FINANCIAL ASSET SERVICES, INC.

BROKER'S PRICE OPINION - FORM 201

SUBJECT PROPERTY INFORMATION

Client Name: Premier Money Source, Inc.	**Borrower's Name:** Mark Vincent	**Loan Number:** 002570	
Street Address: 1425 47th Avenue	**City** Capitola	**State** CA	**Zip Code** 95010
Ownership Type:			

SUBJECT PROPERTY MARKET PRICES

Estimated Market Time:	(90 days)		(90 days)		(30 days)		(90 days)	
Suggested List Price:	**As Is List**	$ 1,325,000	**As Repaired List**	$ 1,325,000	**Quick Sale**	$ 1,300,000	**Land**	$ 875,000
Suggested List Price:	**As Is Sale**	$ 1,325,000	**As Repaired Sale**	$ 1,325,000	**Quick Sale**	$ 1,300,000	**Land**	$ 850,000

SUBJECT PROPERTY ITEMIZED REPAIRS

Title	Description	Cost
Repair 1		$ 0
Repair 2		$ 0
Repair 3		$ 0
Repair 4		$ 0
Repair 5		$ 0
	Estimated Total	**$ 0**

SUBJECT PROPERTY REPAIRS

Lender Required Property Repairs:	$ 0	**Contribution of Value:**	$ 0
Explain Required Repairs:			

SUBJECT PROPERTY CHARACTERISTICS

Type: Single Family Residential	**Condition:** Good	**Square Feet:** 1028
Bedroom: 2	**Bathroom:** 1	**Garage:**
Year Built 1949	**Lot Size:** 2483 SqFt	**Basement:** No
APN#: 034-061-11	**Has the subject property been listed in the last 12 months?** No	
Previous List Price: $ 0	**Previous DOM:** N/A	**Is the subject property currently listed?** No
Current List Price: $ 0	**Current DOM:** N/A	**Population Density:** Suburban

SUBJECT PROPERTY COMMENTS

The subject property appears to be in good condition with no visible signs of deferred maintenance. The landscaping appears to be maintained, and while there were no vehicles parked on site or lights on at the time of inspection, the property does not appear to be vacant or neglected. The home is on a corner lot with a lot size that is much below average.

Property Status							
Vacant:	No	**Vandalized:**	No	**Locked/Secured:**	Unknown	**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
1916 LOTMAN DRIVE SANTA CRUZ	FS	SFR-Det	Avg	0.78 Mi	1204	3	2	6795 SqFt	2 Att	No	1964	1,199,000	1,225,000	2024-05-24	1,017	2
3890 REPOSA AVENUE SANTA CRUZ	FS	SFR-Det	Avg	0.47 Mi	1391	3	2	5053 SqFt	2 Att	No	1965	1,090,000	1,300,000	2024-10-02	935	16
4570 CRYSTAL STREET CAPITOLA (★)	FS	SFR-Det	Ex	0.13 Mi	1123	2	2	3223 SqFt		No	1946	1,429,000	1,425,000	2024-07-12	1,269	49
1. Comments: Single level ranch style home in nearby subdivision close to amenities, dated but well maintained.													MLS# ML81963338		Sale Type: CV	
2. Comments: Single level ranch style home in nearby neighborhood, close to amenities, dated but well maintained. Lot size and square footage exceed guidelines because subject lot size well below area average.													MLS# ML81979463		Sale Type: CV	
3. Comments: Cottage style home in the same neighborhood as the subject but on a quieter interior street with a larger, more usable lot. Property has been recently and thoroughly renovated.													MLS# ML81965990		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
940 32ND AVENUE SANTA CRUZ (★)	FS	SFR-Det	Good	0.97 Mi	988	3	1	5140 SqFt	1 Att	No	1956	1,299,000	1,299,000	1,315	19
4980 CAPITOLA ROAD CAPITOLA	FS	SFR-Det	Ex	0.23 Mi	854	3	2	3180 SqFt		No	1958	1,599,000	1,400,000	1,639	78
1555 LINCOLN AVENUE CAPITOLA	FS	SFR-Det	Avg	0.2 Mi	1044	2	2	3441 SqFt		No	1890	1,599,000	1,549,000	1,484	32
1. Comments: Tax records show this as a 3 bedroom, 1 bathroom house. Attached garage converted to living space without permit, making house 4/2 per MLS.. Overall condition appears to be good, has art studio in back yard.													MLS# ML81976423		
2. Comments: Single family home in the same neighborhood as subject but on the major arterial road with a high amount of traffic. Home has been legally converted into a duplex but is marketed as both a single family and a duplex and is overall comparable.													MLS# ML81973330		
3. Comments: Victorian era home in the same neighborhood as subject but on quiet interior street closer to beach and amenities. Larger lot size but inferior floor plan suffering from functional obsolescence.													MLS# ML81977404		

NEIGHBORHOOD DATA

Management Co Name: n/a	**Management Co Phone:**	**Rental Market: Lease potential (monthly):** $ 2,800
Neighborhood Trend: Improving	**Neighborhood Trend Rate (monthly %):** 1	**Comparable Sales:** 22 Days
Comparable Listing: 43 Days		

There is new construction nearby:	No	**Price Range:**	$ 0 - $ 0	**Distance from Subject:**
Number of similar listings within 1 mile:	1-5	**Price Range:**	$ 1,299,000 - $ 1,430,000	**Describe neighborhood factors that would detract from property:** Subject in a neighborhood that is a mixture of owner-occupied homes, second homes, and rental properties. Property is located on a neighborhood thoroughfare with more and faster moving traffic than many nearby streets.
There is REO competition in the area:	No	**Price Range:**	$ 0 - $ 0	
Property Taxes are Current:	Yes	**Amount:**	$ 1,648	
Mello-Roos/Special Assesment Property:	No	**Amount:**	$ 0	
Special Assessments/Homeowner Dues:	No	**Amount:**	$ 0	

LISTING AGENT INFORMATION

Name: N/A	**Firm Name:** N/A	**Phone Number:** N/A	**Subject MLS:** N/A

BPO PREPARATION

Broker Firm Name: Compass	**Preparer:** Sebastian Frey	**Phone Number:** 831-239-6727
Broker Tax ID#: 554-95-1540	**Inspection Date:** 2024-10-09	**Report Date:** 2024-10-09
Office proximity to subject: 19 Mi	**Explain if more than 40 miles:**	

