



Broker Price Opinion

- Exterior Inspection
 Interior Inspection

Property Address:	1925 LAKE STREET	Vendor ID:	8043096.1_251730
City, State, Zip:	HUNTINGTON BEACH, CA 92648	Deal Name:	
Loan Number:	1925LakeStreet	Inspection Date:	02/14/2020
2nd Loan / Client #:		Subject APN:	02304309

Property Occupancy Status Does the Property Appear Secure? Est. Monthly Rent Sold in the last

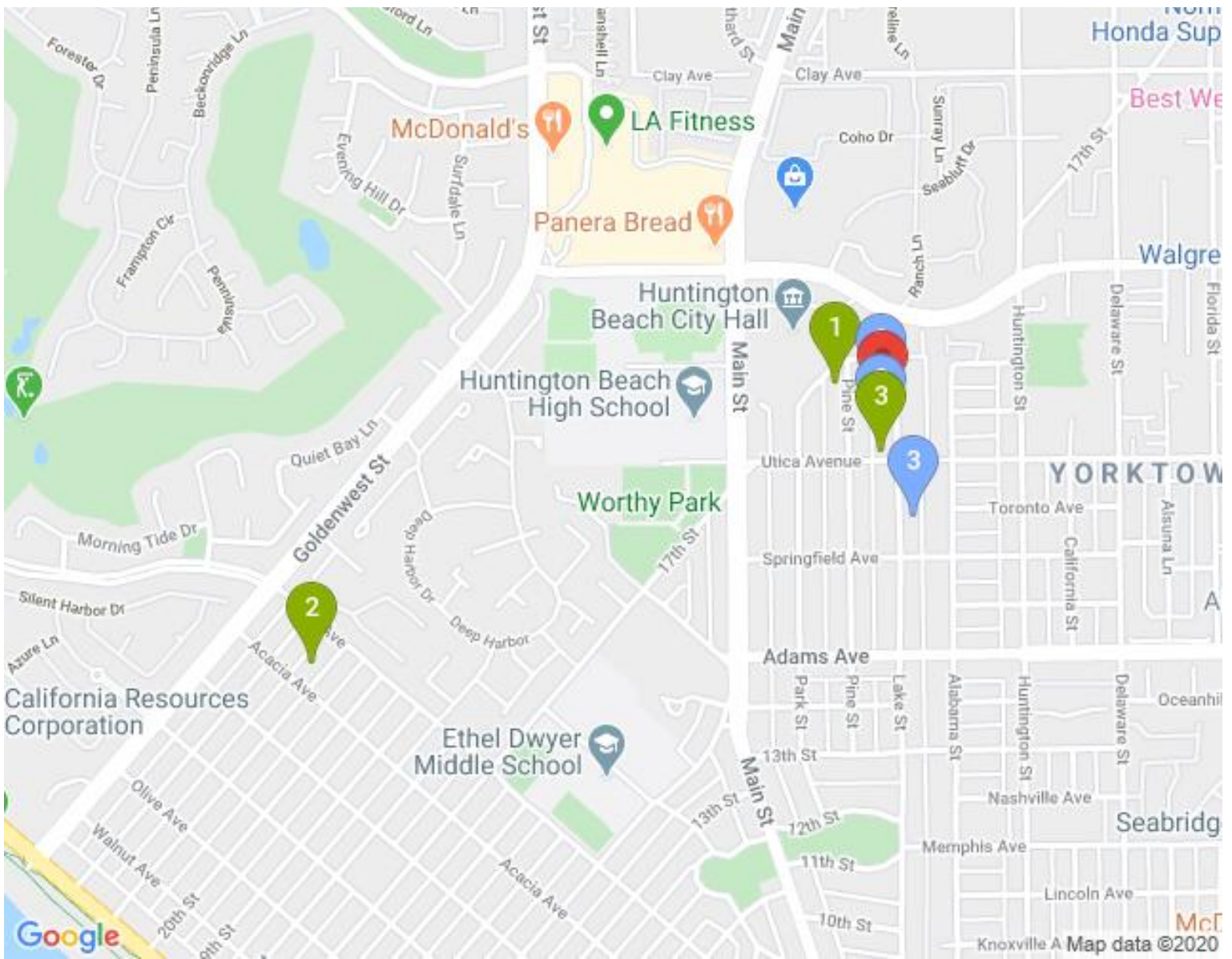
Currently Listed Currently List Broker List Broker Contact # Initial List Price Initial List Date Current List Price DOM / CDOM Sale Price:

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	1925 LAKE STREET HUNTINGTON BEACH, CA 92648	1935 LAKE ST HUNTINGTON BEACH, CA 92648	1911 LAKE ST HUNTINGTON BEACH, CA 92648	1818 LAKE ST HUNTINGTON BEACH, CA 92648	1941 PINE ST HUNTINGTON BEACH, CA 92648	611 21ST ST HUNTINGTON BEACH, CA 92648	1901 LAKE ST HUNTINGTON BEACH, CA 92648
Proximity		0.02	0.03	0.14	0.07	0.81	0.05
Sale/List Price		\$1,400,000	\$1,265,000	\$1,249,000	\$1,250,000	\$1,479,000	\$1,250,000
Sale Date		2/5/2020	10/18/2019	10/7/2019	1/13/2020	9/18/2019	11/27/2019
Price Per Sq.ft.	\$473.18	\$422.44	\$426.06	\$637.89	\$484.87	\$548.59	\$484.87
Initial List Price	\$1,275,000	\$1,425,000	\$1,275,000	\$1,249,000	\$1,250,000	\$1,479,000	\$1,250,000
Initial List Date	10/29/2019	9/19/2019	8/7/2019	8/29/2019	1/13/2020	9/18/2019	11/27/2019
Current/Final List	\$1,275,000	\$1,425,000	\$1,275,000	\$1,249,000	\$1,250,000	\$1,479,000	\$1,250,000
DOM/CDOM	105	139 / 139	72 / 72	39 / 39	30 / 30	110 / 110	70 / 70
Sales Type		Fair Market	Fair Market	Fair Market	Fair Market	Fair Market	Fair Market
Finance Incentives	0	0	0	0	0	0	0
Living Area	2853	3314	2969	1958	2578	2696	2578
#Rooms/Bed/Bath All	6 / 3 / 2.5	8 / 4 / 3.5	7 / 3 / 3	6 / 3 / 2	7 / 3 / 3.5	7 / 3 / 3.5	7 / 3 / 3.5
Year Built	1992	1994	1992	1981	1994	1990	1992
Bsmnt SqFt/Finished							
Lot Size	0.11	0.11	0.11	0.11	0.12	0.07	0.11
Property Type	SF Detach	SF Detach	SF Detach	SF Detach	SF Detach	SF Detach	SF Detach
Style / Quality	2-Story Conv / Q4	2-Story Conv / Q4	2-Story Conv / Q4	Single Story / Q4	Single Story / Q4	2-Story Conv / Q4	Single Story / Q4
# of Units	1	1	1	1	1	1	1
Condition	C3	C3	C3	C3	C3	C3	C3
Pool/Spa	None	No / No	No / No	Yes / No	No / No	No / 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 Attached	2 Attached
Other Features	N/A	N/A	N/A	N/A	N/A	N/A	N/A
HOA Fees	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Subdivision	NON SUB	NON SUB	NON SUB	NON SUB	NON SUB	NON SUB	NON SUB
Rent Potential	\$5,000						
Annual Gross Income	\$60,000						
Likely Sale Price					\$1,250,000	\$1,479,000	\$1,250,000
Gross Rent Multiplier	22.5						
School District	Huntington Bea...	Huntington Bea...	Huntington Bea...	Huntington Bea...	Huntington Bea...	Huntington Bea...	Huntington Bea...
Common Amenities							
Data Source - ID	County Tax-tax	MLS-PW19215026	MLS-OC19187214	MLS-OC19203244	MLS-OC20008358	MLS-OC19222655	MLS-OC19271322

