

Broker Price Opinion

 Exterior Inspection
 Interior Inspection

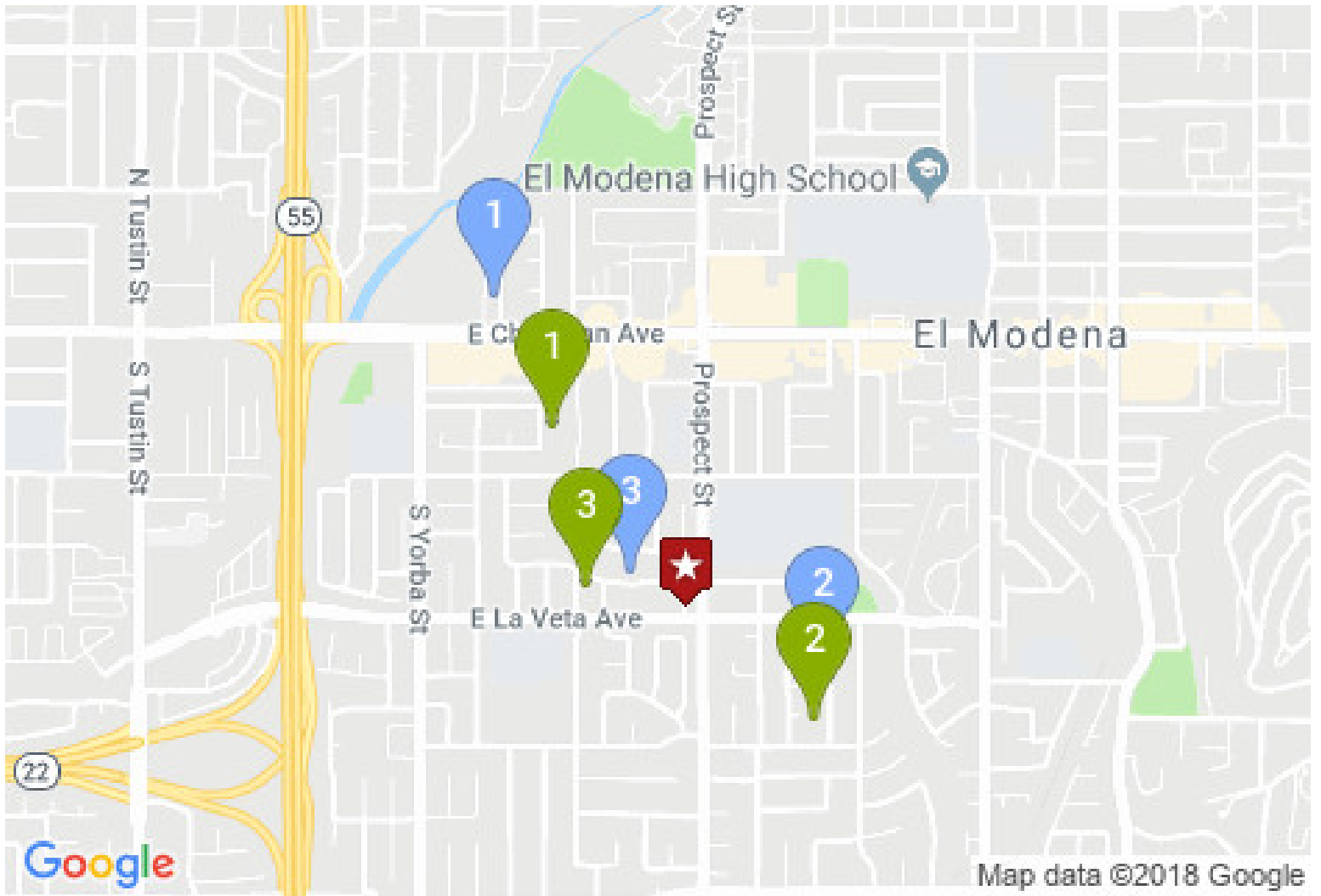
Property Address: 478 S Wellington Rd	Vendor ID: 4616844
City, State, Zip: Orange, CA 92869	Deal Name:
Loan Number: 478 S Wellington Rd	Inspection Date: 8/08/2018
2nd Loan / Client #:	Subject APN: 09460411