SUBJECT PHOTOS

Front

House Number

Side

Street

COMPARABLE PHOTOS

Sale 1

Sale 2

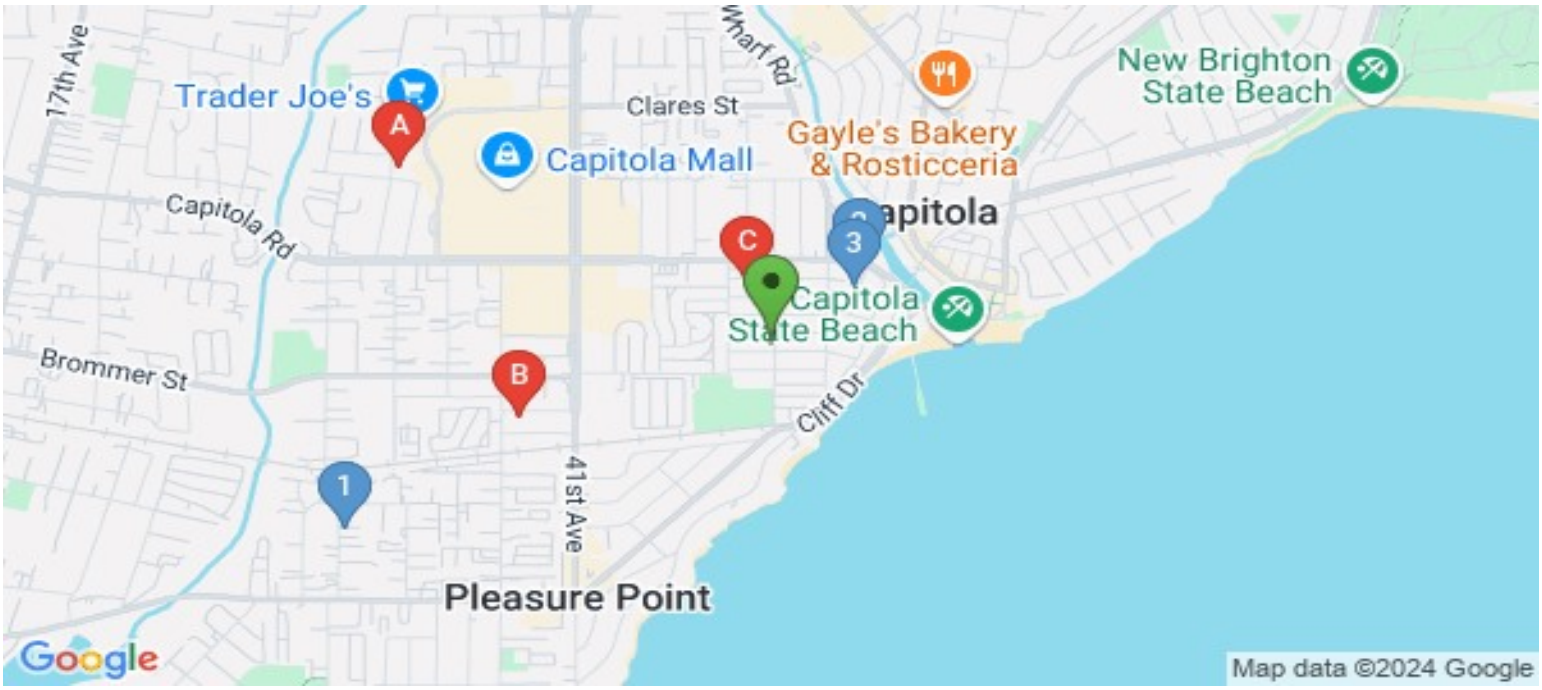
Sale 3

Listing 1

Listing 2

Listing 3

SUBJECT MAP



LISTING LEGEND AND INFORMATION	STREET ADDRESS	ZIP CODE	PROXIMITY
SUBJECT PROPERTY	1425 47th Avenue	95010	0 MI
COMPARABLE SALE 1	1916 LOTMAN DRIVE	95062	0.78 Mi
COMPARABLE SALE 2	3890 REPOSA AVENUE	95062	0.47 Mi
COMPARABLE SALE 3	4570 CRYSTAL STREET	95010	0.13 Mi
COMPARABLE LISTING 1	940 32ND AVENUE	95062	0.97 Mi
COMPARABLE LISTING 2	4980 CAPITOLA ROAD	95010	0.23 Mi
COMPARABLE LISTING 3	1555 LINCOLN AVENUE	95010	0.2 Mi

1425 47th Ave, Capitola, CA 95010-3107, Santa Cruz County

APN: 034-061-11-000 CLIP: 8782000348

Beds	Full Baths	Half Baths	Sale Price	Sale Date
3	**1**	**N/A**	**N/A**	**N/A**
Bldg Sq Ft	**Lot Sq Ft**	**Yr Built**	**Type**	
1,028	**2,483**	**1949**	**SFR**	

OWNER INFORMATION

Owner Name	**Crawford Suzanne**	Tax Billing City & State	**Thousand Oaks, CA**
Tax Billing Address	**278 Toyon Ct**	Tax Billing Zip	**91362**

COMMUNITY INSIGHTS

Median Home Value	**$1,079,913**	School District	**SOQUEL UNION ELEMENTARY**
Median Home Value Rating	**10 / 10**	Family Friendly Score	**20 / 100**
Total Crime Risk Score (for the neighborhood, relative to the nation)	**22 / 100**	Walkable Score	**85 / 100**
Total Incidents (1 yr)	**148**	Q1 Home Price Forecast	**$1,140,515**
Standardized Test Rank	**63 / 100**	Last 2 Yr Home Appreciation	**3%**

LOCATION INFORMATION

School District	**Santa Cruz**	Property Carrier Route	**C007**
Community College District	**Cabrillo Jt**	Market Area	**44**
Elementary School District	**Soquel Un**	Within 250 Feet of Multiple Flood Zone	**No**
Census Tract	**1217.01**		

TAX INFORMATION

APN	**034-061-11-000**	Block ID	**10**
% Improved	**52%**	Lot Number	**11**
Tax Area	**03108**		

ASSESSMENT & TAX

Assessment Year	2024	2023	2022
Assessed Value - Total	**$44,300**	**$43,431**	**$42,580**
Assessed Value - Land	**$21,405**	**$20,985**	**$20,574**
Assessed Value - Improved	**$22,895**	**$22,446**	**$22,006**
YOY Assessed Change ($)	**$869**	**$851**	
YOY Assessed Change (%)	**2%**	**2%**	

Tax Year	Total Tax	Change ($)	Change (%)
2021	**$1,517**		
2022	**$1,587**	**$69**	**4.55%**
2023	**$1,648**	**$61**	**3.87%**

CHARACTERISTICS

Land Use - CoreLogic	**SFR**	Bedrooms	**3**
Land Use - County	**Single Family Resid**	Total Baths	**1**
Lot Acres	**0.057**	Full Baths	**1**
Lot Area	**2,483**	Fireplaces	**1**
Year Built	**1949**	Roof Type	**Concrete**
Effective Year Built	**1949**	Roof Material	**Concrete**
Gross Area	**1,028**	Water	**Public**
Building Sq Ft	**1,028**	Sewer	**Public Service**
Total Rooms	**5**		

SELL SCORE

Rating	**Moderate**	Value As Of	**2024-10-06 04:33:02**
Sell Score	**551**		

ESTIMATED VALUE

RealAVM™	**$1,332,700**	Confidence Score	**68**
RealAVM™ Range	**$1,185,000 - $1,480,500**	Forecast Standard Deviation	**11**
Value As Of	**09/30/2024**		

The data within this report is compiled by CoreLogic from public and private sources. The data is deemed reliable, but is not guaranteed. The accuracy of the data contained herein can be independently verified by the recipient of this report with the applicable county or municipality.

