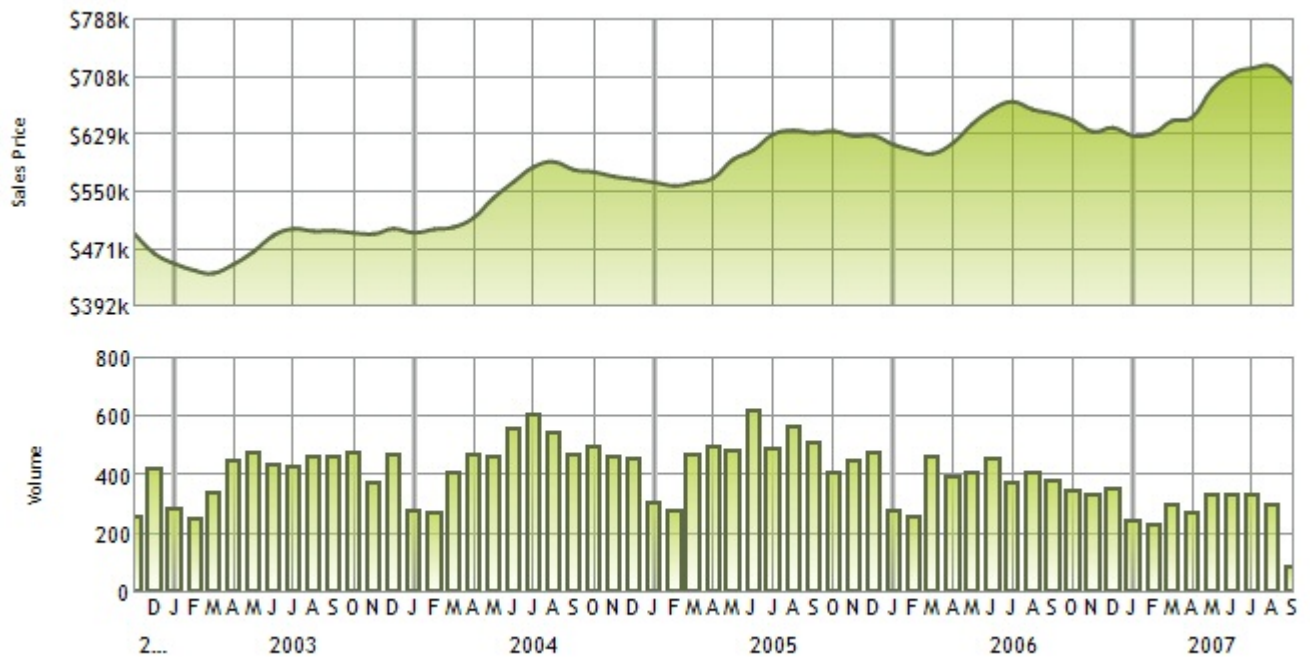


This chart shows the distribution of homes sold in this ZIP code over the last six to twelve months with different numbers of bedrooms. The most active segments of the market are those for which the columns are longest.

█ This House █ Comparable Homes

Market Analysis

Average Price and Sales Volume



This chart compares the price trend and sales volume for homes similar to the one you are evaluating, like a stock market chart. Home prices typically follow sales volume with a time lag, since sales activity is the driver behind price movements.

Average Price by Living Area



Sale prices are generally directly related to the size of a property in terms of living area or lot size - this is why homes in the same neighborhood may have widely differing values. Looking at homes instead on the basis of a price per square foot of living area will usually show a much more consistent pattern. This chart compares the price per square foot of living area for homes similar to the one you are evaluating.

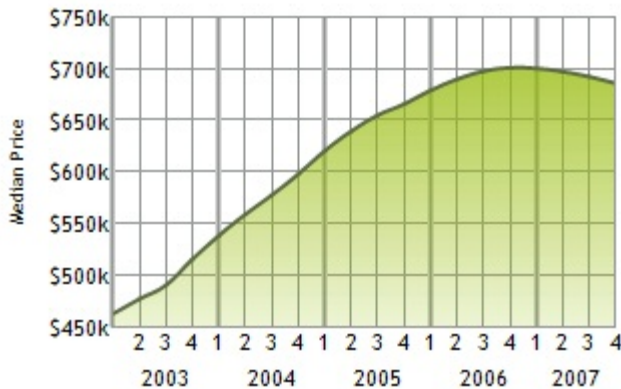
Average Price per Bedroom



Comparing the average price per bedroom, like the average price per square foot of living area, is a useful way of making an "apples to apples" comparison of homes in the same neighborhood whose overall sale prices may vary widely because of they are of different sizes.