Market Time 90-120 days	As-Is Price Estimate	As-Repaired Price Estimate	Land Only Price	30-Day Quick Sale Price
90-Day Marketing Time	<input type="text" value="\$1,350,000"/>	<input type="text" value="\$1,350,000"/>	<input type="text" value="\$250,000"/>	<input type="text" value="\$1,325,000"/>
Recommended List Price	<input type="text" value="\$1,350,000"/>	<input type="text" value="\$1,350,000"/>		
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
•	1925 LAKE STREET	HUNTINGTON BEACH	3	2.5	0.11		1992		
1	1935 LAKE ST	HUNTINGTON BEACH	4	3.5	0.11	2/5/2020	1994	\$1,400,000	0.02
2	1911 LAKE ST	HUNTINGTON BEACH	3	3	0.11	10/18/2019	1992	\$1,265,000	0.03
3	1818 LAKE ST	HUNTINGTON BEACH	3	2	0.11	10/7/2019	1981	\$1,249,000	0.14
1	1941 PINE ST	HUNTINGTON BEACH	3	3.5	0.12	1/13/2020	1994	\$1,250,000	0.07
2	611 21ST ST	HUNTINGTON BEACH	3	3.5	0.07	9/18/2019	1990	\$1,479,000	0.81
3	1901 LAKE ST	HUNTINGTON BEACH	3	3.5	0.11	11/27/2019	1992	\$1,250,000	0.05

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:

None Noted

Neighborhood Comments:

Property Maintenance: Subject appears in maintained condition from exterior. Landscape & Lawn: Subject is maintained and landscaped.

Marketability of Subject:

Most Likely Buyer: traditional Types of Financing the Subject will NOT qualify for:

n/a

Will this be a problem for resale? If yes, please explain:

None Noted

Comparables:

Sale 1 Comments	This living room can easily be used as a FIRST FLOOR guest BEDROOM if need be. Prepare meals in the gourmet kitchen with its six-burner Wolf range, enjoy them at the casual eating area, or spoil yourself in the formal dining room. An elegant staircase with a mesmerizing stained
Sale 2 Comments	As you enter the home you are greeted by a spacious family room with French doors that grant you access to your front patio and a downstairs office area with a Murphy bed, a great opportunity for a downstairs bedroom
Sale 3 Comments	New carpet and porcelain tile throughout. Living room with a fireplace and large window with lots of sunlight and a nice ocean breeze. The remodeled kitchen has stainless steel appliances, double oven and a breakfast bar.
List 1 Comments	Wonderful "Beachy" style home located in prime downtown location. This home's interior tract location affords quietness and privacy. Rare downstairs master bedroom with an additional bedroom downstairs along with 3rd bedroom plus loft located upstairs. All bedrooms are en-suites.
List 2 Comments	Nestled in downtown Huntington Beach, this gorgeous home boasts beach chic touches such as white oak hardwood floors, upgraded kitchen with large island, Calcatta quartz counters, stainless steel appliances, beverage center, custom backsplash, touches of shiplap, custom bathrooms
List 3 Comments	The living room has high ceilings, fireplace, lots of windows and double doors that lead to the patio. The formal dining room is situated off of the living room. The master bedroom has wood laminate flooring, large windows, a fireplace and flows into the master bathroom

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 SML Business Solutions Corporation

BPO Effective Date 02/14/2020

Service Provider Lic. Num. 01724215

RepairsRecommended Repairs would bring the subject to:

Internal Repairs		Comment	Total
Painting			\$ 0
Walls/Ceiling			\$ 0
Carpet/Floors			\$ 0
Cabinet/Counter			\$ 0
Plumbing			\$ 0
Electrical			\$ 0
Heating/AC			\$ 0
Appliances			\$ 0
Doors/Trim			\$ 0
Cleaning/Trash Removal			\$ 0
Other			\$ 0
Internal Repair Total:			\$ 0
External Repairs		Comment	Total
Roof			\$ 0
Siding/Trim			\$ 0
Structural			\$ 0
Windows/Doors			\$ 0
Painting			\$ 0
Foundation			\$ 0
Garage			\$ 0
Landscaping			\$ 0
Fence			\$ 0
Other			\$ 0
External Repair Total:			\$ 0
Repair Total:			\$ 0



