

**BROKER'S PRICE OPINION - FORM 201**
**SUBJECT PROPERTY INFORMATION**

<b>Client Name:</b> Premier Money Source, Inc.	<b>Borrower's Name:</b> Maria Canales	<b>Loan Number:</b> 002077	
<b>Street Address:</b> 1541 East La Palma Avenue #J1	<b>City:</b> Anaheim	<b>State:</b> CA	<b>Zip Code:</b> 92805
<b>Ownership Type:</b> FS			

**SUBJECT PROPERTY MARKET PRICES**

Estimated Market Time:	(90 days)		(90 days)		(30 days)		(90 days)	
Suggested List Price:	<b>As Is List</b>	\$ 410,000	<b>As Repaired List</b>	\$ 412,000	<b>Quick Sale</b>	\$ 400,000	<b>Land</b>	\$ 183,848
Suggested List Price:	<b>As Is Sale</b>	\$ 410,000	<b>As Repaired Sale</b>	\$ 412,000	<b>Quick Sale</b>	\$ 400,000	<b>Land</b>	\$ 183,848

**SUBJECT PROPERTY ITEMIZED REPAIRS**

Title	Description	Cost
Repair 1	N/A	\$ 0
Repair 2	N/A	\$ 0
Repair 3	N/A	\$ 0
Repair 4	N/A	\$ 0
Repair 5	N/A	\$ 0
<b>Estimated Total</b>		<b>\$ 0</b>

**SUBJECT PROPERTY REPAIRS**

<b>Lender Required Property Repairs:</b>	\$ 0	<b>Contribution of Value:</b>	\$ 2,000
<b>Explain Required Repairs:</b>			

**SUBJECT PROPERTY CHARACTERISTICS**

<b>Type:</b> Condominium	<b>Condition:</b> Avg	<b>Square Feet:</b> 975
<b>Bedroom:</b> 2	<b>Bathroom:</b> 1	<b>Garage:</b> 2
<b>Year Built:</b> 1962	<b>Lot Size:</b> 00	<b>Basement:</b> No
<b>APN#:</b> 93350001	<b>Has the subject property been listed in the last 12 months?</b> Yes	
<b>Previous List Price:</b> \$ 430,000	<b>Previous DOM:</b> 63	<b>Is the subject property currently listed?</b> Yes
<b>Current List Price:</b> \$ 420,000	<b>Current DOM:</b> 63	<b>Population Density:</b> Urban

## SUBJECT PROPERTY COMMENTS

Property appears to be in average condition. Please note the lot size is not available for any of the units.

Property Status							
Vacant:	No	Vandalized:	No	Locked/Secured:	Yes	Winterized:	Unknown

## COMPARABLE SALE INFORMATION (★ indicates the comparable considered most similar in value to subject)

Property Address	Ownership Type	Type	Cond	Prox	Sq.Ft	BR	Bath	Lot Sz	Garage	Basement	Year	LP	SP	Sale Date	\$ PSF	DOM
1541 E LA PALMA AVE #A2 ANAHEIM	FS	Condo	Avg	1 Mi	975	2	1	1	2 Det	No	1962	449,000	439,000	2023-01-25	450	55
988 S CITRON #42 ANAHEIM	FS	Condo	Avg	1 Mi	824	2	1	1	2 Det	No	1980	400,000	400,000	2023-04-14	485	9
1026 N ACACIA ST #D1 ANAHEIM (★)	FS	Condo	Avg	1 Mi	975	2	1	1	2 Det	No	1962	439,000	439,000	2023-02-20	450	4
1. Comments: Same square footage and years build as subject property.													MLS# PW22232039	Sale Type: CV		
2. Comments: Newer year built 1980.													MLS# DW23039683	Sale Type: CV		
3. Comments: Same square footage and year build as subject property.													MLS# PW23022119	Sale Type: CV		

## ACTIVE COMPARABLE SALE (★ indicates the comparable considered most similar in value to subject)

Property Address	Ownership Type	Type	Cond	Prox	Sq. Ft	BR	Bath	Lot Sz	Gar	Basement	Year	Orig LP	Curr LP	\$ PSF	DOM
1541 EAST LA PALMA AVE #J1 ANAHEIM	FS	Condominium	Avg	.5 Mi	975	2	1	1	2 Det	No	1962	430,000	420,000	431	58
967 S CITRON #3 ANAHEIM (★)	FS	Condo	Avg	1 Mi	824	2	1	1	2 Det	No	1980	400,000	400,000	485	5
1026 N ACACIA ST #F2 ANAHEIM	FS	Condo	Avg	1 Mi	975	2	1	1		No	1962	465,000	465,000	477	6
1. Comments: The subject property is in a Notice of Default status.													MLS# PW23053085		
2. Comments: Year built is 1980 subject and comparable year built is 1962													MLS# PW23101440		
3. Comments: Pricing is aggressive same year build and same square footage as subject property.													MLS# PW23101775		

## NEIGHBORHOOD DATA

<b>Management Co Name:</b> Bentley Community Management	<b>Management Co Phone:</b> 888-390-6364	<b>Rental Market: Lease potential (monthly):</b> \$ 2,600
<b>Neighborhood Trend:</b> Declining	<b>Neighborhood Trend Rate (monthly %):</b> 3	<b>Comparable Sales:</b> 3 Months
<b>Comparable Listing:</b> 3 Months		

<b>There is new construction nearby:</b>	No	<b>Price Range:</b>	\$ 0 - \$ 0	<b>Distance from Subject:</b>  <b>Describe neighborhood factors that would detract from property:</b> Subject property is in default status listed for sale. A declining neighborhood.
<b>Number of similar listings within 1 mile:</b>	0	<b>Price Range:</b>	\$ 0 - \$ 0	
<b>There is REO competition in the area:</b>	Unknown	<b>Price Range:</b>	\$ 0 - \$ 0	
<b>Property Taxes are Current:</b>	Yes	<b>Amount:</b>	\$ 4,380	
<b>Mello-Roos/Special Assesment Property:</b>	No	<b>Amount:</b>	\$ 0	
<b>Special Assessments/Homeowner Dues:</b>	No	<b>Amount:</b>	\$ 0	

## LISTING AGENT INFORMATION

<b>Name:</b> DARES	<b>Firm Name:</b> KAITLYN	<b>Phone Number:</b> 657-758-3929	<b>Subject MLS:</b> PW23053085
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## BPO PREPARATION

<b>Broker Firm Name:</b> Realty One Group West	<b>Preparer:</b> Sandra Cervantes	<b>Phone Number:</b> 949-283-2216
<b>Broker Tax ID#:</b> 01896421	<b>Inspection Date:</b> 2023-06-13	<b>Report Date:</b> 2023-06-13
<b>Office proximity to subject:</b> 16 Mi	<b>Explain if more than 40 miles:</b>	