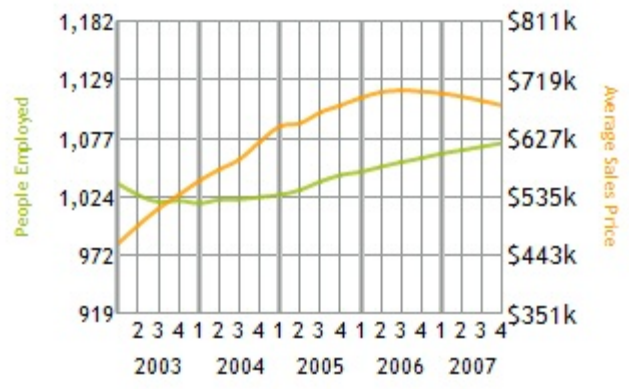
Market Fundamentals

Median Single Family Home Price



Real estate prices have historically moved in long waves with peaks occurring approximately every ten years. Along the way, trends tend to be quite consistent - that is, when prices are flat, they tend to stay flat, while when prices are rising, they tend to continue to rise. This chart shows the median price trend for the larger area in which the home you are evaluating is located.

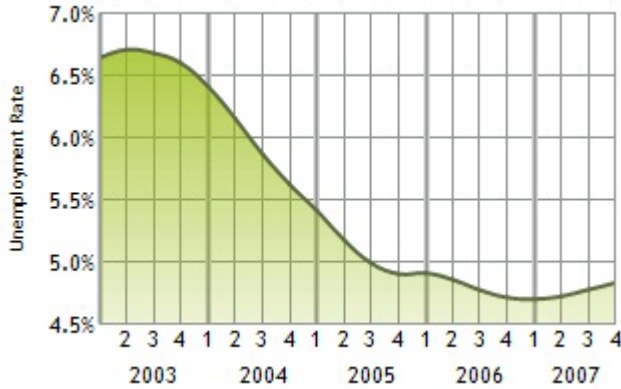
Price and Employment



Employment is one of the best measures of the strength of the local economy, and thus changes in employment are generally good predictors of the housing market. Generally speaking, the better the job market, the better the chances are of rising home prices. This chart shows the relationship between the number of people employed and home prices in the area of the home you are evaluating.

Employment Price

Unemployment Rate



A strong economy is characterized by an unemployment rate which is both low and declining. The unemployment rate is an important driver behind the strength of the local housing market. This chart shows the unemployment rate trend for the area of the home you are evaluating.

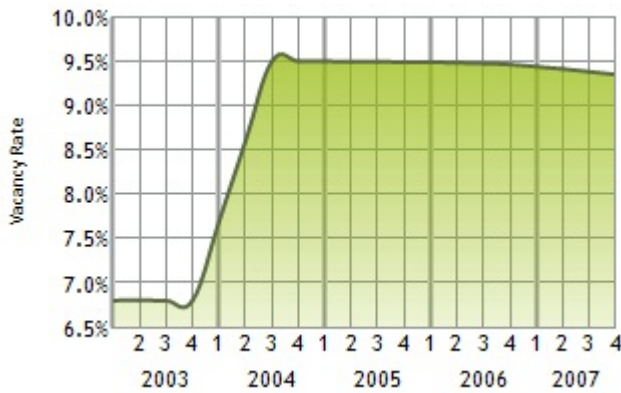
Building Permits



The number of building permits issued is a good indicator of future new construction, and thus an important signal about how home builders are thinking about the strength of the housing market. This chart shows the number of single-family home and multi-family building permits for the area of the home you are evaluating.

