



Broker Price Opinion

Exterior Inspection
 Interior Inspection

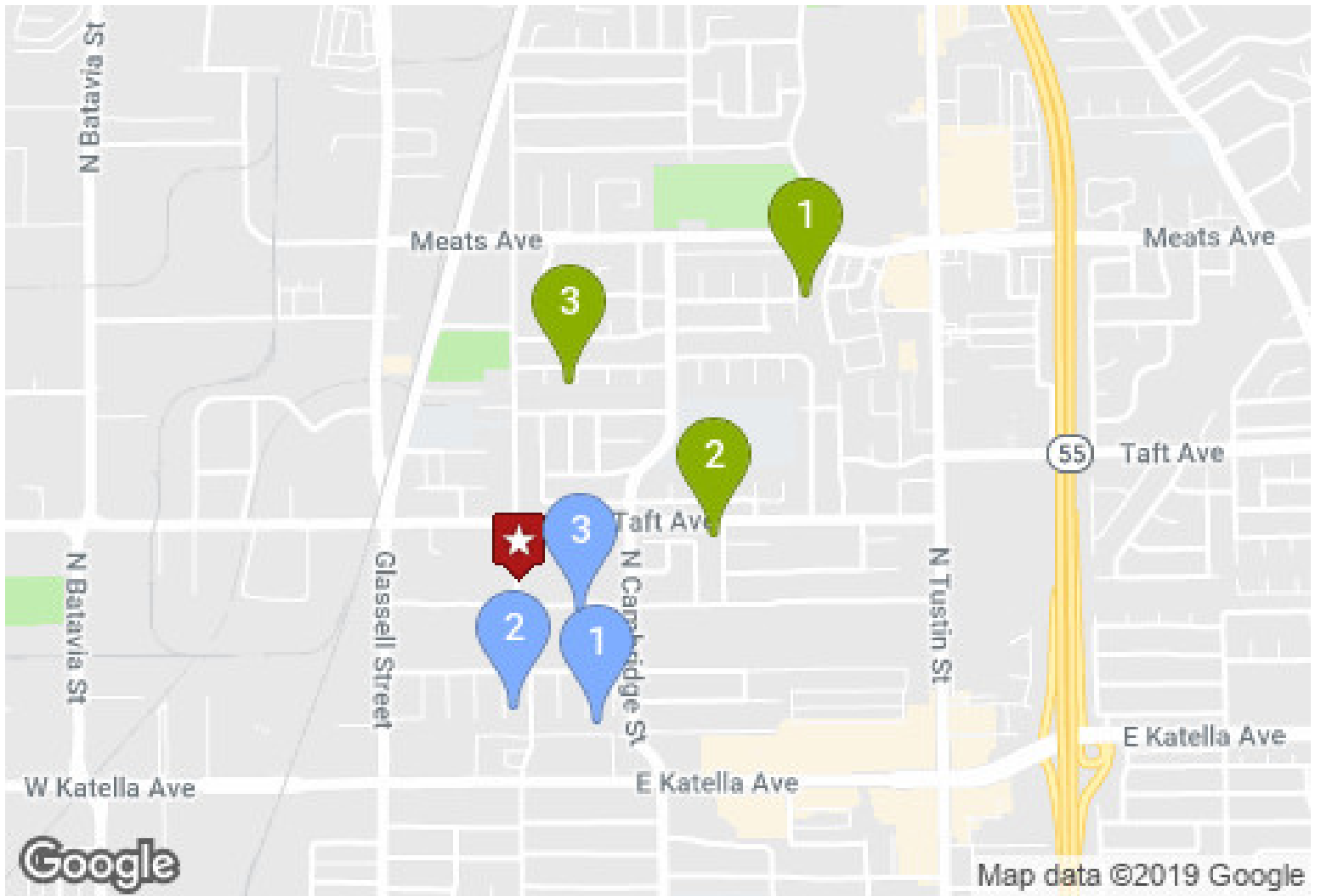
Property Address: 1622 N Shaffer St	Vendor ID: 4738810
City, State, Zip: Orange, CA 92867	Deal Name:
Loan Number: 1622 N SHAFFER St	Inspection Date: 2/21/2019
2nd Loan / Client #:	Subject APN: 37508207