(1) RealAVM™ is a CoreLogic® derived value and should not be used in lieu of an appraisal.

(2) The Confidence Score is a measure of the extent to which sales data, property information, and comparable sales support the property valuation analysis process. The confidence score range is 50 - 100. Clear and consistent quality and quantity of data drive higher confidence scores while lower confidence scores indicate diversity in data, lower quality and quantity of data, and/or limited similarity of the subject property to comparable sales.

(3) The FSD denotes confidence in an AVM estimate and uses a consistent scale and meaning to generate a standardized confidence metric. The FSD is a statistic that measures the likely range or dispersion an AVM estimate will fall within, based on the consistency of the information available to the AVM at the time of estimation. The FSD can be used to create confidence that the true value has a statistical degree of certainty.

RENTAL TRENDS

Estimated Value	**3669**	Cap Rate	**2.4%**
Estimated Value High	**4978**	Forecast Standard Deviation (FSD)	**0.36**
Estimated Value Low	**2360**		

(1) Rental Trends is a CoreLogic® derived value and should be used for information purposes only.

(2) The FSD denotes confidence in an Rental Trends estimate and uses a consistent scale and meaning to generate a standardized confidence metric. The FSD is a statistic that measures the likely range or dispersion a Rental Amount estimate will fall within, based on the consistency of the information available to the Rental Amount at the time of estimation. The FSD can be used to create confidence that the true value has a statistical degree of certainty.

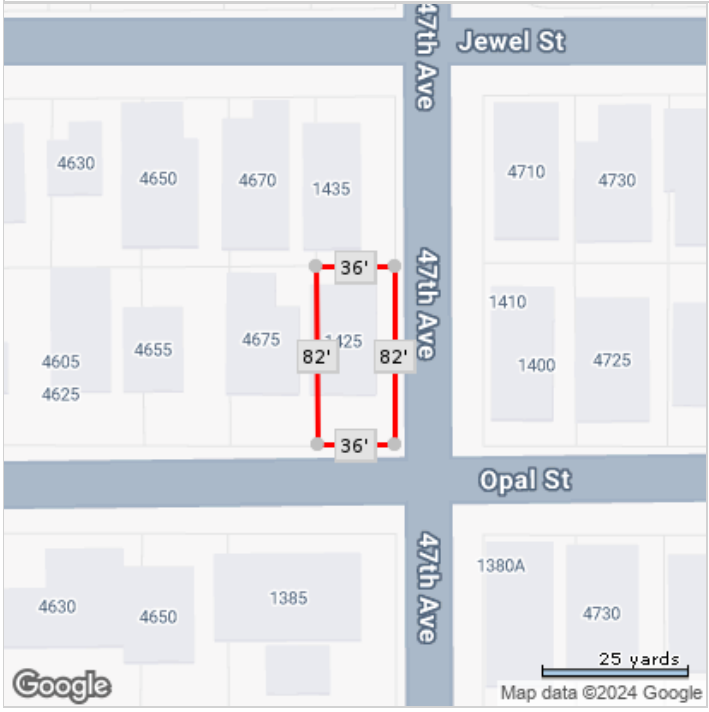
LAST MARKET SALE & SALES HISTORY

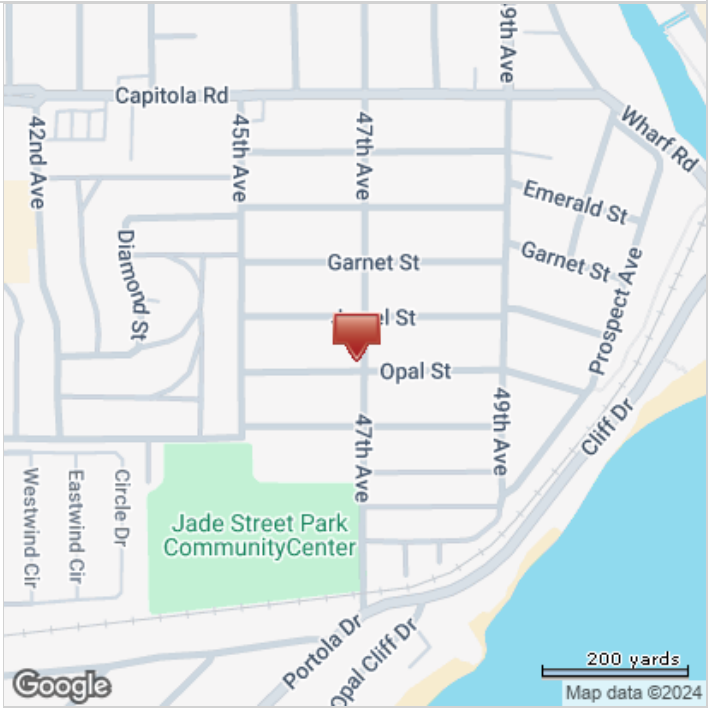
Recording Date	**10/27/1997**	Owner Name	**Crawford Suzanne**
Document Number	**49360**	Seller	**Pfeffer William P & Anna Co Trustees**
Deed Type	**Trustee's Deed(Transfer)**		

Recording Date	07/25/2024	02/29/2024	10/13/2017	08/29/2012	08/29/2012
Nominal	**Y**	**Y**		**Y**	**Y**
Buyer Name	**Crawford Suzanne**	**Crawford Suzanne**	**Oloughlin James & Patricia Li**	**Oloughlin James & P Living Trust**	**Oloughlin Patricia A**
Buyer Name 2				**!st**	
Seller Name	**Oloughlin J & P L/Tr**	**Olaughlin J & P L/Tr**	**James & Patricia Oloughl**	**Oloughlin J Living Trust**	**Oloughlin James M**
Document Number	**14130**	**3786**	**34440**	**41469**	**41468**
Document Type	**Correction Deed**	**Grant Deed**	**Trustee's Deed(Transfer)**	**Trustee's Deed(Transfer)**	**Affidavit**

