



# Broker Price Opinion

Exterior Inspection  
 Interior Inspection

Property Address: 12542 TWINTREE LANE	Vendor ID: 9555372.1_251730
City, State, Zip: GARDEN GROVE, CA 92840	Deal Name:
Loan Number: 12542TwintreeLane	Inspection Date: 06/20/2020
2nd Loan / Client #:	Subject APN: 231-525-03

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

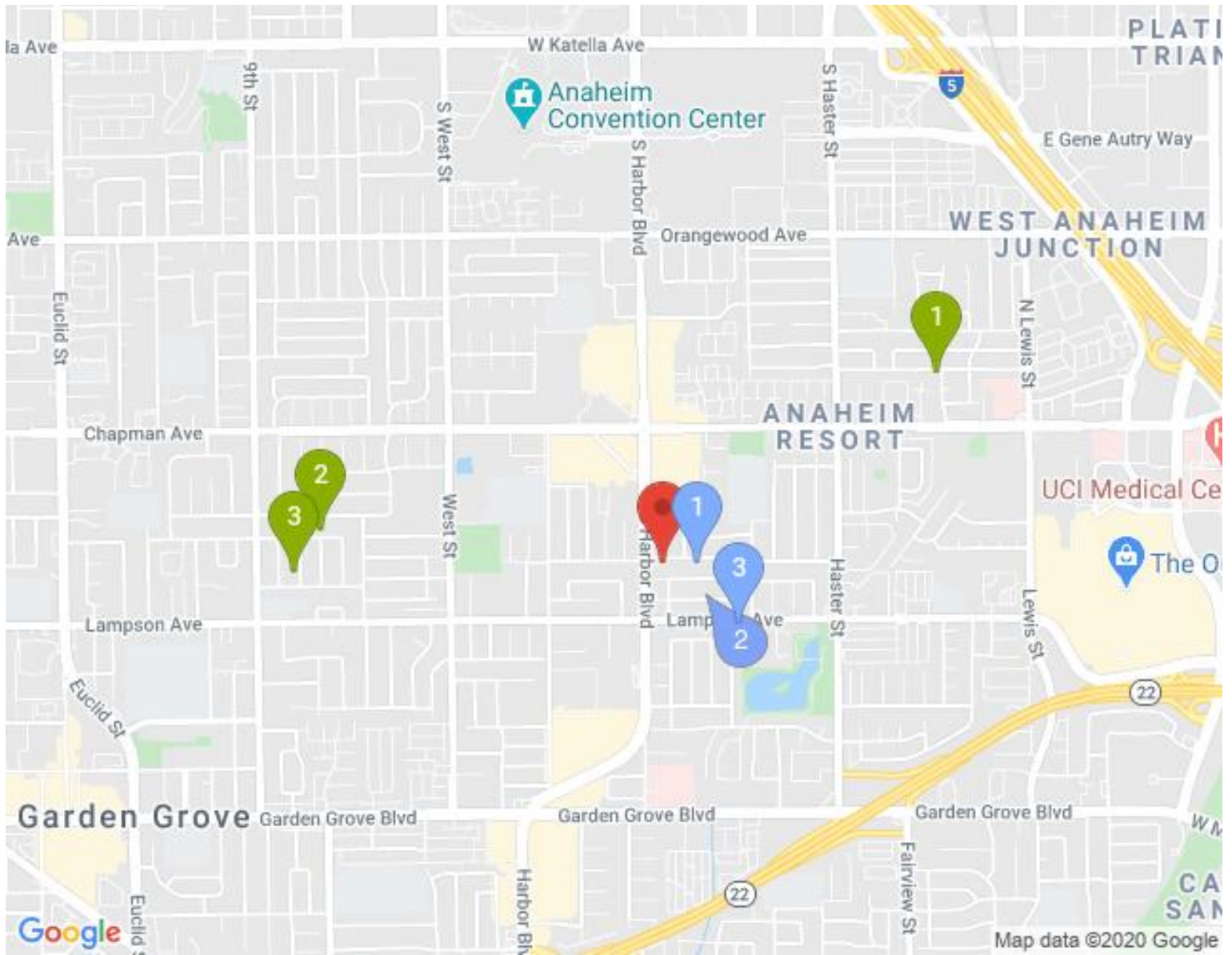
Currently Listed  Currently List Broker  List Broker Contact #  Initial List Price  Initial List Date  Current List Price  DOM / CDOM  Sale Price:

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	12542 TWINTREE LANE GARDEN GROVE, CA 92840	12632 TWINTREE LN GARDEN GROVE, CA 92840	12661 CITRUSWOOD AVE GARDEN GROVE, CA 92840	12502 VOLKWOOD ST GARDEN GROVE, CA 92840	206 N JETTY DR GARDEN GROVE, CA 92840	11651 JERRY LN GARDEN GROVE, CA 92840	12351 DELTA ST GARDEN GROVE, CA 92840
Proximity		0.09	0.14	0.25	0.86	0.89	0.96
Sale/List Price		\$672,000	\$620,000	\$555,000	\$646,000	\$649,900	\$735,000
Sale Date		11/14/2019	02/29/2020	08/01/2019	06/03/2020	06/05/2020	05/18/2020
Price Per Sq.ft.	\$517.86	\$363.24	\$422.06	\$499.10	\$496.92	\$516.20	\$649.87
Initial List Price	\$550,000	\$685,000	\$686,000	\$559,000	\$628,888	\$649,900	\$735,000
Initial List Date	06/17/2020	08/23/2019	09/26/2019	07/18/2019	06/03/2020	06/05/2020	05/18/2020
Current/Final List Price	\$550,000	\$679,000	\$649,000	\$559,000	\$646,000	\$649,900	\$735,000
DOM/CDOM	2	83 / 83	156 / 156	14 / 14	33 / 33	15 / 15	33 / 33
Sales Type		Fair Market	Fair Market	Fair Market	Fair Market	Fair Market	Fair Market
Finance Incentives	0	0	0	0	0	0	00
Living Area	1120	1850	1469	1112	1300	1259	1131
#Rooms/Bed/Bath All	6 / 4 / 1	7 / 4 / 2	7 / 4 / 2	7 / 4 / 2	6 / 3 / 2	7 / 4 / 2	6 / 3 / 2
Year Built	1954	1954	1954	1954	1955	1954	1954
Bsmnt SqFt/Finished							
Lot Size	0.17	0.17	0.17	0.17	0.17	0.17	0.17
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	No / No	No / No	No / 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	1 Attached	None	1 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	CLASSIC HOMES	CLASSIC HOMES	CLASSIC HOMES	CLASSIC HOMES	CLASSIC HOMES	CLASSIC HOMES	CLASSIC HOMES
Rent Potential	\$2,500						
Annual Gross Income	\$30,000						
Likely Sale Price					\$646,000	\$649,900	\$735,000
Gross Rent Multiplier	19.33						
School District	Garden Grove U...	Garden Grove U...	Garden Grove U...	Garden Grove U...	Garden Grove U...	Garden Grove U...	Garden Grove U...
Common Amenities							
Data Source - ID	County Tax-tax	MLS-PW19201745	MLS-PW19229375	MLS-SB19170692	MLS-PW20100324	MLS-PW20108222	MLS-PW20095027

<b>Market Time 90-120 days</b>	<b>As-Is Price Estimate</b>	<b>As-Repaired Price Estimate</b>	<b>Land Only Price</b>	<b>30-Day Quick Sale Price</b>
90-Day Marketing Time	<input type="text" value="\$580,000"/>	<input type="text" value="\$580,000"/>	<input type="text" value="\$90,000"/>	<input type="text" value="\$550,000"/>
Recommended List Price	<input type="text" value="\$580,000"/>	<input type="text" value="\$580,000"/>		
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
•	12542 TWINTREE LANE	GARDEN GROVE	4	1	0.17		1954		
1	12632 TWINTREE LN	GARDEN GROVE	4	2	0.17	11/14/2019	1954	\$672,000	0.09
2	12661 CITRUSWOOD AVE	GARDEN GROVE	4	2	0.17	02/29/2020	1954	\$620,000	0.14
3	12502 VOLKWOOD ST	GARDEN GROVE	4	2	0.17	08/01/2019	1954	\$555,000	0.25
1	206 N JETTY DR	GARDEN GROVE	3	2	0.17	06/03/2020	1955	\$646,000	0.86
2	11651 JERRY LN	GARDEN GROVE	4	2	0.17	06/05/2020	1954	\$649,900	0.89
3	12351 DELTA ST	GARDEN GROVE	3	2	0.17	05/18/2020	1954	\$735,000	0.96

**Neighborhood Data:**

Location Type:       Market Trend:       Economic Trend:       Neighborhood Trend:

Housing Supply:       REO Driven?:       Avg Age of Home:

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: 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	There is central heat and A /C with newly added ducting. Beautiful kitchen has marvelous granite counter tops.
Sale 2 Comments	Nice Area, 4 bedrooms 2 baths, property has a big backyard don't miss this one
Sale 3 Comments	Bedroom House on a Very Large Lot. No Mello Roos or H.O.A . additional fees. Close to Disneyland, Shopping and Transportation
List 1 Comments	This 3 bd. 2 ba. home has been meticulously cared for and maintained by the original owner for 65 years
List 2 Comments	Close to schools , shopping , and freeway access .
List 3 Comments	Featuring 3 bedrooms newly remodeled home with 1,131 Sq. Ft. of living space on a large 7,320 Sq. Ft. lot .Close to Freeways, Restaurants, Shopping and Disneyland

**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. Due to a lack of comps in area had to extend beyond 15% range of value. Due to a lack of comps in area had to extend beyond 20% gla, 10 years age , and extend bed/bath count.