SFR Permits Multi-Family Permits

Rental Vacancy



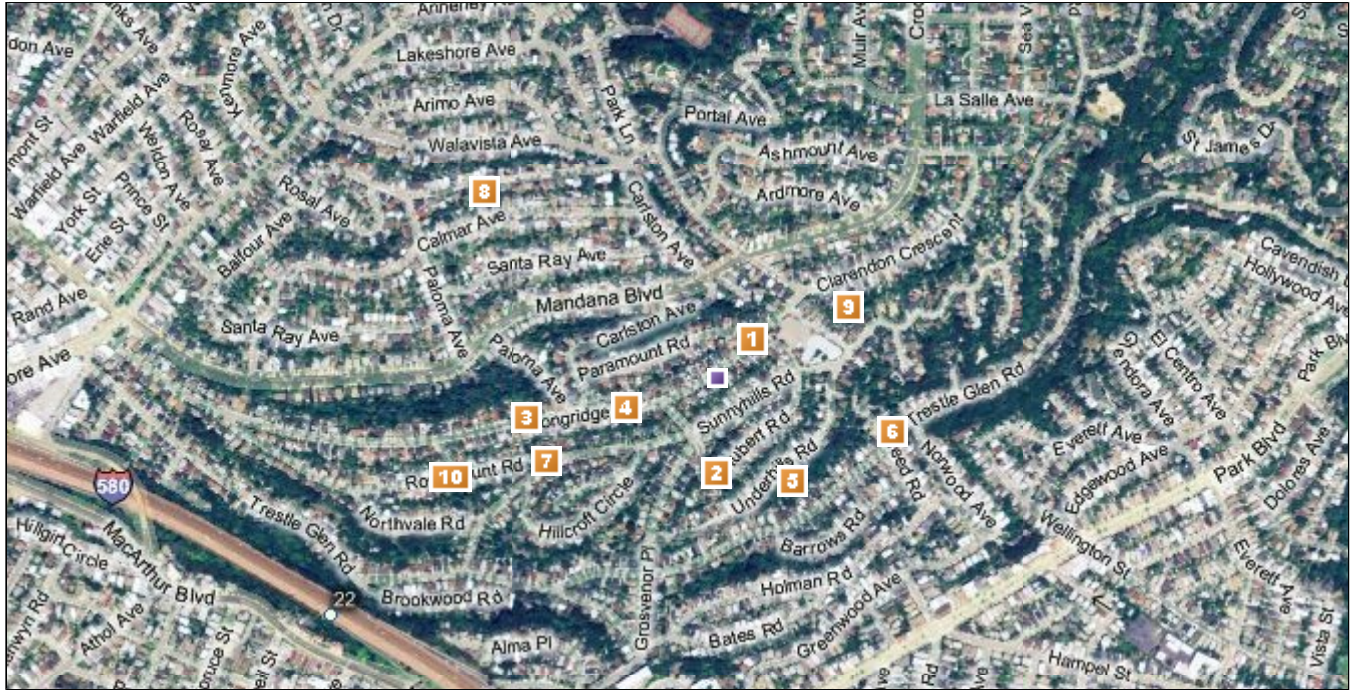
The rental unit vacancy rate for an area can be a good indicator of home purchase affordability - increasing rental vacancies tend to be an indicator of the relative affordability of purchasing a home instead of renting.

Buy/Sell Indicator



This chart shows the relative degree to which the market this property is located in is a "buyer's market" or a "seller's market." The further the trend line is from the center of the chart, the stronger the indicator is.

Comparables



Top Ten Comparable Homes

#	Address	Bedrooms	Bathrooms	Living Area	Lot Size	Sales Date	Last Sale
1	1099 LONGRIDGE RD	3	1.50	2,512	7,192	06/20/2006	\$1,265,000
2	1025 HUBERT RD	3	2.50	2,432	6,138	05/10/2007	\$1,200,000
3	923 LONGRIDGE RD	4	2.50	2,594	5,200	03/28/2007	\$1,155,000
4	989 LONGRIDGE RD	3	2.50	2,129	5,005	09/18/2007	\$1,145,000
5	1362 TRESTLE GLEN RD	3	1.00	2,530	6,588	08/02/2007	\$1,127,000
6	1463 TRESTLE GLEN RD	4	2.00	2,416	4,160	02/09/2007	\$1,125,000
7	933 SUNNYHILLS RD	3	1.50	2,187	4,350	08/14/2007	\$1,095,000
8	786 CALMAR AVE	3	1.50	2,622	5,292	07/03/2007	\$1,025,000
9	1164 SUNNYHILLS RD	3	2.50	2,341	5,916	03/07/2007	\$925,000
10	865 ROSEMOUNT RD	3	2.00	2,338	6,136	08/21/2007	\$838,000