Recording Date	11/20/2000	10/27/1997	10/27/1997
Nominal	**Y**		**Y**
Buyer Name	**Oloughlin James & P Trust**	**Oloughlin Patricia**	**Pfeffer William P Trustee**
Buyer Name 2		**Pfeffer Robert E**	**Udt**
Seller Name	**Pfeffer W P & A Trust**	**Pfeffer William P & Anna Co Trustees**	**Pfeffer William P & Anna Co Trustees**
Document Number	**56839**	**49360**	**49359**
Document Type	**Trustee's Deed(Transfer)**	**Trustee's Deed(Transfer)**	**Affidavit**

PROPERTY MAP





*Lot Dimensions are Estimated

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Agent Full

940 32nd Avenue, Santa Cruz, California 95062

Listing

MLS #:	**ML81976423**
Beds:	4
Baths (F/P):	2 (2/0)
Primary SqFt	1,320 SqFt (Other)
Apprx Lot:	5,140 SqFt (Realist*)
Apprx Acr:	0.118 Acres
Age/Yr Blt:	68/1956 (Realist*)
Parcel#:	032-032-31-000
DOM:	19
LA:	Diana L. Rugh
LA Ph:	(831) 345-7817
Walk Score:	73

Recent:
10/07/2024 : Transaction Fell Through : AC->A

Market Trends & Stats from Aculist

SYMBIUM ADU options

940 32nd Avenue, Santa Cruz 95062

		Status:	**Active**	Dates	
County:	Santa Cruz	Orig Price:	$1,299,000	Original:	09/03/2024
Area:	45 - Live Oak	List Price:	**$1,299,000**	List:	09/03/2024
Class:	Res. Single Family / Detached	Sale Price:		Sale:	
Land Use:	SFR	$/Primary SqFt:	$984.09	COE:	
		$/Total SqFt		Expires:	01/15/2025
L.Type/Service:	Exclusive Right to Sell, Full Service	HOA Fee:		Off Mrkt:	
Special Info:	Not Applicable	Zoning:	R-1-6	Incorp:	
Ownership:				City Limit:	
Fin Terms:	Cash or Conventional Loan			Possession:	

Public: Charming private retreat! Close to beaches, restaurants and shopping this single level home is the perfect location. After a busy day at the beach come home to your own slice of paradise. Enjoy relaxing in the beautiful and lushly landscaped yard with meandering paths and patio area. Lovingly maintained and updated, the home features skylights, dual pane windows, updated baths, newer flooring and fresh paint throughout. The large primary suite has a sitting area and access to the patio with a relaxing spa. A light filled artist studio in the back yard is a bonus! Come and see.

Private: Back on the market! Sale fell out through no fault of the property. The garage has been converted to a large primary suite with sitting area, bathroom and laundry area. There is an artist studio in back, beautiful gardens and inviting private yard. Please call with any questions.

Showing & Location

Showing Information

Occupied By:	Vacant	Owner:	Rodrigues Dacosta Trust		
Show Contact:	Diana	Show type:	Vacant	Gt.Code:	
Occupant Nm:		Occupant Ph:			
Phone:	(831) 345-7817	Add Instruct:			
Instructions:	Call Listing Agent, Go Directly, Lockbox - Supra iBox Bluetooth LE				

Map

X Street:	Roland
Directions:	
Prop Faces:	

School

Elem:	/ Live Oak Elementary
Middle:	/ Live Oak Elementary
High:	/ Santa Cruz City High
Building #:	

Open House

10/12/2024	12:00PM-3:00PM	Host: Jenifer Gibson	OH Type:	**In Person**
Remarks:	Come see this little slice of Paradise! Charming single level home has been lovingly maintained and upgraded. Enjoy the beautiful garden setting with meandering paths & sunny patio. Close to beach, restaurants & shopping it is the perfect location.			
10/13/2024	12:00PM-3:00PM	Host: Jenifer Gibson	OH Type:	**In Person**
Remarks:	Come see this little slice of Paradise! Charming single level home has been lovingly maintained and upgraded. Enjoy the beautiful garden setting with meandering paths & sunny patio. Close to beach, restaurants & shopping it is the perfect location.			

Tour

09/05/2024	Santa Cruz County & Surroundings	Santa Cruz County Association of REALTORS
Location & condition! Lush gardens. Separate artist studio! Snacks		
10/03/2024	Santa Cruz County & Surroundings	Santa Cruz County Association of REALTORS
Back on market! Location & condition! Lush gardens. Separate artist studio!		

Features

Accessibility:		Horse:	No
Bathroom:	Primary - Stall Shower(s), Skylight, Stall Shower, Updated Bath	Interior:	Skylight
Bedroom:	More than one Bedroom on Ground Floor, Primary Bedroom on Ground Floor	Kitchen:	Countertop - Granite, Countertop - Tile, Dishwasher, Oven Range - Built-In, Gas
Communication:		Laundry:	In Utility Room, Inside

Construct Type:		Lot Desc:	Grade - Level -
Cooling:	None	Other Rooms:	
Dining Rm:	Breakfast Bar, Breakfast Nook	Pool YN:	No
Energy Sav:	Double Pane Windows, Skylight(s), Tankless Water Heater	Pool / Spa:	Spa - Above Ground, Spa - Cover
Ext. Amenities:		Prop Condition:	
Family Room:	No Family Room	Roof:	Composition
Fence:	Fenced Back	Security:	
Fireplace:		Soil Condition:	
Flooring:	Carpet, Laminate	Stories:	
Foundation:	Concrete Slab	Style:	
Heating:	Gas	View:	Neighborhood

Garage/Parking

Garage:	0	Type:	Studio
Carport:		O.S. Desc:	Artist studio
Open Parking:		O.S. Size:	
Features:	Garage - None, Off-Street Parking		

Structure(s)

Utilities

Sewer:	Sewer Connected	Electricity:	Public, Solar Panels - Leased
Water:	Public		

Distribution

Consumer Site: Yes VOW-AVM: Yes VOW-Comment: Yes Address Format: Show Full Address

Documents and Disclosures

Green Rated:		TIC Agree:	
POS Ord.:		Trnsf Tx:	
Hazard:	Natural Hazard Disclosure		
Other:			
Disclosures URL:	https://app.glide.com/shared/request/044e8b1f-0b60-4624-8b17-fb34d19b7f4e/		

Contact Information

LA:	Diana L. Rugh	LA Ph:	(831) 345-7817
LA Lic#:	01346835	LA Em:	diana@coastalhometeam.com
LO:	David Lyng Real Estate (Off.Lic#00793982)	LO Ph:	(831) 429-5700 LO Fx: (831) 464-0565

History

School Information Source: Lightbox & GreatSchools

Click Arrow for School Information

Additional Photos

Disclaimer: The above information is deemed to be accurate but not guaranteed. Source: MLSListings ; ©2024 MLSListings Inc.
*Data provided by Realist®, compiled by CoreLogic® from public and private sources, and accuracy of the data is deemed reliable but not guaranteed.