Subject Front

1925 LAKE STREET
HUNTINGTON BEACH, CA 92648



Subject Side

1925 LAKE STREET
HUNTINGTON BEACH, CA 92648



Subject Side

1925 LAKE STREET
HUNTINGTON BEACH, CA 92648



Subject Address Verification

1925 LAKE STREET
HUNTINGTON BEACH, CA 92648



Subject Street

1925 LAKE STREET
HUNTINGTON BEACH, CA 92648



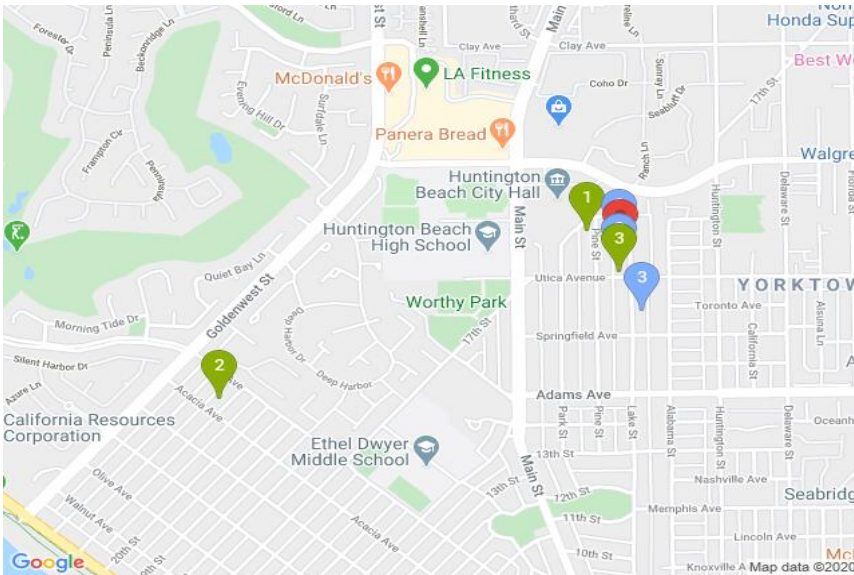
Subject Street

1925 LAKE STREET
HUNTINGTON BEACH, CA 92648



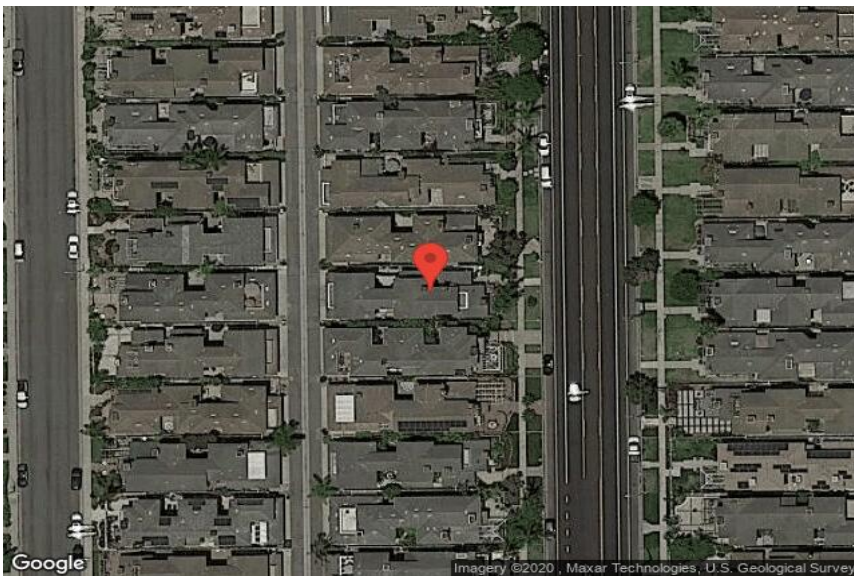
Subject View From Across the Street

1925 LAKE STREET
HUNTINGTON BEACH, CA 92648



Subject Static Map

1925 LAKE STREET
HUNTINGTON BEACH, CA 92648



Subject Satellite View

1925 LAKE STREET
HUNTINGTON BEACH, CA 92648



Comparable Sale #1

1935 LAKE ST
HUNTINGTON BEACH, CA 92648
Sale Date: 2/5/2020
Sale Price: \$1,400,000



Comparable Sale #2

1911 LAKE ST
HUNTINGTON BEACH, CA 92648
Sale Date: 10/18/2019
Sale Price: \$1,265,000



Comparable Sale #3

1818 LAKE ST
HUNTINGTON BEACH, CA 92648
Sale Date: 10/7/2019
Sale Price: \$1,249,000



Comparable Listing #1

1941 PINE ST
HUNTINGTON BEACH, CA 92648
Current List: \$1,250,000



Comparable Listing #2

611 21ST ST
HUNTINGTON BEACH, CA 92648
Current List: \$1,479,000



Comparable Listing #3

1901 LAKE ST
HUNTINGTON BEACH, CA 92648
Current List: \$1,250,000

Disclaimer

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