Property Occupancy Status: Owner	Does the Property Appear Secure?: Yes	Est. Monthly Rent: \$3,500	Sold in the last 12 Months?: No
Currently Listed: No	Currently List Broker:	List Broker Contact #:	Sale Price:
Initial List Price:	Initial List Date:	Current List Price:	DOM / CDOM:
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	1622 N Shaffer St Orange, CA 92867	1425 N Harwood St Orange, CA 92867	1439 N Blake St Orange, CA 92867	648 E Chestnut Ave Orange, CA 92867	1997 N Greengrove St Orange, CA 92865	1684 N Maplewood St Orange, CA 92867	1904 N Winlock St Orange, CA 92865
Proximity		0.31 Miles	0.24 Miles	0.14 Miles	0.72 Miles	0.37 Miles	0.36 Miles
Sale/List Price		\$800,000	\$800,000	\$735,000	\$850,000	\$739,000	\$839,900
Sale Date		11/2/2018	11/15/2018	2/4/2019	active	active	active
Price Per Sq.ft.	\$376.73	\$353.20	\$309.00	\$384.82	\$350.80	\$380.93	\$387.23
Initial List Price		\$800,000	\$800,000	\$735,000	\$850,000	\$739,000	\$839,900
Initial List Date		10/3/2018	10/11/2018	12/10/2018	11/26/2018	1/30/2019	12/21/2018
Current/Final List		\$800,000	\$800,000	\$735,000	\$850,000	\$739,000	\$839,900
DOM/CDOM	/	30 / 30	35 / 35	56 / 56	44 / 44	22 / 22	62 / 62
Sales Type		Fair Market	Fair Market	Fair Market	Fair Market	Fair Market	Fair Market
Finance Incentives		0	0	0	0	0	0
Living Area	2097	2265	2589	1910	2423	1940	2169
#Rooms/Bed/Bath 1	7 / 3 / 2	7 / 4 / 2.5	9 / 5 / 3.5	7 / 3 / 2	8 / 4 / 3	7 / 4 / 2	7 / 3 / 3
Year Built	1964	1964	1964	1970	1964	1962	1964
Bsmnt SF/% Finished	/	/	/	/	/	/	/
Lot Size	0.19ac	0.21ac	0.16ac	0.19ac	0.19ac	0.17ac	0.21ac
Property Type	SF Detach	SF Detach	SF Detach	SF Detach	SF Detach	SF Detach	SF Detach
Style / Quality	Single Story / Q4	2-Story Conv / Q4	2-Story Conv / Q4	Single Story / Q4	2-Story Conv / Q4	2-Story Conv / Q4	2-Story Conv / Q4
# of Units	1	1	1	1	1	1	1
Condition	C4	C3	C3	C3	C3	C3	C3
Pool/Spa	None	No / No	Yes / No	Yes / No	Yes / No	Yes / No	Yes / 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	3 Attached	2 Attached	2 Attached	2 Attached
Other Features	None	None	None	None	None	None	None
HOA Fees	0/mo0/mo	0/mo0/mo	0/mo0/mo	0/mo0/mo	0/mo0/mo	0/mo0/mo	0/mo0/mo
Rent Potential	\$3,500						
Annual Gross Income	\$42,000						
Likely Sale Price					\$850,000	\$739,000	\$839,900
Gross Rent Multiplier	18.81						
School District	Orange Unified	Orange Unified	Orange Unified	Orange Unified	Orange Unified	Orange Unified	Orange Unified
Complex Name							
Floor Level							
Common Amenities							
Data Source - ID	County Tax - 37508207	MLS - PW18241327	MLS - PW18248186	MLS - LG18288791	MLS - PW18280616	MLS - RS19022614	MLS - PW18296006
Overall Comparison							

Market Time 30-90 days	As-Is Price Estimate	As-Repaired Price Estimate	Land Only Price
90-Day Marketing Time	\$790,000	\$790,000	\$120,000
Recommended List Price	\$790,000	\$790,000	
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
•	1622 N Shaffer St	Orange	3	2	0.19ac		1964		
1	1425 N Harwood St	Orange	4	2.5	0.21ac	11/2/2018	1964	\$800,000	0.31 Miles
2	1439 N Blake St	Orange	5	3.5	0.16ac	11/15/2018	1964	\$800,000	0.24 Miles
3	648 E Chestnut Ave	Orange	3	2	0.19ac	2/4/2019	1970	\$735,000	0.14 Miles
1	1997 N Greengrove St	Orange	4	3	0.19ac	11/26/2018	1964	\$850,000	0.72 Miles
2	1684 N Maplewood St	Orange	4	2	0.17ac	1/30/2019	1962	\$739,000	0.37 Miles
3	1904 N Winlock St	Orange	3	3	0.21ac	12/21/2018	1964	\$839,900	0.36 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	Completely renovated with the best cul-de-sac location, this inviting open floor-plan home is filled with light. Over 9200 SF of land accommodates RV parking, a truly impressive backyard & ample parking in the driveway & 2-car attached garage.
Sale 2 Comments	FIVE BEDROOMS PLUS OFFICE, FOUR BATHROOMS, POOL/SPA - PRIVATE SECONDARY LIVING AREA! Absolutely gorgeous fully remodeled family home located on a quiet cul-de-sac in popular Orange neighborhood.
Sale 3 Comments	This 3 bedroom, 2 bath home boasts tasteful, modern finishes at every turn, including gorgeous wide plank porcelain floors, new baseboards, and crown molding that run throughout the home.
List 1 Comments	Huge ranch style 2 story 4 bedroom home. It's been remodeled & the focal point kitchen would rival any that you'd find in a multi-million dollar estate. The backyard was designed for entertaining w/terraced patio decks, fire pit, covered patio, outside kitchen w/seating for 8,
List 2 Comments	This gorgeous and remodeled home in a prestigious area of Orange is designed for entertaining with its open floor plan and expansive backyard ready for pool parties and BBQ's
List 3 Comments	Great for entertaining. Beach entry pool with waterfalls, multi lights, water cascading spa, salt water system, wireless control that controls the entire pool system

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

2/22/2019

Service Provider Lic.
Num.

01724215

Repairs

Recommended 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

**1622 N Shaffer St
Orange, CA92867**



Address



Side



Side



Street



Street



View across street



Comparable Sale #1

1425 N Harwood St
Orange, CA92867
Sale Date: 11/2/2018
Sale Price: \$800,000



Comparable Sale #2

1439 N Blake St
Orange, CA92867
Sale Date: 11/15/2018
Sale Price: \$800,000



Comparable Sale #3

648 E Chestnut Ave
Orange, CA92867
Sale Date: 2/4/2019
Sale Price: \$735,000



Comparable Listing #1

1997 N Greengrove St
Orange, CA92865
Current List: \$850,000



Comparable Listing #2

1684 N Maplewood St
Orange, CA92867
Current List: \$739,000



Comparable Listing #3

1904 N Winlock St
Orange, CA92865
Current List: \$839,900

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