Vendor Comments:

Service Provider Signature      /s/ Benjamin Garcia  
Service Provider Company      SML Business Solutions Corporation

BPO Effective Date      06/21/2020  
Service Provider Lic. Num.      01724215

**Repairs**

Recommended Repairs would bring the subject to:

<b>Internal Repairs</b>		<b>Comment</b>	<b>Total</b>
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
<b>External Repairs</b>		<b>Comment</b>	<b>Total</b>
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**

12542 TWINTREE LANE  
GARDEN GROVE, CA 92840



**Subject Side**

12542 TWINTREE LANE  
GARDEN GROVE, CA 92840



**Subject Side**

12542 TWINTREE LANE  
GARDEN GROVE, CA 92840





**Subject Address Verification**

12542 TWINTREE LANE  
GARDEN GROVE, CA 92840



**Subject Street**

12542 TWINTREE LANE  
GARDEN GROVE, CA 92840



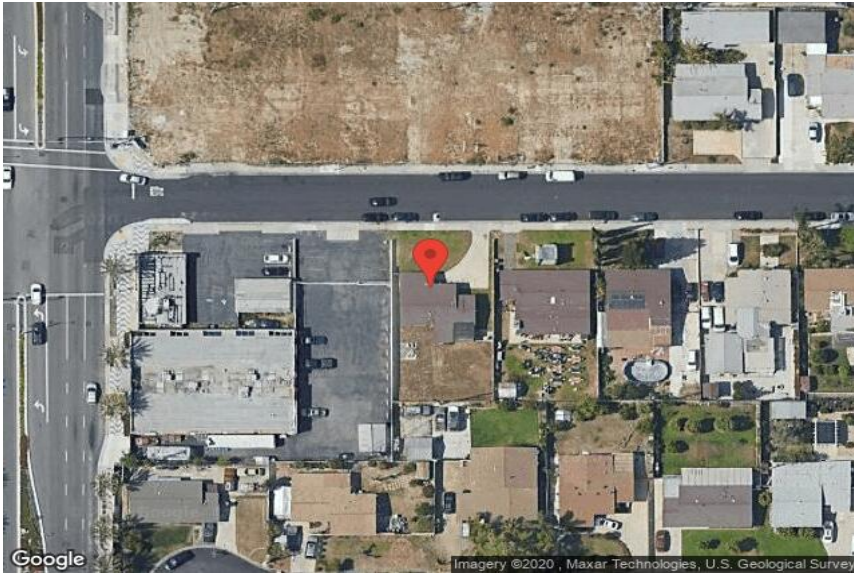
**Subject Street**

12542 TWINTREE LANE  
GARDEN GROVE, CA 92840



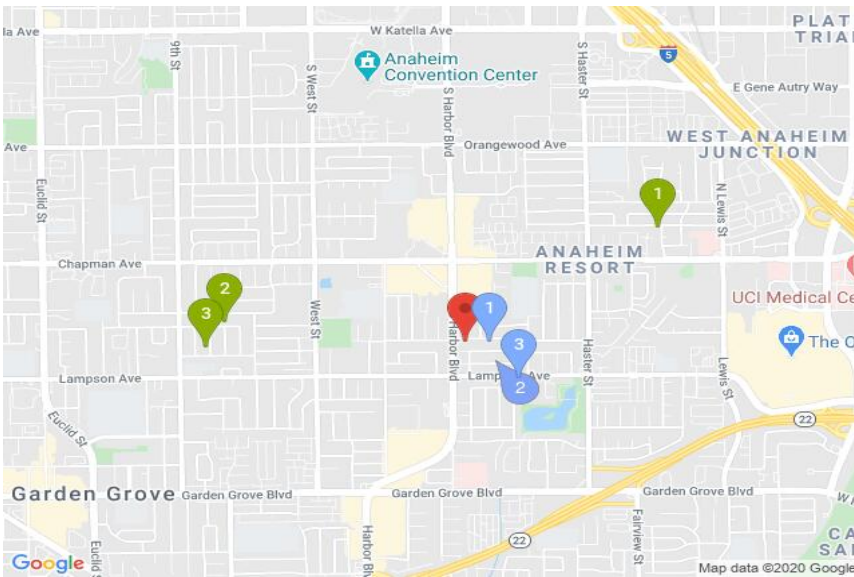
**Subject View From Across the Street**

12542 TWINTREE LANE  
GARDEN GROVE, CA 92840



**Subject Satellite View**

12542 TWINTREE LANE  
GARDEN GROVE, CA 92840



**Subject Static Map**

12542 TWINTREE LANE  
GARDEN GROVE, CA 92840





**Comparable Sale #1**

12632 TWINTREE LN  
GARDEN GROVE, CA 92840  
Sale Date: 11/14/2019  
Sale Price: \$672,000



**Comparable Sale #2**

12661 CITRUSWOOD AVE  
GARDEN GROVE, CA 92840  
Sale Date: 02/29/2020  
Sale Price: \$620,000



**Comparable Sale #3**

12502 VOLKWOOD ST  
GARDEN GROVE, CA 92840  
Sale Date: 08/01/2019  
Sale Price: \$555,000





**Comparable Listing #1**

206 N JETTY DR  
GARDEN GROVE, CA 92840  
Current List: \$646,000



**Comparable Listing #2**

11651 JERRY LN  
GARDEN GROVE, CA 92840  
Current List: \$649,900



**Comparable Listing #3**

12351 DELTA ST  
GARDEN GROVE, CA 92840  
Current List: \$735,000

# Disclaimer

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