Averages

	This Home	Average	Difference
Sale Price:	—	\$1,115,680	—
Last Sale:	-1 year(s)	0 year(s)	—
Bedrooms:	4	4	—
Bathrooms:	3.00	2.25	25%
Living Area:	2,522	2,403	5%
Price per Square Foot:	—	\$464	—
Lot Size:	5,720	6,141	-7%
Price per lot Sq. Foot:	—	\$182	—
Total Rooms:	8	7	12%
Number of Stories:	2	2	—

Neighborhood Report: OAKLAND, 94610

Housing

	This Area	State	U.S.
Median Value	\$871,024	\$535,887	\$240,380
11-Month Appreciation	-6.9%	-8.3%	11.3%
Households	15,506	12,201,240	108,954,329
People per Household	1.9	2.9	2.6
Median Age of Home	54	32	27
Own	33.1%	53.6%	64.1%
Rent	63.5%	40.5%	21.5%
Vacancy	3.4%	5.9%	14.5%

People

	This Area	State	U.S.
Population	29,593	36,195,816	293,655,400
Population Density per Square Mile	14,137.7	232.2	80
Population Change since 2000	-.3%	6.9%	5.9%
Median Age	40.1	34.4	37.6
Male/Female	47/53%	49.9/50.1%	48.6/51.4%
High School Graduate	93.2%	76.4%	79.6%
2-Year Degree	6.5%	7.1%	8.2%
4-Year Degree	32.6%	16.9%	15.2%
Graduate Degree	24.2%	9.3%	7.2%

Economy

	This Area	State	U.S.
Income Per Capita	\$45,227	\$25,549	\$24,020
Median Household Income	\$59,246	\$54,147	\$44,684
Sales Tax	8.75%	7.75%	6%
Income Tax	6%	6%	5.02%
Cost of Living Index	187.4	162.6	100
Unemployment Rate	5.1%	4.9%	4.6%
Recent Job Growth	3.2%	2.9%	1.4%
Projected Job Growth (10 years)	—	11.5%	11.9%

Weather

	This Area	State	U.S.
Altitude	30'	1,414'	1,062'
Rainfall	23.3"	24.8"	36.6"
Snowfall	—	15.5"	25.2"
Precipitation Days	64	59	101
Sunny Days	260	258	205
January Temperature	44.6°	34.5°	20.8°
July Temperature	72.3°	88.1°	86.5°