Agent Full

4980 Capitola Road, Capitola, California 95010

Listing

MLS #:	**ML81973330** Multi
Beds:	3
Baths (F/P):	2 (2/0)
Primary SqFt	854 SqFt (Realist*)
Addt'l SqFt	
Apprx Lot:	3,180 SqFt (Realist*)
Apprx Acr:	0.073 Acres
Age/Yr Blt:	66/1958 (Realist*)
Parcel#:	034-041-07-000
DOM:	78
LA:	Marilyn Clarke
LA Ph:	(831) 239-5066
Walk Score:	89

Recent:
10/02/2024 : Contingent : A->AC

Market Trends & Stats from Aculist

SYMBIUM ADU options

4980 Capitola Road, Capitola 95010

		Status:	**Contingent**	Dates	
County:	Santa Cruz	Orig Price:	$1,599,000	Original:	07/16/2024
Area:	44 - Capitola	List Price:	**$1,400,000**	List:	07/16/2024
Class:	Res. Single Family / Detached	Sale Price:		Sale:	10/02/2024
Land Use:	Duplex	$/Primary SqFt:	$1,639.34	COE:	10/22/2024
		$/Total SqFt		Expires:	11/05/2024
L.Type/Service:	Exclusive Right to Sell, Full Service	HOA Fee:		Off Mrkt:	
Special Info:	Not Applicable	Zoning:	CR	Incorp:	Yes
Ownership:				City Limit:	Yes
Fin Terms:	Cash or Conventional Loan			Possession:	

Public: Welcome to your dream home! Nestled in this prime Capitola location! This charming duplex which conveniently can also be used as a single-family residence is the one you've been waiting for! Remodeled and updated in 2014, boasts beautiful beadboard ceilings, ceiling fans, skylights, and ample storage. The main unit also features 2 bedrooms, a spacious bathroom, a convenient indoor laundry area, and a gorgeous kitchen. The 3rd bedroom has a lock-off door and offers a separate kitchen, large bathroom, and entrance, complete with an adorable loft bed ideal for a beach getaway. Front and back are fantastic outdoor spaces, perfect for relaxing or entertaining. The sideyard provides plenty of room for bikes and boards, and there's even a wonderful outdoor shower to rinse off after a day at the beach. This is coastal living at its finest! Steps to the sand or the world-famous Shadowbrooke restaurant. Park the car and leave your worries behind!!

Private: Perfect house just waiting for your clients! Rent one side and keep one for your beach getaways! Call Listing Agent for showing instructions. Marilyn 831 239-5066, Buyer it verify square footage.

Showing & Location

Showing Information

Occupied By:	Call Agent	Owner:	Murphy Mark		
Show Contact:		Show type:		Gt.Code:	
Occupant Nm:		Occupant Ph:			
Phone:		Add Instruct:			
Instructions:	Go Directly				

Map

X Street:	Wharf	Elem:	/ Soquel Union Elementary
Directions:		Middle:	/ Soquel Union Elementary
		High:	/ Santa Cruz City High
Prop Faces:		Building #:	

School

Tour

07/18/2024 Santa Cruz County & Surroundings — Santa Cruz County Association of REALTORS

Fantastic Capitola Location, Legal Duplex, W/All the Bells and Whistles!!!

08/01/2024 Santa Cruz County & Surroundings — Santa Cruz County Association of REALTORS

Perfection at its best!!! Use as a SFR or Legal Duplex, The choice is yours!!!

08/15/2024 Santa Cruz County & Surroundings — Santa Cruz County Association of REALTORS

Price Adjustment, Fantastic Location, Endless Opportunities!

Features

Accessibility:	None	Horse:	No
Bathroom:	Shower over Tub - 1, Updated Bath	Interior:	High Ceiling, Skylight, Vaulted Ceiling
Bedroom:	Ground Floor Bedroom, Loft Bedroom	Kitchen:	Cooktop - Gas, Countertop - Granite, Dishwasher, Microwave, Oven - Gas, Oven Range, Refrigerator (s), Skylight(s)
Communication:		Laundry:	Inside, Washer/Dryer
Construct Type:		Lot Desc:	Regular -
Cooling:	None	Other Rooms:	Attic, Storage, Other
Dining Rm:	Eat in Kitchen, Skylight	Pool YN:	No
Energy Sav:	Double Pane Windows, Insulation - Unknown, Low Flow Shower, Low Flow	Pool / Spa:	

Ext. Amenities:	Toilet Back Yard, Barbecue Area, Low Maintenance	Prop Condition:	
Family Room:	Other	Roof:	Metal
Fence:	Fenced, Wood	Security:	None
Fireplace:		Soil Condition:	
Flooring:	Carpet, Laminate	Stories:	1
Foundation:	Concrete Slab	Style:	Cottage
Heating:	Central Forced Air	View:	Neighborhood
Garage/Parking		**Structure(s)**	
Garage:	0	Type:	Shed(s)
Carport:	4	O.S. Desc:	
Open Parking:		O.S. Size:	
Features:	Carport, Off-Street Parking		

Utilities

Sewer:	Sewer Connected, Sewer in Street	Electricity:	Public
Water:	Public		

Distribution

Consumer Site:	Yes	VOW-AVM:	Yes	VOW-Comment: Yes	Address Format: Show Full Address

Documents and Disclosures

Green Rated:		TIC Agree:	
POS Ord.:		Trnsf Tx:	
Hazard:	Natural Hazard Disclosure		
Other:			
Disclosures URL:	https://app.glide.com/share/27XC4324nIV1akXlkH5k5j/		

Contact Information

LA:	Marilyn Clarke	LA Ph:	(831) 239-5066
LA Lic#:	01233903	LA Em:	marilyn@sereno.com
LO:	Christie's International Real Estate Sereno (Off.Lic#02101181)	LO Ph:	(831) 460-1100

History

School Information Source: Lightbox & GreatSchools

Click Arrow for School Information

Additional Photos

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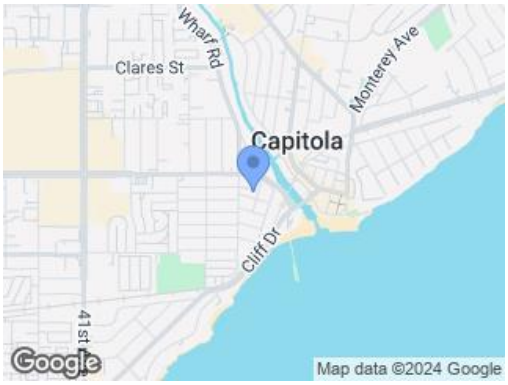
*Data provided by Realist®, compiled by CoreLogic® from public and private sources, and accuracy of the data is deemed reliable but not guaranteed.