**SUBJECT PHOTOS**

**Front**



**House Number**



**Side**



**Street**



**COMPARABLE PHOTOS**

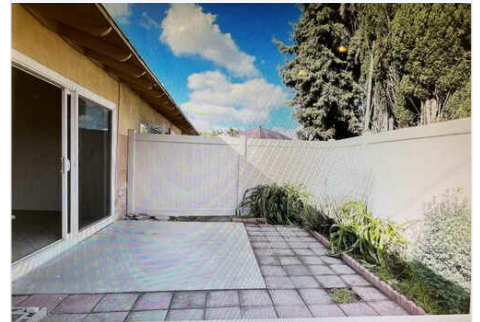
**Sale 1**



**Sale 2**



**Sale 3**



**Listing 1**



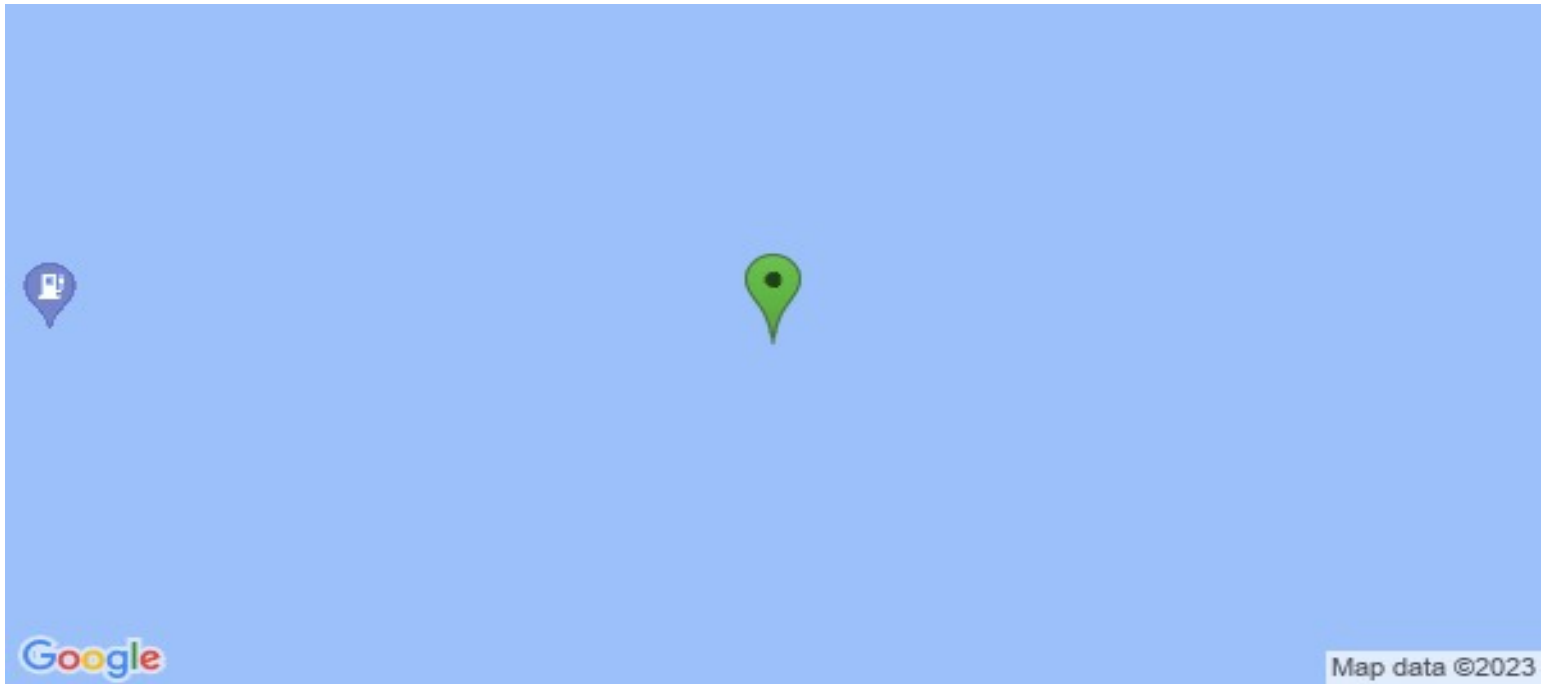
**Listing 2**



**Listing 3**



## SUBJECT MAP



LISTING LEGEND AND INFORMATION	STREET ADDRESS	ZIP CODE	PROXIMITY
 SUBJECT PROPERTY	1541 East La Palma Avenue #J1	92805	0 Mi
 COMPARABLE SALE 1	1541 E LA PALMA AVE #A2	92805	1 Mi
 COMPARABLE SALE 2	988 S CITRON #42	92805	1 Mi
 COMPARABLE SALE 3	1026 N ACACIA ST #D1	92805	1 Mi
 COMPARABLE LISTING 1	1541 EAST LA PALMA AVE #J1	92805	.5 Mi
 COMPARABLE LISTING 2	967 S CITRON #3	92805	1 Mi
 COMPARABLE LISTING 3	1026 N ACACIA ST #F2	92805	1 Mi

La Palma/Stat College



BED / BATH: **2/1,0,0**  
 SQFT(src): **975 (A)**  
 PRICE PER SQFT: **\$450.26**  
 LOT(src):  
 LEVELS: **One**  
 GARAGE: **0**  
 YEAR BUILT(src): **1962 (ASR)**  
 PROP SUB TYPE: **CONDO/A**  
 DOM / CDOM: **55/55**  
 SLC: **Standard**  
 PARCEL #: **93350022**  
 LISTING ID: **PW22232039**

[Submit Offer](#)

**DESCRIPTION**

**One story unit! Remodeled in 2019 includes: 2 large bedrooms 1 bath, living room with fireplace, family room. Large covered patio with direct access to a 1 car carport behind the unit that includes storage area. Inside laundry. Close to schools, shopping, parks, restaurants and freeways. HOA includes: Gated community, pool, clubhouse, maintenance. HOA also includes: water, trash. (FRONT DOOR IS FACING EAST/WEST)**

**EXCLUSIONS:**

**INCLUSIONS:**

AREA: **78 - Anaheim East of Harbor**  
 SUBDIVISION: **Other (OTHR)/other**  
 COUNTY: **Orange**  
 SENIOR COMMUNITY?: **No**  
 CERTIFIED 433A?:

LIST \$ ORIGINAL: **\$449,000**  
 BASEMENT SQFT:  
 COMMON WALLS: **2+ Common Walls**  
 PARKING:  
 HORSE:  
 PROBATE AUTHORITY:

ROOM TYPE: **All Bedrooms Down, Family Room, Kitchen, Laundry, Living Room**  
 EATING AREA: **In Family Room**

COOLING: **Wall/Window Unit(s)**  
 HEATING: **Wall Furnace**  
 VIEW: **None**  
 WATERFRONT:  
 LAUNDRY: **Inside**

PROP SUB TYPE: **Condominium (Attached)**

STRUCTURE TYPE: **House**

COMMON INTEREST: **Condominium**

**INTERIOR**

INTERIOR: **Granite Counters, Storage**  
 MAIN LEVEL BEDROOMS: **2**  
 MAIN LEVEL BATHROOMS: **1**

ACCESSIBILITY:  
 APPLIANCES: **Gas Range**  
 KITCHEN FEATURES: **Granite Counters**  
 BATHROOM FEATURES: **Bathtub, Shower**

FLOORING:  
 ENTRY LOC/ENTRY LVL: **/**  
 FIREPLACE: **Living Room**

**EXTERIOR**

EXTERIOR:  
 FENCING: **None**  
 DIRECTION FACES: **West**

SECURITY: **Gated Community**  
 SEWER: **Public Sewer**

LOT:  
 POOL: **Association**

PATIO/PORCH: **Covered, Stone**  
 SPA:

**BUILDING**

BUILDER NAME:  
 MAKE:  
 BUILD MODEL:  
 TAX MODEL:

ARCH STYLE:  
 DOOR:  
 WINDOW: **Double Pane Windows**

ROOF: **Composition**  
 FOUNDATION DTLS:  
 PROP COND:

CONSTR MTLs:  
 OTHER STRUCT:  
 NEW CONSTRUCTION YN: **No**

**GARAGE AND PARKING**

ATTACHED GARAGE?:  
 UNCOVERED SPACES: **1**

PARKING TOTAL: **2**  
 # REMOTES:

GARAGE SPACES: **0**  
 RV PARK DIM:

CARPOT SPACES: **1**

**GREEN**

GREEN ENERGY GEN:  
 WALK SCORE:

GREEN ENERGY EFF:

GREEN SUSTAIN:

GREEN WTR CONSERV:

**POWER PRODUCTION**

POWER PRODUCTION: **No**

GREEN VERIFICATION: **No**

**COMMUNITY**

HOA FEE: **\$286.8/Monthly**  
 HOA FEE 2:  
 HOA FEE 3:  
 COMMUNITY: **Sidewalks**

HOA NAME: **Fifteen Thirty-One HOA**  
 HOA NAME 2:  
 HOA NAME 3:  
 HOA AMENITIES: **Pool, Playground, Clubhouse, Trash,**

HOA PHONE: **(888)390-6364**  
 HOA PHONE 2:  
 HOA PHONE 3:

# OF UNITS: **72**  
 # UNITS IN COMMUNITY: **72**  
 STORIES TOTAL: **1**

**Sewer, Water**

HOA MANAGEMENT NAME: **Bentley Community Management**  
HOA MANAGEMENT NAME 2:  
HOA MANAGEMENT NAME 3:

**LAND**

LAND LEASE?: <b>No</b>	LAND LEASE AMOUNT:	UTILITIES:	TAX LOT: <b>22</b>
PARCEL #: <b>93350022</b>	LAND LEASE AMT FREQ:	ELECTRIC:	TAX BLOCK:
ADDITIONAL APN(s): <b>No</b>	LAND LEASE PURCH?:	WATER SOURCE: <b>Public</b>	TAX TRACT #: <b>09420</b>
	LAND LEASE RENEW:	LOT SIZE DIM:	ZONING:
		ASSESSMENTS: <b>None</b>	TAX OTHER ASSESSMENT: <b>\$357</b>
			TAX OTHER ASSESS SOURCE: <b>Estimated</b>

**SCHOOL**

HIGH SCHOOL DISTRICT: <b>Anaheim Union High</b>	ELEMENTARY:	MIDDLE/JR HIGH:	HIGH SCHOOL:
	ELEMENTARY OTHER:	MIDDLE/JR HIGH OTHER:	HIGH SCHOOL OTHER:

**LISTING**

**DATES**

BAC: <b>2.5%</b>	TERMS: <b>Cash, Cash to New Loan, Conventional</b>	LIST CONTRACT DATE: <b>10/28/22</b>
BAC RMRKS:	LIST AGRMT: <b>Exclusive Right To Sell</b>	START SHOWING DATE:
DUAL/VARI COMP?: <b>No</b>	LIST SERVICE: <b>Full Service</b>	ON MARKET DATE: <b>10/28/22</b>
LEASE CONSIDERED?: <b>No</b>	AD NUMBER:	PRICE CHG TIMESTAMP: <b>12/07/22</b>
CURRENT FINANCING:	DISCLOSURES:	STATUS CHG TIMESTAMP: <b>01/25/23</b>
POSSESSION:	INTERNET, AVM?/COMM?: <b>Yes/Yes</b>	MOD TIMESTAMP: <b>01/25/23</b>
SIGN ON PROPERTY?:	INTERNET?/ADDRESS?: <b>Yes/Yes</b>	EXPIRED DATE: <b>03/28/23</b>
CONTINGENCY LIST:	NEIGHBORHOOD MARKET REPORT YN?: <b>Yes</b>	PURCH CONTRACT DATE: <b>12/22/22</b>
		CLOSE DATE: <b>01/25/23</b>

CONTINGENCY: **Submit all offers to martincueva@yahoo.com, include pre-approval, DU approval and verification of down payment.**  
**PRIVATE REMARKS: Buyer(s)/Buyer's Agent to verify square footage (lot and structure) and all MLS information. Seller(s), Broker and broker's agents do not represent and guarantee accuracy of square footage, bedroom / bathroom count, lot size, or lot lines / dimensions, permitted or unpermitted spaces, school boundary lines or eligibility, or other information concerning the conditions or features of the property. Buyer(s) is advised to independently verify the accuracy of all information.**

**SHOWING INFORMATION**

SHOW CONTACT TYPE: <b>None</b>	LOCK BOX LOCATION: <b>Front door</b>	OCCUPANT TYPE: <b>Owner</b>
SHOW CONTACT NAME:	LOCK BOX TYPE:	OWNER'S NAME:
SHOW CONTACT PH:		
SHOW INSTRUCTIONS: <b>Go direct Supra front door. Live your business card, lock all doors and turn off all lights. Gate code (5132). Carport #79</b>		
DIRECTIONS: <b>La Palma/Stat College</b>		

**AGENT / OFFICE**

**CONTACT PRIORITY**

LA: ( <b>ECUEVMAR</b> ) <b>Martin Cueva</b>	LA State License: <b>01103656</b>	1.LA CELL: <b>714-240-2559</b>
CoLA:	CoLA State License:	2.LA CELL: <b>714-240-2559</b>
LO: ( <b>PWE120</b> ) <b>Advance Realty</b>	LO State License: <b>01103073</b>	3.LA DIRECT: <b>714-240-2559</b>
LO PHONE: <b>714-647-9844Ext:0</b>	LO FAX: <b>714-647-9843</b>	4.LA TOLL FREE:
CoLO:	CoLO State License:	5.LA VOICEMAIL:
CoLO PHONE:	CoLO FAX:	6.LA EMAIL: <b><a href="mailto:martincueva@yahoo.com">martincueva@yahoo.com</a></b>
	Offers Email: <b><a href="mailto:martincueva@yahoo.com">martincueva@yahoo.com</a></b>	

**COMPARABLE INFORMATION**

CLOSE PRICE: <b>\$439,000</b>	BA: ( <b>ECASIGEO</b> ) <b>George Casillas</b>	CoBA: <b>()</b>	BUYER FINANCING: <b>Conventional</b>
LIST PRICE: <b>\$439,000</b>	BO: <b>Tustin Realty One</b>	CoBO:	CONCESSIONS \$: <b>\$0</b>
LIST \$ ORIGINAL: <b>\$449,000</b>	BA State License: <b>00998930</b>	CoBA State License:	CONCESSION CMTS: <b>0</b>
PURCH CONTRACT DATE: <b>12/22/22</b>	BO State License: <b>01484275</b>	CoBO State License:	COE DATE: <b>01/25/23</b>
DOM/CDOM: <b>55/55</b>			

988 S Citron St # 42, Anaheim 92805

STATUS: Closed

LIST/CLOSE: \$400,000/\$400,000

Head southeast on I-5 S. Take exit 110A for Harbor Blvd. Use any lane to turn left onto S Harbor Blvd. Turn left onto Vermont Ave. Turn left onto S Citron St



BED / BATH: 2/1,0,0,0
SQFT(src): 824 (A)
PRICE PER SQFT: \$485.44
LOT(src): 0/0 (A)
LEVELS: One
GARAGE: 400/Detached
YEAR BUILT(src): 1980 (ASR)
PROP SUB TYPE: CONDO/D
DOM / CDOM: 9/9
SLC: Standard
PARCEL #: 93823042
LISTING ID: DW23039683

Recent: 05/30/2023 : SOLD : P->S

Submit Offer

DESCRIPTION

Upper level located , cute 2 bedroom one bathroom condo for sale in the heart of the beautiful Orange County City of Anaheim. Have you dreamed of taking your kids and family to Disneyland for the evening walk or to dine in?Well this condo provides you the convenience of the proximity,and if you missed to go,you will enjoy the fireworks literally from your balcony off the master bedroom how exciting. Perfect timing as Spring and Summer seasons are getting near.The sparkling association pool is just around the corner. You will never run out of parking as the condo comes with 2 car garages with its remote control and in the garage there is a storage area. Pet friendly association.

EXCLUSIONS:

INCLUSIONS:

AREA: 79 - Anaheim West of Harbor
SUBDIVISION: Other (OTHR)/Cinnamon Hollow
COUNTY: Orange
SENIOR COMMUNITY?: No
CERTIFIED 433A?:

LIST \$ ORIGINAL: \$400,000
BASEMENT SQFT:
COMMON WALLS: No Common Walls
PARKING:
HORSE:
PROBATE AUTHORITY:

ROOM TYPE: Kitchen, Laundry, Living Room, Master Bathroom
EATING AREA:

COOLING: None
HEATING: Radiant
VIEW: City Lights, Neighborhood, Pool
WATERFRONT:
LAUNDRY: In Closet

PROP SUB TYPE: Condominium (Detached)

STRUCTURE TYPE: House

COMMON INTEREST: Condominium

INTERIOR

INTERIOR:
MAIN LEVEL BEDROOMS: 3
MAIN LEVEL BATHROOMS: 3

ACCESSIBILITY:
APPLIANCES:
KITCHEN FEATURES:
BATHROOM FEATURES:

FLOORING:
ENTRY LOC/ENTRY LVL: /
FIREPLACE: None

EXTERIOR

EXTERIOR:
FENCING:
DIRECTION FACES:

SECURITY:
SEWER: Public Sewer

LOT: Near Public Transit
POOL: Association, Heated

PATIO/PORCH:
SPA:

BUILDING

BUILDER NAME:
MAKE:
BUILD MODEL:
TAX MODEL:

ARCH STYLE:
DOOR:
WINDOW:

ROOF:
FOUNDATION DTLs:
PROP COND:

CONSTR MTLs:
OTHER STRUCT:
NEW CONSTRUCTION YN: No

GARAGE AND PARKING

ATTACHED GARAGE?: Detached
UNCOVERED SPACES:

PARKING TOTAL: 400
# REMOTES:

GARAGE SPACES: 400
RV PARK DIM:

CARPORT SPACES:

GREEN

GREEN ENERGY GEN:
WALK SCORE:

GREEN ENERGY EFF:

GREEN SUSTAIN:

GREEN WTR CONSERV:

POWER PRODUCTION

POWER PRODUCTION: No

GREEN VERIFICATION: No

COMMUNITY

HOA FEE: \$450/Monthly
HOA FEE 2:
HOA FEE 3:

HOA NAME: API Management
HOA NAME 2:
HOA NAME 3:

HOA PHONE: 9493637255
HOA PHONE 2:
HOA PHONE 3:

# OF UNITS: 86
# UNITS IN COMMUNITY: 86
STORIES TOTAL: 1

COMMUNITY: **Dog Park, Sidewalks, Street Lights**

HOA AMENITIES: **Pool, Playground, Dog Park, Clubhouse**

HOA MANAGEMENT NAME: **American Properties International**

HOA MANAGEMENT NAME 2:

HOA MANAGEMENT NAME 3:

**LAND**

LAND LEASE?: **No**  
PARCEL #: **93823042**  
ADDITIONAL APN(s): **No**

LAND LEASE AMOUNT:  
LAND LEASE AMT FREQ:  
LAND LEASE PURCH?:  
LAND LEASE RENEW:

UTILITIES:  
ELECTRIC:  
WATER SOURCE: **Public**  
LOT SIZE DIM:  
ASSESSMENTS: **None**

TAX LOT: **1**  
TAX BLOCK:  
TAX TRACT #: **10954**  
ZONING:  
TAX OTHER ASSESSMENT: **\$361**  
TAX OTHER ASSESS SOURCE: **Estimated**

**SCHOOL**

HIGH SCHOOL DISTRICT: **Call Listing Office**

ELEMENTARY:  
ELEMENTARY OTHER:

MIDDLE/JR HIGH:  
MIDDLE/JR HIGH OTHER:

HIGH SCHOOL:  
HIGH SCHOOL OTHER:

**LISTING**

**DATES**

BAC: **2%**  
BAC RMRKS:  
DUAL/VARI COMP?: **No**  
LEASE CONSIDERED?: **No**  
CURRENT FINANCING:  
POSSESSION:  
SIGN ON PROPERTY?:  
CONTINGENCY LIST: **Standard Contract Contingencies**

TERMS: **Cash To Existing Loan, Cash to New Loan, Contract, Conventional**  
LIST AGRMT: **Exclusive Right To Sell**  
LIST SERVICE: **Full Service**  
AD NUMBER:  
DISCLOSURES:  
INTERNET, AVM?/COMM?: **Yes/Yes**  
INTERNET?/ADDRESS?: **Yes/Yes**  
NEIGHBORHOOD MARKET REPORT YN?: **Yes**

LIST CONTRACT DATE: **03/09/23**  
START SHOWING DATE:  
ON MARKET DATE: **03/09/23**  
PRICE CHG TIMESTAMP:  
STATUS CHG TIMESTAMP: **05/30/23**  
MOD TIMESTAMP: **05/30/23**  
EXPIRED DATE: **09/08/23**  
PURCH CONTRACT DATE: **04/14/23**  
CLOSE DATE: **05/30/23**

**CONTINGENCY:**

**PRIVATE REMARKS: Agents, Please text me your business card and the day and time of your showing request prior to visiting the place. Gate code :12435 as you enter please be mindful of where to park. The condo is located in third level. Watch your steps as you go upstairs. The association is undergoing a major repairs in their stairs in general. See you in escrow**

**SHOWING INFORMATION**

SHOW CONTACT TYPE: **None**  
SHOW CONTACT NAME:  
SHOW CONTACT PH:

LOCK BOX LOCATION: **Front door**  
LOCK BOX TYPE: **Supra**

OCCUPANT TYPE: **Vacant**  
OWNER'S NAME:

SHOW INSTRUCTIONS: **Agents there will be a Supra installed on 3/11/2023**

DIRECTIONS: **Head southeast on I-5 S. Take exit 110A for Harbor Blvd. Use any lane to turn left onto S Harbor Blvd. Turn left onto Vermont Ave. Turn left onto S Citron St**

**AGENT / OFFICE**

**CONTACT PRIORITY**

LA: **(YSABISUH) Suhaila Sabir**  
CoLA:  
LO: **(DWEXF) Excellence RE Real Estate**  
LO PHONE: **562-299-9201**  
CoLO:  
CoLO PHONE:

LA State License: **01422989**  
CoLA State License:  
LO State License: **01914184**  
LO FAX:  
CoLO State License:  
CoLO FAX:  
Offers Email: **sabirsuhaila@aol.com**

1.LA CELL: **323-350-4561**  
2.LA DIRECT:  
3.LA PAGER:  
4.LA FAX: **562-863-3275**  
5.LA VOICEMAIL: **562-863-2121 ext.421**  
6.LA EMAIL: **sabirsuhaila@aol.com**

**COMPARABLE INFORMATION**

CLOSE PRICE: **\$400,000**  
LIST PRICE: **\$400,000**  
LIST \$ ORIGINAL: **\$400,000**  
PURCH CONTRACT DATE: **04/14/23**  
DOM/CDOM: **9/9**

BA: **(v211504659) Jackie Bautista**  
BO: **Realty Executives California Coast**  
BA State License: **01342692**  
BO State License: **01381786**

CoBA: **()**  
CoBO:  
CoBA State License:  
CoBO State License:

BUYER FINANCING: **Conventional**  
CONCESSIONS \$: **\$5,000**  
CONCESSION CMTS: **closing cost**  
COE DATE: **05/30/23**

State college & La palma



BED / BATH: **2/1,0,0,0**  
 SQFT(src): **975 (A)**  
 PRICE PER SQFT: **\$450.26**  
 LOT(src):  
 LEVELS: **One**  
 GARAGE: **2/Detached**  
 YEAR BUILT(src): **1962 (APP)**  
 PROP SUB TYPE: **CONDO/A**  
 DOM / CDOM: **4/4**  
 SLC: **Standard**  
 PARCEL #: **93349028**  
 LISTING ID: **PW23022119**

[Submit Offer](#)

**DESCRIPTION**

Nice move in ready one story unit! Quiet gated neighborhood. New paint, windows, and slider to patio. Kitchen and bathroom remodeled recently. Bright and open condo includes living room with fireplace, family room, 2 bedrooms and 1 bath. Large patio with new white vinyl fencing. End unit with only one neighbor. 2 car carports with storage cabinet. Close to schools, shopping, parks, restaurants and freeways. HOA includes: Water, Trash, Gated community, Pool, Clubhouse, ground maintenance.

**EXCLUSIONS:**

**INCLUSIONS:**

AREA: **78 - Anaheim East of Harbor**  
 SUBDIVISION: **Other (OTHR)/other**  
 COUNTY: **Orange**  
 SENIOR COMMUNITY?: **No**  
 CERTIFIED 433A?:

LIST \$ ORIGINAL: **\$439,000**  
 BASEMENT SQFT:  
 COMMON WALLS: **1 Common Wall, End Unit, No One Above, No One Below**  
 PARKING:  
 HORSE:  
 PROBATE AUTHORITY:

ROOM TYPE: **All Bedrooms Down**  
 EATING AREA: **In Family Room**

COOLING: **Wall/Window Unit(s)**  
 HEATING: **Natural Gas**  
 VIEW: **City Lights**  
 WATERFRONT:  
 LAUNDRY: **Community**

PROP SUB TYPE: **Condominium (Attached)**

STRUCTURE TYPE: **Multi Family**

COMMON INTEREST: **Condominium**

**INTERIOR**

INTERIOR: **Granite Counters**  
 MAIN LEVEL BEDROOMS: **2**  
 MAIN LEVEL BATHROOMS: **1**

ACCESSIBILITY: **None**  
 APPLIANCES: **Free-Standing Range**  
 KITCHEN FEATURES: **Granite Counters**  
 BATHROOM FEATURES: **Bathtub**

FLOORING: **Laminate, Tile**  
 ENTRY LOC/ENTRY LVL: **/**  
 FIREPLACE: **Living Room**

**EXTERIOR**

EXTERIOR: **Lighting**  
 FENCING: **Excellent Condition**  
 DIRECTION FACES:

SECURITY: **Automatic Gate, Carbon Monoxide Detector(s), Gated Community, Smoke Detector(s)**  
 SEWER: **Public Sewer**

LOT: **Corner Lot, Near Public Transit**  
 POOL: **Association**

PATIO/PORCH: **Patio SPA:**

**BUILDING**

BUILDER NAME:  
 MAKE:  
 BUILD MODEL:  
 TAX MODEL:

ARCH STYLE:  
 DOOR:  
 WINDOW: **Blinds, Double Pane Windows, Drapes**

ROOF: **Shingle**  
 FOUNDATION DTLS: **Permanent**  
 PROP COND:  
**Updated/Remodeled**

CONSTR MTLs: **Drywall Walls, Stucco**  
 OTHER STRUCT:  
 NEW CONSTRUCTION YN: **No**

**GARAGE AND PARKING**

ATTACHED GARAGE?: **Detached**  
 UNCOVERED SPACES:

PARKING TOTAL: **2**  
 # REMOTES: **1**

GARAGE SPACES: **2**  
 RV PARK DIM:

CARPOR T SPACES:

**GREEN**

GREEN ENERGY GEN:  
 WALK SCORE:

GREEN ENERGY EFF:

GREEN SUSTAIN:

GREEN WTR CONSERV:

**POWER PRODUCTION**

POWER PRODUCTION: **No**

GREEN VERIFICATION: **No**

**COMMUNITY**

HOA FEE: **\$286.5/Monthly**

HOA NAME: **Fifteen thirty one**

HOA PHONE: **888 390 6364**

# OF UNITS: **151**

HOA FEE 2:  
HOA FEE 3:  
COMMUNITY: **Street Lights**

hoa  
HOA NAME 2:  
HOA NAME 3:  
HOA AMENITIES: **Pool,  
Insurance, Maintenance  
Grounds, Trash, Sewer,  
Water, Management,  
Maintenance Front Yard**

HOA PHONE 2:  
HOA PHONE 3:

# UNITS IN COMMUNITY: **151**  
STORIES TOTAL: **1**

HOA MANAGEMENT NAME: **Bentley community management,inc**  
HOA MANAGEMENT NAME 2:  
HOA MANAGEMENT NAME 3:

**LAND**

LAND LEASE?: **No**  
PARCEL #: **93349028**  
ADDITIONAL APN(S): **No**

LAND LEASE AMOUNT:  
LAND LEASE AMT FREQ:  
LAND LEASE PURCH?:  
LAND LEASE RENEW:

UTILITIES: **Electricity  
Connected, Natural Gas  
Connected, Phone Connected,  
Sewer Connected, Water  
Connected**  
ELECTRIC: **Electricity - On  
Property**  
WATER SOURCE: **Public**  
LOT SIZE DIM:  
ASSESSMENTS: **None**

TAX LOT: **1648**  
TAX BLOCK:  
TAX TRACT #: **864**  
ZONING:  
TAX OTHER ASSESSMENT: **\$361**  
TAX OTHER ASSESS SOURCE: **Estimated**

**SCHOOL**

HIGH SCHOOL DISTRICT: **Anaheim Union**  
**High**

ELEMENTARY:  
ELEMENTARY OTHER:

MIDDLE/JR HIGH:  
MIDDLE/JR HIGH OTHER:

HIGH SCHOOL:  
HIGH SCHOOL OTHER:

**LISTING**

BAC: **2%**  
BAC RMRKS:  
DUAL/VARI COMP?: **No**  
LEASE CONSIDERED?: **No**  
CURRENT FINANCING:  
POSSESSION: **Close Of Escrow**  
SIGN ON PROPERTY?: **Yes**  
CONTINGENCY LIST: **Standard Contract  
Contingencies**

TERMS: **1031 Exchange, Cash, Cash to New Loan,  
Conventional**  
LIST AGRMT: **Exclusive Right To Sell**  
LIST SERVICE: **Full Service**  
AD NUMBER:  
DISCLOSURES: **Homeowners Association**  
INTERNET, AVM?/COMM?: **Yes/Yes**  
INTERNET?/ADDRESS?: **Yes/Yes**  
NEIGHBORHOOD MARKET REPORT YN?: **Yes**

LIST CONTRACT DATE: **02/10/23**  
START SHOWING DATE:  
ON MARKET DATE: **02/16/23**  
PRICE CHG TIMESTAMP:  
STATUS CHG TIMESTAMP: **03/17/23**  
MOD TIMESTAMP: **03/17/23**  
EXPIRED DATE: **05/10/23**  
PURCH CONTRACT DATE: **02/20/23**  
CLOSE DATE: **03/17/23**

CONTINGENCY:

**PRIVATE REMARKS: Agent is the owner of the property.**

**SHOWING INFORMATION**

SHOW CONTACT TYPE: **Agent**  
SHOW CONTACT NAME: **Linda Mai**  
SHOW CONTACT PH: **714-454-9744**  
SHOW INSTRUCTIONS: **Please text agent before showing with your name and info.**  
DIRECTIONS: **State college & La palma**

LOCK BOX LOCATION: **Front door**  
LOCK BOX TYPE: **Supra**

OCCUPANT TYPE: **Vacant**  
OWNER'S NAME:

**AGENT / OFFICE**

LA: **(PMAILIN) Linda Mai**  
CoLA:  
LO: **(PB7906) L.S. Gateway Realtors**  
LO PHONE: **714-894-3477Ext:0**  
CoLO:  
CoLO PHONE:

LA State License: **01406252**  
CoLA State License:  
LO State License: **01954435**  
LO FAX: **714-894-3478**  
CoLO State License:  
CoLO FAX:  
Offers Email: **[lindahoamai@yahoo.com](mailto:lindahoamai@yahoo.com)**

**CONTACT PRIORITY**

1.LA CELL:  
2.LA DIRECT:  
3.LA PAGER: **000-0000**  
4.LA FAX: **714-894-3478**  
5.LA VOICEMAIL: **000-0000**  
6.LA EMAIL: **[lindahoamai@yahoo.com](mailto:lindahoamai@yahoo.com)**

**COMPARABLE INFORMATION**

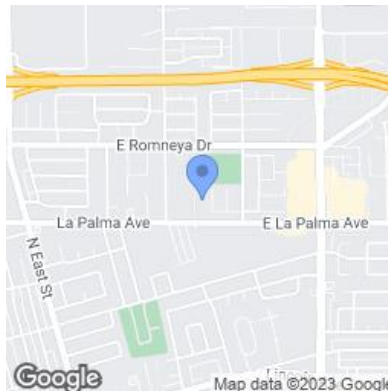
CLOSE PRICE: **\$439,000**  
LIST PRICE: **\$439,000**  
LIST \$ ORIGINAL: **\$439,000**  
PURCH CONTRACT DATE: **02/20/23**  
DOM/CDOM: **4/4**

BA: **(PWROGEJUL) Julia  
Rogel**  
BO: **eXp Realty of California  
Inc**  
BA State License: **02089415**  
BO State License: **01878277**

CoBA: **()**  
CoBO:  
CoBA State License:  
CoBO State License:

BUYER FINANCING: **Conventional**  
CONCESSIONS \$: **\$0**  
CONCESSION CMTS: **none**  
COE DATE: **03/17/23**

Enter into gated community. Once in the complex, go all the way to the end. The unit is on the right side of the pool area.



BED / BATH: **2/1,0,0,0**  
 SQFT(src): **975 (A)**  
 PRICE PER SQFT: **\$430.77**  
 LOT(src):  
 LEVELS: **One**  
 GARAGE: **3/Detached**  
 YEAR BUILT(src): **1962 (PUB)**  
 PROP SUB TYPE: **CONDO/A**  
 DOM / CDOM: **58/58**  
 SLC: **Notice Of Default**  
 PARCEL #: **93350001**  
 LISTING ID: **PW23053085**

Recent: 06/06/2023 : Back On Market : U->A

[Submit Offer](#)

**DESCRIPTION**

This beautiful 2-bedroom, 1-bathroom condo is a great sized home. The property spans across 975 living square feet and is an end unit, providing extra privacy. The condo features only one common wall. Additionally, the unit is conveniently located near the community pool. Enjoy a refreshing swim on hot summer days or simply soak up the sun while lounging by the pool. Only unit that has 3 car garage PLUS 1 additional car port. **SOLD AS IS.**

**EXCLUSIONS:**

**INCLUSIONS:**

AREA: **78 - Anaheim East of Harbor**  
 SUBDIVISION: **Other (OTHR)/Other**  
 COUNTY: **Orange**  
 SENIOR COMMUNITY?: **No**  
 CERTIFIED 433A?:

LIST \$ ORIGINAL: **\$430,000**  
 BASEMENT SQFT:  
 COMMON WALLS: **1 Common Wall, End Unit, No One Above, No One Below**  
 PARKING:  
 HORSE:  
 PROBATE AUTHORITY:

ROOM TYPE: **All Bedrooms Down, Living Room**  
 EATING AREA:

COOLING: **None**  
 HEATING: **Wall Furnace**  
 VIEW: **None**  
 WATERFRONT:  
 LAUNDRY: **Inside, Stackable**

PROP SUB TYPE: **Condominium (Attached)**

STRUCTURE TYPE: **House**

COMMON INTEREST: **Condominium**

**INTERIOR**

INTERIOR:  
 MAIN LEVEL BEDROOMS: **2**  
 MAIN LEVEL BATHROOMS: **1**

ACCESSIBILITY:  
 APPLIANCES:  
 KITCHEN FEATURES:  
 BATHROOM FEATURES:

FLOORING:  
 ENTRY LOC/ENTRY LVL: **/**  
 FIREPLACE: **Living Room**

**EXTERIOR**

EXTERIOR:  
 FENCING:  
 DIRECTION FACES:

SECURITY:  
 SEWER: **Public Sewer**

LOT: **0-1 Unit/Acre**  
 POOL: **Community**

PATIO/PORCH:  
 SPA:

**BUILDING**

BUILDER NAME:  
 MAKE:  
 BUILD MODEL:  
 TAX MODEL:

ARCH STYLE:  
 DOOR:  
 WINDOW:

ROOF:  
 FOUNDATION DTLS:  
 PROP COND:

CONSTR MTLs:  
 OTHER STRUCT:  
 NEW CONSTRUCTION YN: **No**

**GARAGE AND PARKING**

ATTACHED GARAGE?: **Detached**  
 UNCOVERED SPACES:

PARKING TOTAL: **4**  
 # REMOTES:

GARAGE SPACES: **3**  
 RV PARK DIM:

CARPOT SPACES: **1**

**GREEN**

GREEN ENERGY GEN:  
 WALK SCORE:

GREEN ENERGY EFF:

GREEN SUSTAIN:

GREEN WTR CONSERV:

**POWER PRODUCTION**

POWER PRODUCTION: **No**

GREEN VERIFICATION: **No**

**COMMUNITY**

HOA FEE: **\$287/Monthly**  
 HOA FEE 2:  
 HOA FEE 3:  
 COMMUNITY: **Curbs**

HOA NAME: **Fifteen Thirty One**  
 HOA NAME 2:  
 HOA NAME 3:  
 HOA AMENITIES: **Pool, Clubhouse, Maintenance**

HOA PHONE: **888-390-6364**  
 HOA PHONE 2:  
 HOA PHONE 3:

# OF UNITS: **1**  
 # UNITS IN COMMUNITY: **72**  
 STORIES TOTAL: **1**

**Grounds, Trash, Sewer,  
Water, Maintenance Front  
Yard**

HOA MANAGEMENT NAME: **Bentley Community Management**  
HOA MANAGEMENT NAME 2:  
HOA MANAGEMENT NAME 3:

**LAND**

LAND LEASE?: **No**  
PARCEL #: **93350001**  
ADDITIONAL APN(s): **No**

LAND LEASE AMOUNT:  
LAND LEASE AMT FREQ:  
LAND LEASE PURCH?:  
LAND LEASE RENEW:

UTILITIES:  
ELECTRIC:  
WATER SOURCE: **Public**  
LOT SIZE DIM:  
ASSESSMENTS: **Unknown**

TAX LOT: **1**  
TAX BLOCK:  
TAX TRACT #: **0864**  
ZONING:  
TAX OTHER ASSESSMENT: **\$1,820**  
TAX OTHER ASSESS SOURCE: **Estimated**

**SCHOOL**

HIGH SCHOOL DISTRICT: **Anaheim Union**  
**High**

ELEMENTARY:  
ELEMENTARY OTHER:

MIDDLE/JR HIGH:  
MIDDLE/JR HIGH OTHER:

HIGH SCHOOL:  
HIGH SCHOOL OTHER:

**LISTING**

BAC: **2%**  
BAC RMRKS:  
DUAL/VARI COMP?: **No**  
LEASE CONSIDERED?: **No**  
CURRENT FINANCING:  
POSSESSION:  
SIGN ON PROPERTY?: **No**  
CONTINGENCY LIST:

TERMS: **Cash, Conventional, Submit**  
LIST AGRMT: **Exclusive Right To Sell**  
LIST SERVICE: **Full Service**  
AD NUMBER:  
DISCLOSURES:  
INTERNET, AVM?/COMM?: **Yes/Yes**  
INTERNET?/ADDRESS?: **Yes/Yes**  
NEIGHBORHOOD MARKET REPORT YN?: **Yes**

LIST CONTRACT DATE: **02/28/23**  
START SHOWING DATE:  
ON MARKET DATE: **03/31/23**  
PRICE CHG TIMESTAMP: **04/28/23**  
STATUS CHG TIMESTAMP: **06/06/23**  
MOD TIMESTAMP: **06/06/23**  
EXPIRED DATE:  
PURCH CONTRACT DATE:  
ENDING DATE:

CONTINGENCY:

**PRIVATE REMARKS: PENDING CANCELATION SOLD AS IS. TEXT Katie at 657-758-3929 Please send all offers to katie@homesaverrealty.com Please include: POF, FICO SCORES, DU APPROVAL LETTER. Broker and broker**

**SHOWING INFORMATION**

SHOW CONTACT TYPE: **Agent**  
SHOW CONTACT NAME: **Katie**  
SHOW CONTACT PH: **657-758-3929**

LOCK BOX LOCATION:  
LOCK BOX TYPE: **None**

OCCUPANT TYPE: **Owner**  
OWNER'S NAME:

SHOW INSTRUCTIONS: **Please call Katie at (657) 758-3929 to schedule a showing. Please give a 24 hour notice to show the property.**  
DIRECTIONS: **Enter into gated community. Once in the complex, go all the way to the end. The unit is on the right side of the pool area.**

**AGENT / OFFICE**

LA: (**PWDARKAI**) **Kaitlyn Dares**  
CoLA: **Sindey Avalos**  
LO: (**PB17564**) **Home Saver Realty**  
LO PHONE: **877-243-4632**  
CoLO: **Home Saver Realty**  
CoLO PHONE: **877-243-4632**

LA State License: **02161851**  
CoLA State License: **01329000**  
LO State License: **01952643**  
LO FAX: **949-502-0819**  
CoLO State License: **01952643**  
CoLO FAX: **949-502-0819**  
Offers Email: **katie@homesaverrealty.com**

**CONTACT PRIORITY**

1.LA CELL:  
2.OFFERS: **katie@homesaverrealty.com**

967 S Citron St # 3, Anaheim 92805

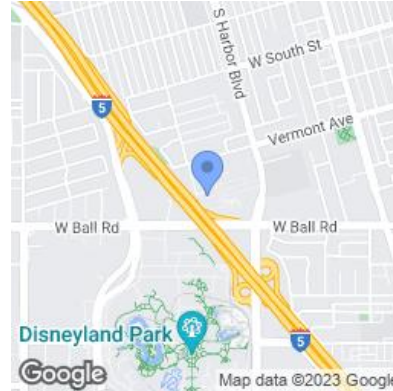
STATUS: Active

LIST PRICE: \$400,000

Go North on Ball, Left on Vermot, Left on Citron



Recent: 06/09/2023 : NEW



BED / BATH: 2/1,0,0,0  
 SQFT(src): 824 (A)  
 PRICE PER SQFT: \$485.44  
 LOT(src): 0/0 (A)  
 LEVELS: One  
 GARAGE: 2/Detached  
 YEAR BUILT(src): 1980 (ASR)  
 PROP SUB TYPE: CONDO/A  
 DOM / CDOM: 5/5  
 SLC: Standard  
 PARCEL #: 93823003  
 LISTING ID: PW23101440

Submit Offer

DESCRIPTION

Beautiful condo unit in the Gated Cinnamon Hollow Community. Conveniently located minutes from Disneyland, Downtown Disney and Garden Walk. Two Bedrooms, 1 Bathroom with an Open Spacious Floorplan. The main bedroom suite has a walk in closet. Inside laundry area closet for full size washer and dryer. Two Car detached Garage. Views of the Disneyland Fireworks at nighttime! Location of the unit is close to the complex entry and just a short walking distance to the relaxing Pool and Spa and community open grass areas. Great opportunity to own a property in the desirable Cinnamon Hollow Gated Community that has Pool, Spa, and Guest Parking. Those summer afternoons when you want to go out for an evening walk or to dine in. You just have to get in your car and drive minutes for Shopping, Restaurants, Anaheim Packing District, Anaheim Ice Rink, Walmart, Target, Freeways and Disneyland, Orange Outlets or Downtown Disney! Parks and Schools are also in close proximity. Make this condo yours today!

EXCLUSIONS: Refrigerator and all personal property

INCLUSIONS: Washer and Dryer

AREA: 61 - N of Gar Grv, S Of Ball, E of Knott, W of Dal  
 SUBDIVISION: Other (OTHR)/CINNAMON HOLLOW  
 COUNTY: Orange  
 SENIOR COMMUNITY?: No  
 CERTIFIED 433A?:

LIST \$ ORIGINAL: \$400,000  
 BASEMENT SQFT:  
 COMMON WALLS: 2+ Common Walls  
 PARKING:  
 HORSE:  
 PROBATE AUTHORITY:

ROOM TYPE: Living Room, Walk-In Closet  
 EATING AREA: See Remarks

COOLING: Central Air  
 HEATING: Central, Radiant  
 VIEW: None  
 WATERFRONT:  
 LAUNDRY: Inside

PROP SUB TYPE: Condominium (Attached)

STRUCTURE TYPE: Multi Family

COMMON INTEREST: Planned Development

INTERIOR

INTERIOR:  
 MAIN LEVEL BEDROOMS: 2  
 MAIN LEVEL BATHROOMS: 1

ACCESSIBILITY: 2+ Access Exits  
 APPLIANCES:  
 KITCHEN FEATURES:  
 BATHROOM FEATURES: Bathtub

FLOORING: Laminate, Tile, Vinyl  
 ENTRY LOC/ENTRY LVL: living room/2  
 FIREPLACE: None

EXTERIOR

EXTERIOR:  
 FENCING:  
 DIRECTION FACES:

SECURITY:  
 SEWER: Public Sewer

LOT:  
 POOL: Association, Heated

PATIO/PORCH:  
 SPA:

BUILDING

BUILDER NAME:  
 MAKE:  
 BUILD MODEL:  
 TAX MODEL:

ARCH STYLE:  
 DOOR:  
 WINDOW:

ROOF:  
 FOUNDATION DTLs:  
 PROP COND:

CONSTR MTLs:  
 OTHER STRUCT:  
 NEW CONSTRUCTION YN: No

GARAGE AND PARKING

ATTACHED GARAGE?: Detached  
 UNCOVERED SPACES:

PARKING TOTAL: 2  
 # REMOTES:

GARAGE SPACES: 2  
 RV PARK DIM:

CARPORT SPACES:

GREEN

GREEN ENERGY GEN:  
 WALK SCORE:

GREEN ENERGY EFF:

GREEN SUSTAIN:

GREEN WTR CONSERV:

POWER PRODUCTION

POWER PRODUCTION: No

GREEN VERIFICATION: No

COMMUNITY

HOA FEE: \$450/Monthly  
 HOA FEE 2:

HOA NAME: API  
 HOA NAME 2:

HOA PHONE: 949-363-7255  
 HOA PHONE 2:

# OF UNITS: 86  
 # UNITS IN COMMUNITY: 86

HOA FEE 3:  
COMMUNITY: **Street Lights**

HOA NAME 3:  
HOA AMENITIES: **Pool, Spa/Hot  
Tub**

HOA PHONE 3:

STORIES TOTAL: **1**

HOA MANAGEMENT NAME: **American Properties International**  
HOA MANAGEMENT NAME 2:  
HOA MANAGEMENT NAME 3:

**LAND**

LAND LEASE?: **No**  
PARCEL #: **93823003**  
ADDITIONAL APN(s): **No**

LAND LEASE AMOUNT:  
LAND LEASE AMT FREQ:  
LAND LEASE PURCH?:  
LAND LEASE RENEW:

UTILITIES:  
ELECTRIC:  
WATER SOURCE: **Public**  
LOT SIZE DIM:  
ASSESSMENTS: **Unknown**

TAX LOT: **1**  
TAX BLOCK:  
TAX TRACT #: **10954**  
ZONING:  
TAX OTHER ASSESSMENT: **\$361**  
TAX OTHER ASSESS SOURCE: **Estimated**

**SCHOOL**

HIGH SCHOOL DISTRICT: **Anaheim Union**  
**High**

ELEMENTARY:  
ELEMENTARY OTHER:

MIDDLE/JR HIGH:  
MIDDLE/JR HIGH OTHER:

HIGH SCHOOL:  
HIGH SCHOOL OTHER:

**LISTING**

**DATES**

BAC: **2%**  
BAC RMRKS:  
DUAL/VARI COMP?: **No**  
LEASE CONSIDERED?: **No**  
CURRENT FINANCING:  
POSSESSION:  
SIGN ON PROPERTY?: **Yes**  
CONTINGENCY LIST:

TERMS: **Cash, Cash to New Loan, Conventional**  
LIST AGRMT: **Exclusive Right To Sell**  
LIST SERVICE: **Full Service**  
AD NUMBER:  
DISCLOSURES:  
INTERNET, AVM?/COMM?: **Yes/Yes**  
INTERNET?/ADDRESS?: **Yes/Yes**  
NEIGHBORHOOD MARKET REPORT YN?: **Yes**

LIST CONTRACT DATE: **05/17/23**  
START SHOWING DATE:  
ON MARKET DATE: **06/09/23**  
PRICE CHG TIMESTAMP:  
STATUS CHG TIMESTAMP: **06/09/23**  
MOD TIMESTAMP: **06/12/23**  
EXPIRED DATE:  
PURCH CONTRACT DATE:  
ENDING DATE:

CONTINGENCY: **CONTINGENT UPON FINDING A REPLACEMENT PROPERTY AND CLOSING CONCURRENTLY**  
**PRIVATE REMARKS: OFFERS ARE BEING PRESENTED WEDNESDAY 6/14/23 EVENING! All information deemed reliable but not guaranteed. Agents and buyers do your own diligence in regards to all aspects of the property. Please submit offers with ficos, DU, prequal letter and proof of funds. If Cash send offer with POF for the full amount. Submit offers to realtorlizalanzo@gmail.com. Text in a group 714-803-8361 and 714-803-8364 if you have any questions. THANK YOU FOR SHOWING!**

**SHOWING INFORMATION**

SHOW CONTACT TYPE: **Agent**  
SHOW CONTACT NAME: **Liz Alonzo**  
SHOW CONTACT PH:

LOCK BOX LOCATION: **FRONT DOOR**  
LOCK BOX TYPE: **Supra**

OCCUPANT TYPE: **Owner**  
OWNER'S NAME:

SHOW INSTRUCTIONS: **DO NOT USE SHOWING TIME! Showing times are Monday to Friday 10 am to 6:30 pm and Weekends 12-6 pm Please text in a group 714-803-8361 and 714-803-8364 and request the date and time you want to show at least 4 hours in advance and wait for confirmation. There is almost always someone home. DO NOT SHOW UP WITHOUT A CONFIRMATION. THE SELLERS WILL NOT LET YOU IN. Show your business card. Once you enter the complex make a right and the unit will be on the second floor. Gate Code: 12435**  
DIRECTIONS: **Go North on Ball, Left on Vermont, Left on Citron**

**AGENT / OFFICE**

**CONTACT PRIORITY**

LA: (**PSOTELIZ**) **Lizbeth Alonzo**  
CoLA:  
LO: (**PB18121**) **BHHS CA Properties**  
LO PHONE: **714-602-2626**  
CoLO:  
CoLO PHONE:

LA State License: **01435769**  
CoLA State License:  
LO State License: **01986798**  
LO FAX: **714-602-2630**  
CoLO State License:  
CoLO FAX:  
Offers Email: **realtorlizalanzo@gmail.com**

1.LA CELL: **714-803-8361**

1026 N Acacia St # F2, Anaheim 92805

STATUS: Active

LIST PRICE: \$465,000

From 91 FWY exit N East St go South on East ST. Turn Left on La Palma Ave, Turn Left on Acacia St. Condos will be on your Right.



BED / BATH: **2/1,0,0,0**  
 SQFT(src): **975 (A)**  
 PRICE PER SQFT: **\$476.92**  
 LOT(src):  
 LEVELS: **One**  
 GARAGE: **0**  
 YEAR BUILT(src): **1962 (ASR)**  
 PROP SUB TYPE: **CONDO/A**  
 DOM / CDOM: **6/6**  
 SLC: **Standard**  
 PARCEL #: **93349014**  
 LISTING ID: **PW23101775**

Recent: 06/08/2023 : NEW

[Submit Offer](#)

DESCRIPTION

Introducing a stunning two-bedroom, one-bathroom condominium that exudes elegance and modernity. As you step into this condo you will notice how natural light cascades through the newer windows, creating a warm and inviting ambiance throughout. The window shutters not only enhance privacy but also add a touch of sophistication to the overall aesthetic. The condominium's bathroom features contemporary fixtures and a tastefully designed layout. Situated in a great location, this condominium offers convenient access to nearby shopping centers, restaurants, schools, parks, and Freeway options.

EXCLUSIONS:

INCLUSIONS:

AREA: **78 - Anaheim East of Harbor**  
 SUBDIVISION: **Other (OTHR)/OTHER**  
 COUNTY: **Orange**  
 SENIOR COMMUNITY?: **No**  
 CERTIFIED 433A?:

LIST \$ ORIGINAL: **\$465,000**  
 BASEMENT SQFT:  
 COMMON WALLS: **2+ Common Walls**  
 PARKING: **Assigned, Carport**  
 HORSE:  
 PROBATE AUTHORITY:

ROOM TYPE: **All Bedrooms Down, Living Room**  
 EATING AREA: **Breakfast Nook, Dining Room**

COOLING: **Wall/Window Unit(s)**  
 HEATING: **Fireplace(s), Wall Furnace**  
 VIEW: **None**  
 WATERFRONT:  
 LAUNDRY: **Community**

PROP SUB TYPE: **Condominium (Attached)**

STRUCTURE TYPE: **Multi Family**

COMMON INTEREST: **Condominium**

INTERIOR

INTERIOR: **Open Floorplan, Recessed Lighting, Tile Counters**  
 MAIN LEVEL BEDROOMS: **2**  
 MAIN LEVEL BATHROOMS: **1**

ACCESSIBILITY:  
 APPLIANCES: **Built-In Range, Convection Oven, Gas Oven, Gas Range, Gas Water Heater**  
 KITCHEN FEATURES:  
 BATHROOM FEATURES: **Shower, Remodeled**

FLOORING: **Tile**  
 ENTRY LOC/ENTRY LVL: **ACACIA ST/1**  
 FIREPLACE: **Living Room**

EXTERIOR

EXTERIOR:  
 FENCING: **Vinyl**  
 DIRECTION FACES:

SECURITY: **Automatic Gate, Card/Code Access, Gated Community, Smoke Detector(s)**  
 SEWER: **Public Sewer**

LOT:  
 POOL: **Community**

PATIO/PORCH:  
 SPA:

BUILDING

BUILDER NAME:  
 MAKE:  
 BUILD MODEL:  
 TAX MODEL:

ARCH STYLE:  
 DOOR:  
 WINDOW: **Low Emissivity Windows, Shutters**

ROOF:  
 FOUNDATION DTLS:  
 PROP COND: **Turnkey, Updated/Remodeled**

CONSTR MTLs:  
 OTHER STRUCT:  
 NEW CONSTRUCTION YN: **No**

GARAGE AND PARKING

ATTACHED GARAGE?:  
 UNCOVERED SPACES:

PARKING TOTAL: **0**  
 # REMOTES:

GARAGE SPACES: **0**  
 RV PARK DIM:

CARPOT SPACES:

GREEN

GREEN ENERGY GEN:  
 WALK SCORE:

GREEN ENERGY EFF:

GREEN SUSTAIN:

GREEN WTR CONSERV:

POWER PRODUCTION

POWER PRODUCTION: **No**

GREEN VERIFICATION: **No**

COMMUNITY

HOA FEE: **\$316/Monthly**

HOA NAME: **Fteen Thirty-one**

HOA PHONE: **888-390-6364**

# OF UNITS: **1**

HOA FEE 2: HOA NAME 2:  
HOA FEE 3: HOA NAME 3:  
COMMUNITY: **Sidewalks, Street Lights** HOA AMENITIES: **Pool, Banquet Facilities**

HOA PHONE 2:  
HOA PHONE 3:

# UNITS IN COMMUNITY: **150**  
STORIES TOTAL: **1**

HOA MANAGEMENT NAME: **Bently Community Management Inc**  
HOA MANAGEMENT NAME 2:  
HOA MANAGEMENT NAME 3:

**LAND**

LAND LEASE?: **No**  
PARCEL #: **93349014**  
ADDITIONAL APN(S): **No**

LAND LEASE AMOUNT:  
LAND LEASE AMT FREQ:  
LAND LEASE PURCH?:  
LAND LEASE RENEW:

UTILITIES: **Electricity Connected, Natural Gas Available, Sewer Available, Water Available**  
ELECTRIC: **Standard**  
WATER SOURCE: **Public**  
LOT SIZE DIM:  
ASSESSMENTS: **None**

TAX LOT: **933**  
TAX BLOCK:  
TAX TRACT #: **14**  
ZONING:  
TAX OTHER ASSESSMENT: **\$361**  
TAX OTHER ASSESS SOURCE: **Estimated**

**SCHOOL**

HIGH SCHOOL DISTRICT: **Anaheim Union High**  
ELEMENTARY:

ELEMENTARY OTHER:

MIDDLE/JR HIGH:

MIDDLE/JR HIGH OTHER:

HIGH SCHOOL:

HIGH SCHOOL OTHER:

**LISTING**

BAC: **2%**  
BAC RMRKS:  
DUAL/VARI COMP?: **No**  
LEASE CONSIDERED?: **No**  
CURRENT FINANCING: **Conventional**  
POSSESSION:  
SIGN ON PROPERTY?: **No**  
CONTINGENCY LIST:

TERMS: **Cash, Cash to New Loan, Conventional**  
LIST AGRMT: **Exclusive Right To Sell**  
LIST SERVICE: **Full Service**  
AD NUMBER:  
DISCLOSURES: **CC And R's**  
INTERNET, AVM?/COMM?: **Yes/Yes**  
INTERNET?/ADDRESS?: **Yes/Yes**  
NEIGHBORHOOD MARKET REPORT YN?: **Yes**

**DATES**

LIST CONTRACT DATE: **06/06/23**  
START SHOWING DATE:  
ON MARKET DATE: **06/08/23**  
PRICE CHG TIMESTAMP:  
STATUS CHG TIMESTAMP: **06/08/23**  
MOD TIMESTAMP: **06/11/23**  
EXPIRED DATE:  
PURCH CONTRACT DATE:  
ENDING DATE:

CONTINGENCY:

**PRIVATE REMARKS: Property to be sold as is. Buyer and their agent to verify all information related to the property for accuracy. Dishwasher has never been used by owner.**

**SHOWING INFORMATION**

SHOW CONTACT TYPE: **Other**  
SHOW CONTACT NAME: **ELIAS**  
SHOW CONTACT PH: **8584619172**

LOCK BOX LOCATION: **NONE**  
LOCK BOX TYPE: **None, See Remarks**

OCCUPANT TYPE: **Owner**  
OWNER'S NAME:

SHOW INSTRUCTIONS: **Please call or text 858-461-9172 for showing appointment. Showings preferred after 3pm You will need a combo to access the condos #3152**

DIRECTIONS: **From 91 FWY exit N East St go South on East ST. Turn Left on La Palma Ave, Turn Left on Acacia St. Condos will be on your Right.**

**AGENT / OFFICE**

LA: (**PDUARDEV**) **Devlin Duarte**  
CoLA:  
LO: (**PB11964**) **Real Consultants**  
LO PHONE: **562-321-5192Ext:0**  
CoLO:  
CoLO PHONE:

LA State License: **01314423**  
CoLA State License:  
LO State License: **01521526**  
LO FAX: **888-247-5739**  
CoLO State License:  
CoLO FAX:  
Offers Email: **devlinduarte@hotmail.com**

**CONTACT PRIORITY**

1.LA CELL: **562-321-3854**  
2.LA DIRECT:  
3.LA PAGER: **000-0000**  
4.LA FAX: **888-247-5739**  
5.LA VOICEMAIL: **000-0000**  
6.LA EMAIL: **devlinduarte@hotmail.com**

# Tax Search



Orange, California  
**Searched: 933-50-001**  
 Non-Order Search

Tax Year: 2022-2023  
 Tax Cover: 05/26/2023  
 Searched By: PHILIP BELTRAN  
 Searched On: 6/14/2023 6:09 PM

Company: PACIFIC COAST TITLE | ORANGE - (FNFSTR) | 11 | CRN: 00012-00006

APN:	<b>933-50-001</b>
Described As:	<b>R-BOOK: 94 PAGE: 20 PAR: UNIT: 1 RECORD SURVEY 094-20 LOT UNIT 1 PATIO, G-41, G-48, G-84, G-85 OF PROJEC T LOCATED ON AP 267-121-05 TOGETHER WITH AN UND 1/72 INT IN RECORD SURVEY 094-20</b>
Address:	<b>1541 E LA PALMA AV 1</b>
City:	<b>ANAHEIM</b>
Billing Address:	<b>1541 E LA PALMA AVE #J1 ANAHEIM CA 92805-1631</b>
Assessed Owner(s):	<b>CORREA, IMELDA; CORREA, LUIS E</b>
Search As:	<b>Tax ID 933-50 Parcel 1</b>

Tax Rate Area:	<b>01-007</b>	<b>Value</b>	Conveyance Date:	<b>06/22/2005</b>	
Use Code:	<b>1</b>	Land:	Conveying Instrument:	<b>483669</b>	
<b>SINGLE FAMILY RESIDENTIAL</b>		Improvements:	Date Transfer Acquired:		
Region Code:		Personal Property:	Vesting:		
Flood Zone:		Fixtures:	Year Built:		
Zoning Code:		Inventory:	Year Last Modified:		
Taxability Code:		<b>Exemptions</b>	<b>Square Footage</b>		
Tax Rate:	<b>1.870724 %</b>	Homeowner:	Land:		
Bill #:		Inventory:	Improvements:		
Issue Date:		Personal Property:	Tax Defaulted:		
		Religious:			
		All Other:			
		Net Taxable Value:	<b>238,653.00</b>	Total Tax:	<b>4,464.54</b>

Installment	Amount	Penalty	Due Date	Status	Payment Date	Balance
<b>1st</b>	<b>2,232.27</b>	<b>223.22</b>	<b>12/10/2022</b>	<b>PAID</b>	<b>12/08/2022</b>	<b>0.00</b>
<b>2nd</b>	<b>2,232.27</b>	<b>246.22</b>	<b>04/10/2023</b>	<b>PAID</b>	<b>04/07/2023</b>	<b>0.00</b>
<b>Total Balance:</b>						<b>0.00</b>

Bonds: <b>0</b>	Parcel Changed:	Sold to State: <b>0</b>	Mello-Roos: <b>N</b>	NSF: <b>N</b>
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Account	Special Lien Description	Amount
<b>A1</b>	<b>BASIC LEVY</b>	<b>2,644.53</b>
<b>B3744</b>	<b>VECTOR CONTROL</b>	<b>0.67</b>
<b>BA744</b>	<b>MOSQUITO, FIRE ANT ASSESSMENT</b>	<b>4.98</b>
<b>C7820B</b>	<b>MWD WATER STANDBY CHARGE</b>	<b>8.54</b>
<b>CI751</b>	<b>PACEFUNDING OPEN PACE PROGRAM</b>	<b>1,458.82</b>
<b>U2916A</b>	<b>OCSD SEWER USER FEE</b>	<b>347.00</b>

Company	Department	Title Unit	Order No.	Date Created
Ticor Title	1109 Ticor OC Prod - (FNFSTR)	01	00940671	03/23/2023

Wedgewood Enterprises	Redondo Beach	01	ca933-500-01	01/30/2023
Ticor Title	1109 Ticor OC Prod - (FNFSTR)	01	00909070	06/16/2022

**THE INFORMATION PROVIDED IS A SUMMARIZED SEARCH OF OUR RECORDS. PROPERTY INSIGHT DOES NOT WARRANT NOR GUARANTEE THE ACCURACY NOR COMPLETENESS OF THE INFORMATION SHOWN. A FULL/EXTENDED TAX SEARCH IS RECOMMENDED.**

**\*\*\* END OF REPORT \*\*\***