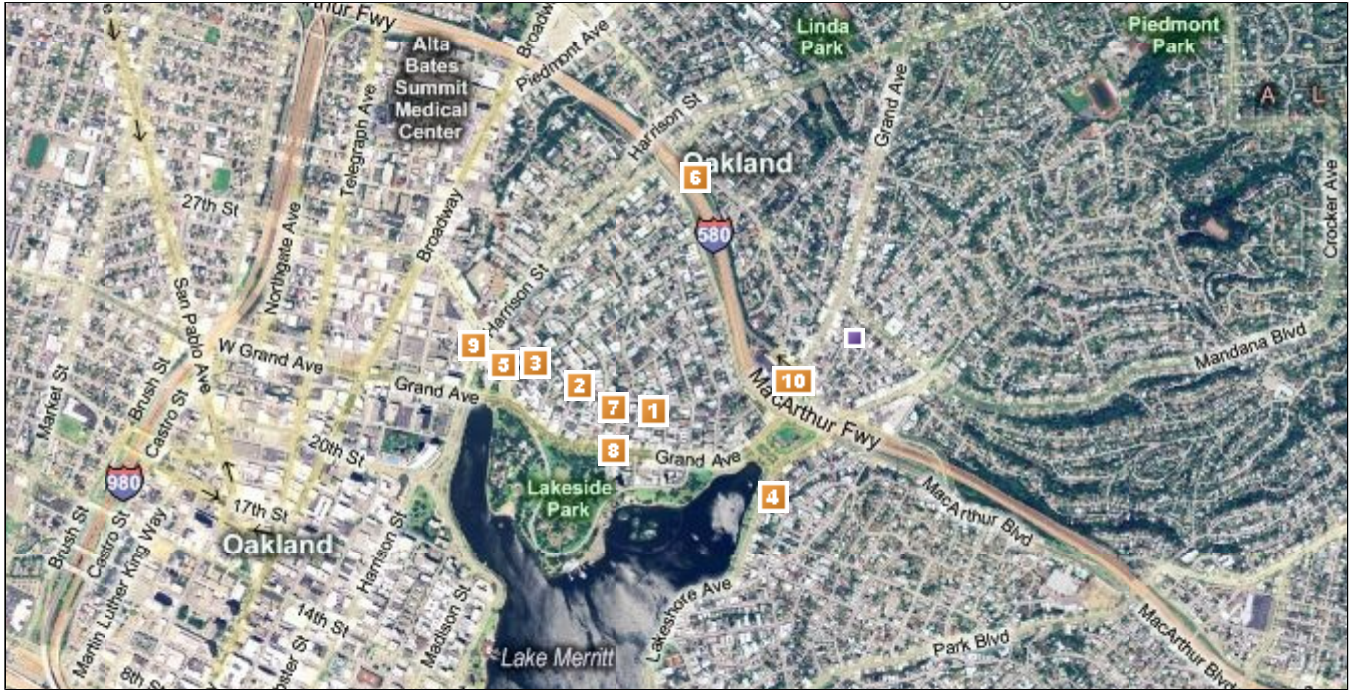
Schools

School Statistics

	This Area	District	State
Total Schools	126	124	26,460
Public	104	104	17,958
Public - Charter	20	20	990
Private	2	—	7,512

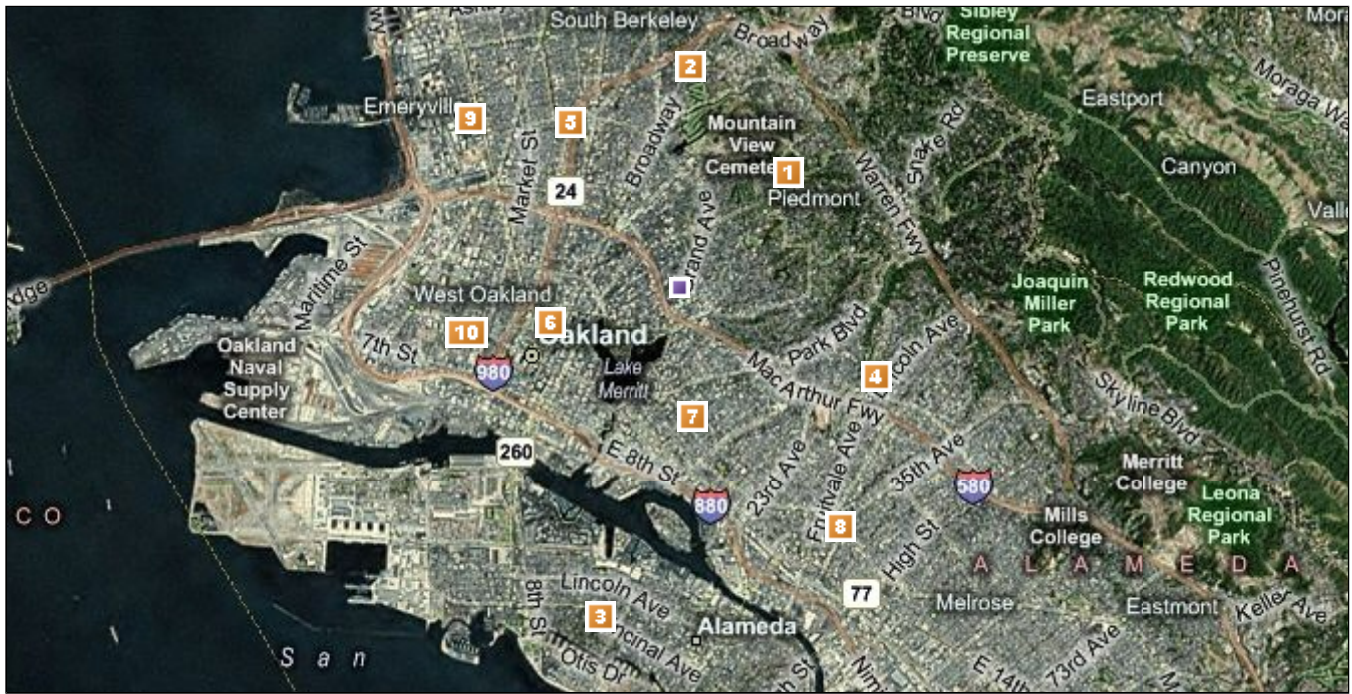
	This Area	District	State
Student Population	4,067	49,214	12,645,134
Students per Teacher	21.03	19.48	21.54
Students per Counselor	—	1,386.3	850.38
Expenditure per Student	\$10,361	\$10,361	\$11,549
Students in Free Lunch Program	2,628	31,236	6,203,498
Students with Limited English Proficiency	—	14,254	3,171,346