Agent Full

1555 Lincoln Avenue, Capitola, California 95010

Listing



MLS #:	**ML81977404**
Beds:	2
Baths (F/P):	2 (2/0)
Primary SqFt	1,044 SqFt (Realist*)
Apprx Lot:	3,441 SqFt (Realist*)
Apprx Acr:	0.079 Acres
Age/Yr Blt:	134/1890 (Realist*)
Parcel#:	034-041-13-000
DOM:	32
LA:	Rodger Shaheen
LA Ph:	(408) 726-3443
Walk Score:	88

Recent:
10/02/2024 : PEND : AC->P

Market Trends & Stats from Aculist

SYMBIUM ADU options

1555 Lincoln Avenue, Capitola 95010

		Status:	**Pending**	Dates	
County:	Santa Cruz	Orig Price:	$1,599,000	Original:	08/21/2024
Area:	44 - Capitola	List Price:	**$1,549,000**	List:	08/21/2024
Class:	Res. Single Family / Detached	Sale Price:		Sale:	09/22/2024
Land Use:	SFR	$/Primary SqFt:	$1,483.72	COE:	10/15/2024
		$/Total SqFt		Expires:	10/31/2024
L.Type/Service:	Exclusive Right to Sell, Full Service	HOA Fee:		Off Mrkt:	
Special Info:	Not Applicable	Zoning:	R-1	Incorp:	
Ownership:				City Limit:	
Fin Terms:				Possession:	COE

Public: Price Reduced & Ready To Sell! Fantastic opportunity to own the perfect beach house in the best Capitola Jewel Box location! A block from everything Shadowbrook, Capitola Beach, Pier, Esplanade, and the famous Capitola Village. This 2 bedroom, 2 bath, 1,044 sq foot home exudes charm with all the amenities for todays lifestyle. Plus an awesome detached finished bonus structure in back adds extra space for office, storage, hobbies, and more! Tons of curb appeal from the white picket fence to the covered front porch. Downstairs youll find an inviting dining room, living room with fireplace, and a modern kitchen equipped with gas stove/oven range, dishwasher, and crisp white cabinets. A full bath with shower completes the downstairs. Upstairs features primary bedroom with vaulted ceiling and access to sunny front deck, additional bedroom, and full bath with shower/tub combo. Great built-in storage in both bedrooms. Don't miss the spacious back deck made from durable composite that offers built-in seating all around. Copper plumbing, new exterior paint. Move right in and put your personal touches on this home or update and expand with approved plans and ready-to-go transferable building permit.

Private: $50K Price Reduction & Ready To Sell! This is it - perfect beach house in the best Capitola Jewel Box location! A block from everything. It's a great home as is. Or, if a buyer wants to, they can utilize my clients two years of actively working with the City of Capitola to get their dream home plans fully approved and ready-to-go active transferable building permit. Permit is live to update and expand this home considerably. Disclosures & reports link below. Easy to schedule & Go Direct. Calendly link below. Sewer lateral has been inspected and completed. *Call regarding offer details. Offer submittal through Discloure.IO Only. Please use CAR purchase agreement only. Signed Seller Disclosures to accompany all non-contingent offers. EMD deposit within 1 business day. All non-cash buyers, have lender pre-approval letter, Must show clear proof of funds. Staying washer/dryer, all art & furniture inside and outside. Call/Text with any questions (831) 345-4171 or (408) 726-3443 - Thank you!

Showing & Location

Showing Information

Occupied By:	Call Agent	Owner:	Suzanne C Gleeson & Tara Zorovich	
Schedule Showing				
Schedule Showing	https://calendly.com/rodgershaheen/1555lincoln			
Show Contact:	Rodger Shaheen	Show type:	Call Agent	Gt.Code:
Occupant Nm:		Occupant Ph:		
Phone:	(831) 345-4171	Add Instruct:	Please lock all doors after your showing	
Instructions:	Appointment Only, Go Directly, Leave Card, Lockbox - Supra iBox Bluetooth LE			
Schedule Showing:				

Map

X Street:	Emerald Street	Elem:	**Soquel Elementary** / Soquel Union Elementary
Directions:	Wharf Rd, Turn Left on Lincoln Ave	Middle:	/ Soquel Union Elementary
		High:	/ Santa Cruz City High
Prop Faces:		Building #:	

School

Tour

08/22/2024 Santa Cruz County & Surroundings — Santa Cruz County Association of REALTORS

Stop by this charming Jewel Box location home. It's a perfect beach getaway!

Features

Accessibility:		Horse:	No
Bathroom:	Shower and Tub	Interior:	
Bedroom:		Kitchen:	Dishwasher, Oven Range - Gas, Refrigerator (s)
Communication:		Laundry:	Electricity Hookup (220V), In Utility Room

Construct Type:		Lot Desc:	-
Cooling:	Ceiling Fan	Other Rooms:	Artist Studio, Bonus/Hobby Room, Laundry Room, Storage, Workshop
Dining Rm:	Dining Area	Pool YN:	No
Energy Sav:		Pool / Spa:	
Ext. Amenities:		Prop Condition:	
Family Room:	Separate Family Room	Roof:	Composition
Fence:		Security:	
Fireplace:	#1 / Family Room, Gas Burning, Insert	Soil Condition:	
Flooring:	Carpet, Vinyl/Linoleum	Stories:	2
Foundation:	Concrete Perimeter	Style:	
Heating:	Wall Furnace	View:	
Garage/Parking		**Structure(s)**	
Garage:	0	Type:	
Carport:		O.S. Desc:	
Open Parking:		O.S. Size:	
Features:	On Street		

Utilities

Sewer:	Sewer - Public, Sewer Connected	Electricity:	Public
Water:	Public		

Distribution

Consumer Site:	Yes	VOW-AVM:	Yes	VOW-Comment: Yes	Address Format: Show Full Address

Documents and Disclosures

Green Rated:		TIC Agree:	
POS Ord.:		Trnsf Tx:	
Hazard:	Natural Hazard Disclosure		
Other:			
Disclosures URL:	https://app.disclosures.io/link/1555-Lincoln-Avenue-0cfnsqz8		