Property Occupancy Status: Owner	Does the Property Appear Secure?: Yes	Est. Monthly Rent: \$3,000	Sold in the last 12 Months?: No
Currently Listed: No	List Broker Contact #:	Initial List Price:	Sale Price:
Is the Subject Listing Currently Pending?:	Date of Contract:	CDOM to Contract:	Sale Date:

Subject Property Comments / External Influences
Conforming neighborhood with homes of similar style and age. Neighborhood appears maintained and near school, parks, and rec

	Subject	Sold Comp 1	Sold Comp 2	Sold Comp 3	List Comp 1	List Comp 2	List Comp 3
Address	478 S Wellington Rd Orange, CA 92869	229 S Malena Dr Orange, CA 92869	18182 Saint Moritz Cir North Tustin, CA 92705	457 S Laurinda Ln Orange, CA 92869	150 N Wheeler St Orange, CA 92869	554 S Swidler Pl Orange, CA 92869	3041 E Ruth Pl Orange, CA 92869
Proximity		0.38 Miles	0.32 Miles	0.17 Miles	0.63 Miles	0.28 Miles	0.1 Miles
Sale/List Price		\$800,000	\$765,000	\$725,000	\$725,000	\$750,000	\$699,000
Sale Date		7/16/2018	5/7/2018	5/25/2018	active	active	active
Price Per Sq.ft.	\$384.01	\$387.97	\$419.18	\$379.78	\$359.09	\$441.70	\$366.16
Initial List Price		\$750,000	\$765,000	\$725,000	\$725,000	\$750,000	\$699,000
Initial List Date		5/31/2018	3/15/2018	4/20/2018	8/3/2018	7/13/2018	7/23/2018
Current/Final List		\$750,000	\$765,000	\$725,000	\$725,000	\$750,000	\$699,000
DOM/CDOM		6 / 6	6 / 6	16 / 16	4 / 4	25 / 25	15 / 15
Sales Type		Fair Market	Fair Market	Fair Market	Fair Market	Fair Market	Fair Market
Finance Incentives		0	0	0	0	0	0
Living Area	1914	2062	1825	1909	2019	1698	1909
#Rooms/Bed/Bath 1	7 / 3 / 3	6 / 3 / 2	6 / 3 / 2	7 / 4 / 2	7 / 4 / 2	7 / 4 / 2	7 / 4 / 2
Year Built	1963	1963	1962	1963	1963	1966	1963
Bsmnt SF/% Finished							
Lot Size	0.16ac	0.21ac	0.24ac	0.16ac	0.16ac	0.20ac	0.17ac
Property Type	SF Detach	SF Detach	SF Detach	SF Detach	SF Detach	SF Detach	SF Detach
Style / Quality	Single Story / Q4	Single Story / Q4	Single Story / Q4	Single Story / Q4	Single Story / Q4	Single Story / Q4	Single Story / Q4
# of Units	1	1	1	1	1	1	1
Condition	C3	C3	C3	C3	C3	C3	C3
Pool/Spa	None	Yes / No	Yes / No	No / No	No / No	Yes / No	No / No
View	Residential	Residential	Residential	Residential	Residential	Residential	Residential
Porch/Patio/Deck	No / Yes / No	No / Yes / No	No / Yes / No	No / Yes / No	No / Yes / No	No / Yes / No	No / Yes / No
Fireplace	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Garage	2 Attached	2 Attached	2 Attached	2 Attached	2 Attached	2 Detached	2 Attached
Other Features	None	None	None	None	None	None	None
HOA Fees	0/mo	0/mo	0/mo	0/mo	0/mo	0/mo	0/mo
Subdivision	Gainsborough	Santiago Ranchos	Unknown	Gainsborough North	Cambridge	Fairhaven	Meredith Village
School District	Orange Unified	Orange Unified	Orange Unified	Orange Unified	Orange Unified	Orange Unified	Orange Unified
Common Amenities							
Data Source - ID	County Tax - 09460411	MLS - PW18126372	MLS - PW18060054	MLS - PW18090066	MLS - PW18188802	MLS - PW18158042	MLS - PW18177357