Neighborhood Area Overview



Top 10 Neighborhood Groups within 94610 by Average Value

#	Area	Homes	Average Value	Population	Median Income	% Own
1	94610-49xx	64	\$1,146,193	1,917	\$50,370	17%
2	94610-47xx	80	\$963,040	2,487	\$49,459	14%
3	94610-46xx	70	\$943,019	2,599	\$49,271	13%
4	94610-51xx	57	\$916,167	1,381	\$60,572	10%
5	94610-45xx	86	\$895,330	2,599	\$49,271	13%
6	94610-53xx	60	\$860,494	1,618	\$50,224	21%
7	94610-48xx	99	\$846,139	1,952	\$50,083	17%
8	94610-50xx	62	\$819,822	1,850	\$50,158	17%
9	94610-44xx	—	—	2,599	\$49,271	13%
10	94610-99xx	—	—	789	\$54,167	23%



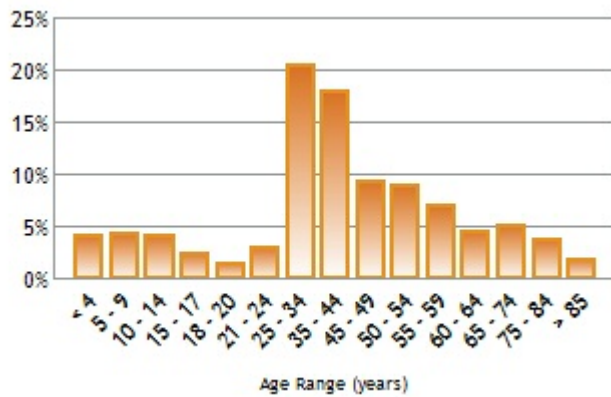
Top 10 Nearby Neighborhoods by Average Value

#	Area	Homes	Average Value	Population	Median Income	% Own
1	Oakland, CA 94611	9,317	\$1,059,507	35,500	\$84,419	58%
2	Oakland, CA 94618	1,942	\$980,406	14,292	\$92,483	61%
3	Alameda, CA 94501	10,103	\$711,245	59,062	\$60,563	38%
4	Oakland, CA 94602	5,001	\$680,019	30,046	\$62,641	54%
5	Oakland, CA 94609	1,949	\$643,695	20,938	\$43,879	27%
6	Oakland, CA 94612	204	\$544,297	13,187	\$22,773	6%
7	Oakland, CA 94606	3,004	\$534,318	42,182	\$38,298	19%
8	Oakland, CA 94601	5,262	\$501,461	55,243	\$38,236	33%
9	Oakland, CA 94608	3,615	\$500,534	25,975	\$39,233	32%
10	Oakland, CA 94607	2,022	\$466,176	22,936	\$24,077	21%

Neighborhood Charts and Graphs

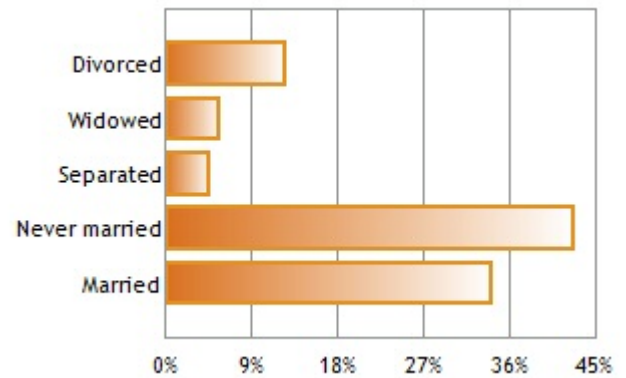
Population

Age of Population



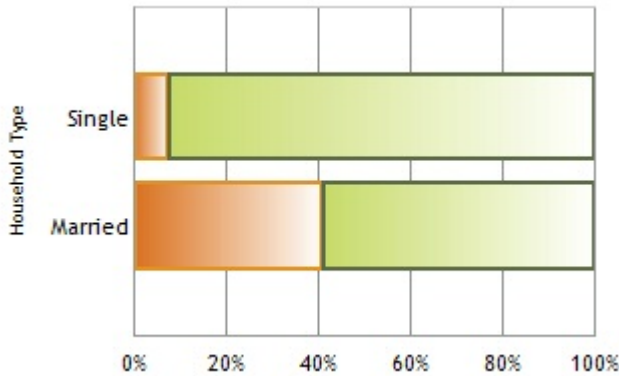
This chart shows the distribution by percentage of the population in this community in different age ranges.