Contact Information

LA:	Rodger Shaheen	LA Ph:	(408) 726-3443		
LA Lic#:	01164867	LA Em:	rdshaheen@gmail.com		
LO:	Coldwell Banker Realty (Off.Lic#01908304)	LO Ph:	(408) 723-3300	LO Fx:	(408) 723-1950

History

School Information Source: Lightbox & GreatSchools

Click Arrow for School Information

Additional Photos

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Agent Full

1916 Lotman Drive, Santa Cruz, California 95062

Listing

MLS #:	**ML81963338**
Beds:	3
Baths (F/P):	2 (2/0)
Primary SqFt	1,204 SqFt (Realist*)
Apprx Lot:	6,795 SqFt (Realist*)
Apprx Acr:	0.156 Acres
Age/Yr Blt:	60/1964 (Realist*)
Parcel#:	031-185-10-000
DOM:	2
LA:	Michele Replogle
LA Ph:	(831) 818-7372
BA:	Jen Poli
Walk Score:	83

SYMBIUM ADU options

1916 Lotman Drive, Santa Cruz 95062

		Status:	**Sold**	Dates	
County:	Santa Cruz	Orig Price:	$1,199,000	Original:	05/06/2024
Area:	45 - Live Oak	List Price:	**$1,199,000**	List:	05/06/2024
Class:	Res. Single Family / Detached	Sale Price:	**$1,225,000**	Sale:	05/08/2024
Land Use:	SFR	$/Primary SqFt:	$1,017.44	COE:	05/24/2024
		$/Total SqFt		Expires:	10/31/2024
L.Type/Service:	Exclusive Right to Sell, Full Service	HOA Fee:		Off Mrkt:	
Special Info:	Not Applicable	Zoning:	R-1-6	LOE:	16
Ownership:				Incorp:	Yes
Fin Terms:	Cash or Conventional Loan			City Limit:	No
				Possession:	COE

Public: It's here, It's home! When you walk in you will think here it is! This home was the original model home for the development. Formal entry with guest coat closet, spacious living room with fireplace, cozy kitchen and dining room. Three bedrooms and two full baths, a finished garage with boundless storage, and gorgeous private backyard. Home has been in the family for decades and was lovingly taken care of. Outside front and backyards are very low maintenance yet have room for large gardens or play areas. Redwoods line the backyard at neighboring property. It is the best placement in a neighborhood yet feels very private. Tired of beat up fixers, weird floor plans come see this charmer! Easy access to the Capitola Mall or Brown Bulb Ranch, Target and 41st Avenue. Ask where the cut through the neighborhood is to get to the mall.

Private: Easy sale here, inspections are in link. Standard ranch style home has coated ceilings and wall paper but it is solid in a great neighborhood and so easy to get everywhere from here. Lockbox is on gas meter at right of porch. Just go and show! Offers if any due next Tuesday at noon, offer, POF, disclosure cover sheet and quote from insurance company. Seller has let me know they will consider pre-emptive offers.

Showing & Location

Showing Information

Occupied By:	Vacant	Owner:			
Show Contact:		Show type:	Vacant	Gt.Code:	
Occupant Nm:		Occupant Ph:			
Phone:		Add Instruct:			
Instructions:	Lockbox - Supra iBox Bluetooth LE				

Map

X Street:	Capitola Road	Elem:	/ Live Oak Elementary
Directions:	Cross Street is Capitola Road, go to Lotman and property is on the right.	Middle:	/ Live Oak Elementary
		High:	/ Santa Cruz City High
Prop Faces:		Building #:	

School

Closing Details

# offers:	2	Sold Remarks:			
Buyer Finance:	Cash to Existing Loan	Concession:		LOE:	16

Tour

Features

Accessibility:	None	Horse:	No
Bathroom:	Shower over Tub - 1	Interior:	
Bedroom:	Primary Bedroom on Ground Floor	Kitchen:	Countertop - Formica, Dishwasher, Garbage Disposal, Oven - Electric, Oven Range - Built-In, Refrigerator (s)
Communication:		Laundry:	In Garage
Construct Type:	Wood Frame	Lot Desc:	-
Cooling:	None	Other Rooms:	
Dining Rm:	Dining Area, Eat in Kitchen	Pool YN:	No
Energy Sav:	Double Pane Windows	Pool / Spa:	
Ext. Amenities:	Back Yard, Balcony/Patio, Fenced, Low Maintenance, Storage	Prop Condition:	
Family Room:	No Family Room	Roof:	Composition
Fence:	Fenced Back	Security:	
Fireplace:	#1 / Gas Burning, Living Room	Soil Condition:	

Flooring:	Carpet, Vinyl/Linoleum	Stories:	
Foundation:	Concrete Perimeter, Post & Pier	Style:	Ranch
Heating:	Central Forced Air - Gas	View:	Neighborhood

Garage/Parking | **Structure(s)**

Garage:	2	Type:	Shed(s)
Carport:		O.S. Desc:	
Open Parking:		O.S. Size:	
Features:	Attached Garage		
Tract name:	Not Quite Capitola	#Units N Build:	

Utilities

Sewer:	Sewer - Public	Electricity:	Public
Water:	Public		

Distribution

Consumer Site: Yes VOW-AVM: Yes VOW-Comment: Yes Address Format: Show Full Address

Documents and Disclosures

Green Rated:	No	TIC Agree:	No
POS Ord.:	No	Trnsf Tx:	No
Hazard:	NHDS Report		
Other:			
Disclosures URL:	https://app.disclosures.io/link/1916-Lotman-Drive-5k9rultm		

Contact Information

LA:	Michele Replogle	LA Ph:	(831) 818-7372	LA Fx:	(831) 319-0327
LA Lic#:	01454037	LA Em:	michele.replogle@compass.com		
LO:	Compass (Off.Lic#01527235)	LO Ph:	(831) 476-9661		
BA:	Jen Poli	BA Ph:	(831) 359-1313		
BA Lic#:	02039815	BA Em:	jenpoli@davidlyng.com		
BO:	David Lyng Real Estate (Off.Lic#00793982)	BO Ph:	(831) 429-5700	BO Fx:	(831) 464-0565

History

School Information Source: Lightbox & GreatSchools

Click Arrow for School Information

Additional Photos

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Agent Full

3890 Reposa Avenue, Santa Cruz, California 95062

Listing

MLS #:	**ML81979463**
Beds:	3
Baths (F/P):	2 (2/0)
Primary SqFt	1,391 SqFt (Realist*)
Apprx Lot:	5,053 SqFt (Realist*)
Apprx Acr:	0.116 Acres
Age/Yr Blt:	59/1965 (Realist*)
Parcel#:	034-162-03-000
DOM:	16
LA:	Caroll Basile
LA Ph:	(831) 345-2351
BA:	Helen Landry
Walk Score:	89