Market Time 90-120 days	As-Is Price Estimate	As-Repaired Price Estimate	Land Only Price
Anticipated Sale Price	\$735,000	\$735,000	\$150,000
Recommended List Price	\$735,000	\$735,000	
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
•	478 S Wellington Rd	Orange	3	3	0.16ac		1963		
1	229 S Malena Dr	Orange	3	2	0.21ac	7/16/2018	1963	\$800,000	0.38 Miles
2	18182 Saint Moritz Cir	North Tustin	3	2	0.24ac	5/7/2018	1962	\$765,000	0.32 Miles
3	457 S Laurinda Ln	Orange	4	2	0.16ac	5/25/2018	1963	\$725,000	0.17 Miles
1	150 N Wheeler St	Orange	4	2	0.16ac	8/3/2018	1963	\$725,000	0.63 Miles
2	554 S Swidler Pl	Orange	4	2	0.20ac	7/13/2018	1966	\$750,000	0.28 Miles
3	3041 E Ruth Pl	Orange	4	2	0.17ac	7/23/2018	1963	\$699,000	0.1 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	3 Beds + Office/Den, Well-Flowing Floorplan, Pride of Ownership Throughout & Oasis Backyard where You Will Be On Vacation Every Time You Step Out Back! Kitchen w/ Granite Counters, Recessed Lighting
Sale 2 Comments	Located on a Premier Cul-De-Sac in North Tustin, 18182 Saint Moritz is a Must See Single Level Dream Home. Custom Details and Pride of Ownership Are On Display Throughout. The Open Floor Plan Boasts Three Bedrooms, Two Bathrooms, a Living Room with Fireplace
Sale 3 Comments	This home has tons of natural light and features large living room w/ slate fireplace and hearth.
List 1 Comments	Amazing location! Your new home features 4 bedrooms, 2 bathrooms, 1 bonus room with fireplace.
List 2 Comments	4 bedrooms and 2 bathrooms, this nearly 1,700 square foot house is ready for you to move in.
List 3 Comments	The Kitchen Enjoys a Kitchen Nook, Courtyard Access, Breakfast Bar, Double Oven, Walk-In Pantry

Comments:

Service Provider Comments:

Located in area of Maintained homes, subject conforms to area. No adverse conditions were noted at time of inspection based on exterior drive by Central location, close to schools, shopping, and transportation. Located in area of maintained homes subject conforms. The subject is in overall good condition with no items of deferred maintenance noted. The comparable sales and listings are all suburban, detached, single family homes like the subject and are good indicators of value for the subject property.

Vendor Comments:

Service Provider
Signature

/s/ BENJAMIN GARCIA

Service Provider
Company

Pulse Realty & Investments

BPO Effective Date

8/8/2018

Service Provider Lic.
Num.

01724215

RepairsRecommended 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

**478 S Wellington Rd
Orange, CA 92869**



Address



Side



Side



Street



Street



View across street



Comparable Sale #1

229 S Malena Dr
Orange, CA 92869
Sale Date: 7/16/2018
Sale Price: \$800,000



Comparable Sale #2

18182 Saint Moritz Cir
North Tustin, CA 92705
Sale Date: 5/7/2018
Sale Price: \$765,000



Comparable Sale #3

457 S Laurinda Ln
Orange, CA 92869
Sale Date: 5/25/2018
Sale Price: \$725,000



Comparable Listing #1

150 N Wheeler St
Orange, CA 92869
Current List: \$725,000



Comparable Listing #2

554 S Swidler Pl
Orange, CA 92869
Current List: \$750,000



Comparable Listing #3

3041 E Ruth Pl
Orange, CA 92869
Current List: \$699,000

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