Marital Status



This chart shows the distribution by percentage of the population in this community according to current marital status.

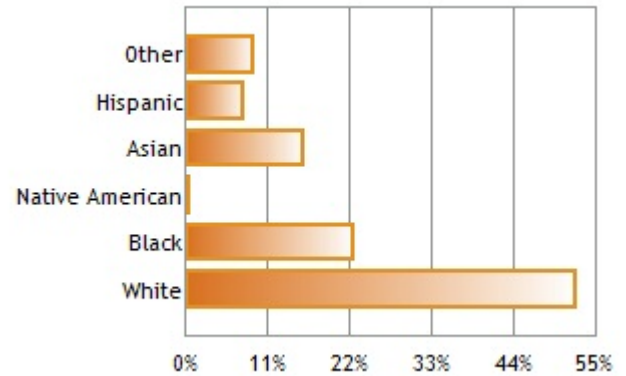
Households with Children



This chart shows the distribution by percentage of the households in this community with children by marital status.

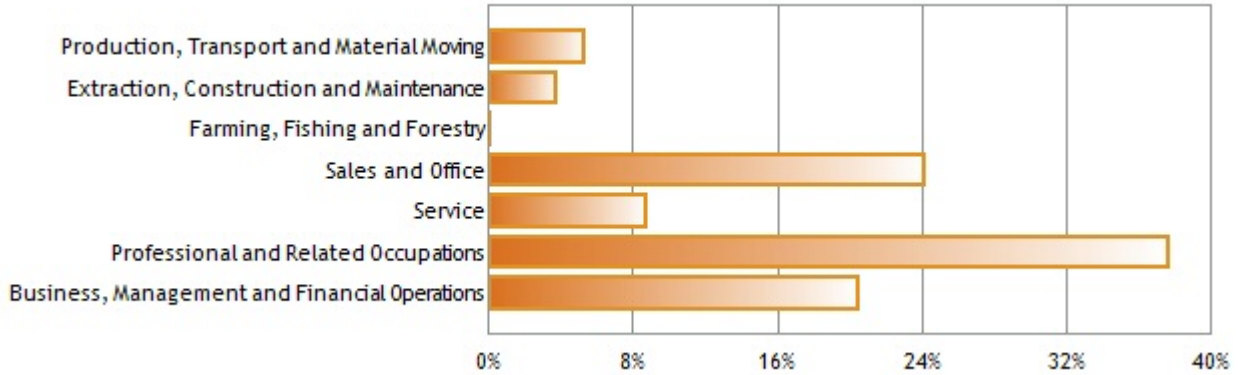
■ With Children
 ■ Without Children

Race and Ethnicity



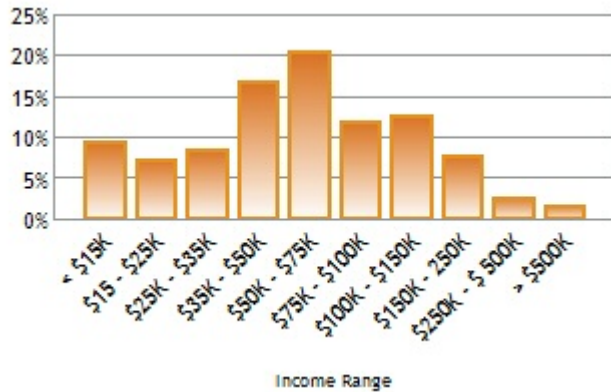
This chart shows the racial and ethnic distribution of residents in this community, using the designations collected by the U.S. Census Bureau. Note that because it is possible to select multiple designations, the values in this chart may total more than 100%.

Occupations



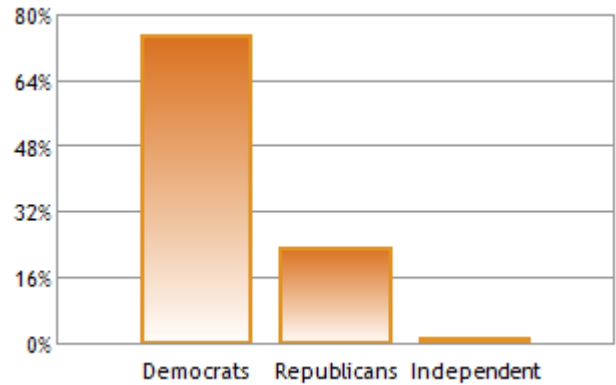
This chart shows the distribution by percentage of population in this community by different categories of employment.

Household Income



This chart shows the distribution by percentage of the households in this community by different household income levels.

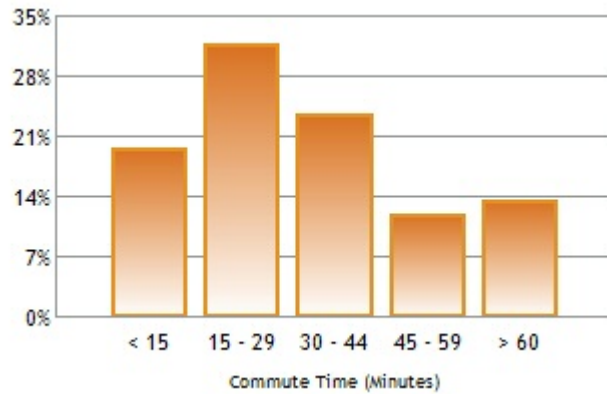
Registered Voters



This chart shows the distribution by percentage of registered voters in this community by their political party affiliation.

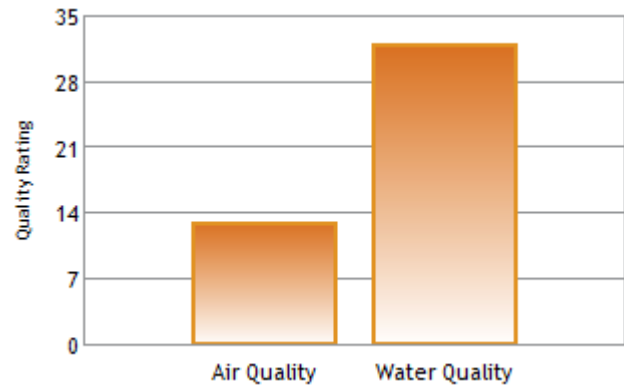
Quality of Life

Commute Time to Work



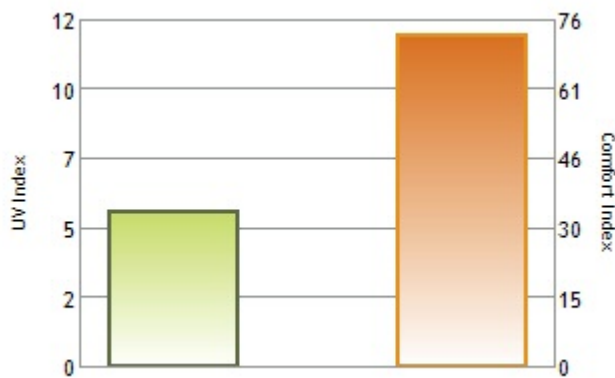
The amount of time spent commuting to work by different means is a key factor in how many employees assess their work / life balance. Some employees are willing to trade longer commutes for a certain quality of life, while others value proximity to work for a variety of personal reasons.

Air and Water Quality



This chart shows how the air and watershed quality in this community rate on a nationally indexed scale of 1 (worst) to 100 (best).

Comfort and UV Indices



The UV index measures the degree of sun damage risk on a scale of 1 (lowest) to 11 (highest). The Comfort Index shows how this community rates for the degree of comfort on the hottest days of the year, on a scale of 1 to 100.

■ UV Index
 ■ Comfort Index

Listing Information

Agent

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510-338-1364
dolores.thom@pacunion.com

Company

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Detailed Listing Information

[http://listingdetail.cyberhomes.com/redirector.aspx?
OrgID=usgmac-b&ListingID=616_13940304528](http://listingdetail.cyberhomes.com/redirector.aspx?OrgID=usgmac-b&ListingID=616_13940304528)