Recent:

10/06/2024 : Changed to Sold : P->S

SYMBIUM ADU options

3890 Reposa Avenue, Santa Cruz 95062

		Status:	**Sold**	Dates	
County:	Santa Cruz	Orig Price:	$1,090,000	Original:	09/06/2024
Area:	44 - Capitola	List Price:	**$1,090,000**	List:	09/06/2024
Class:	Res. Single Family / Detached	Sale Price:	**$1,300,000**	Sale:	09/22/2024
Land Use:	SFR	$/Primary SqFt:	$934.58	COE:	10/02/2024
		$/Total SqFt		Expires:	11/05/2024
L.Type/Service:	Exclusive Right to Sell,	HOA Fee:		Off Mrkt:	
Special Info:	Not Applicable	Zoning:	R-1-5	LOE:	10
Ownership:				Incorp:	
Fin Terms:	Cash or Conventional Loan			City Limit:	
				Possession:	

Public: It's all about the LOCATION, and this one is unbeatable! Here's your chance to live in one of the most desirable areas of Santa Cruz. Imagine walking or biking to Pleasure Point beaches, world-class surfing spots, the iconic ONeill Surf Shop, and a variety of shopping, dining, and entertainment options, including Capitola Village. All of this, while still being just blocks from Hwy 1 for easy commuting. This quiet and sunny single-level 3-bedroom, 2-bathroom home with a 2-car garage has great bones and is brimming with potential. Let it be your perfect California dream home. Don't miss out on this incredible opportunity to make your mark in one of Santa Cruz most sought-after neighborhoods - right here on Reposa!

Private: Please text listing agent letting her know you are showing the property (831-345-2351). Vacant and on Supra lockbox. Listing agent is abroad so allow time for response. Email may be easier: cbasile@baileyproperties.com. Seller to offer concession. Exterior was recently painted. Disclosure link: https://app.disclosures.io/link/3890-Reposa-Avenue-wtelejmb .Sewer lateral repaired and cleared. Offers if any will be reviewed 9/18 EOD. Trust sale, please allow 48h for review. Thank you for showing.

Showing & Location

Showing Information

Occupied By:	Call Agent	Owner:	Jean Donna Lee Sears (Te)	
Show Contact:	Caroll Basile	Show type:	Vacant	Gt.Code:
Occupant Nm:		Occupant Ph:		
Phone:	(831) 345-2351	Add Instruct:		
Instructions:	Lockbox - Supra iBox Bluetooth LE			

Map

X Street:	41st ave	Elem:	/ Soquel Union Elementary
Directions:	Go down 41st ave, turn right on Reposa	Middle:	/ Soquel Union Elementary
		High:	/ Santa Cruz City High
Prop Faces:		Building #:	

School

Closing Details

# offers:		Sold Remarks:			
Buyer Finance:	All Cash No Loans	Concession:		LOE:	10

Tour

09/12/2024 Santa Cruz County & Surroundings — Santa Cruz County Association of REALTORS

t's all about the location, and this one is unbeatable!

Features

Accessibility:		Horse:	No
Bathroom:		Interior:	
Bedroom:		Kitchen:	
Communication:		Laundry:	
Construct Type:		Lot Desc:	-
Cooling:	None	Other Rooms:	
Dining Rm:	Dining Area	Pool YN:	No
Energy Sav:		Pool / Spa:	
Ext. Amenities:		Prop Condition:	
Family Room:	No Family Room	Roof:	Shingle
Fence:		Security:	

Fireplace:	#1 / Wood Burning	Soil Condition:	
Flooring:		Stories:	
Foundation:	Concrete Perimeter	Style:	
Heating:	Forced Air	View:	

Garage/Parking

Garage:	2	Type:	
Carport:		O.S. Desc:	
Open Parking:	2	O.S. Size:	
Features:	Attached Garage, Off-Street Parking		

Structure(s)

Utilities

Sewer:	Sewer - Public	Electricity:	Public
Water:	Public		

Distribution

Consumer Site: Yes VOW-AVM: Yes VOW-Comment: Yes Address Format: Show Full Address

Documents and Disclosures

Green Rated:		TIC Agree:	
POS Ord.:		Trnsf Tx:	
Hazard:	Natural Hazard Disclosure		
Other:			
Disclosures URL:	https://app.disclosures.io/link/3890-Reposa-Avenue-wtelejmb		

Contact Information

LA:	Caroll Basile	LA Ph:	(831) 345-2351		
LA Lic#:	02017220	LA Em:	cbasile@baileyproperties.com		
LO:	Bailey Properties (Off.Lic#01319514)	LO Ph:	(831) 688-7434	LO Fx:	(831) 685-6422
BA:	Helen Landry	BA Ph:	(650) 665-0805		
BA Lic#:	01965547	BA Em:	helen.landry@compass.com		
BO:	Compass (Off.Lic#01527235)	BO Ph:	(831) 476-9661		

History

School Information Source: Lightbox & GreatSchools

Click Arrow for School Information

Additional Photos

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Agent Full

4570 Crystal Street, Capitola, California 95010

Listing

MLS #:	**ML81965990**
Beds:	2
Baths (F/P):	2 (2/0)
Primary SqFt	1,123 SqFt (Realist*)
Apprx Lot:	3,223 SqFt (Realist*)
Apprx Acr:	0.074 Acres
Age/Yr Blt:	78/1946 (Realist*)
Parcel#:	034-032-04-000
DOM:	49
LA:	Judy Brose
LA Ph:	(831) 234-9908
BA:	Kelley Trousdale
Walk Score:	88

SYMBIUM ADU options

4570 Crystal Street, Capitola 95010

		Status:	**Sold**	Dates	
County:	Santa Cruz	Orig Price:	$1,475,000	Original:	05/16/2024
Area:	44 - Capitola	List Price:	**$1,429,000**	List:	05/16/2024
Class:	Res. Single Family / Detached	Sale Price:	**$1,425,000**	Sale:	07/04/2024
Land Use:	SFR	$/Primary SqFt:	$1,268.92	COE:	07/12/2024
		$/Total SqFt		Expires:	08/30/2024
L.Type/Service:	Exclusive Right to Sell, Full Service	HOA Fee:		Off Mrkt:	
Special Info:	Not Applicable	Zoning:	R	LOE:	8
				Incorp:	
Ownership:				City Limit:	
Fin Terms:				Possession:	

Public: Everyday is a Vacation when you live in the Capitola Jewel Box! What a Wonderful life you can enjoy from this charmingly remodeled Two bedrooms and two full baths in this single level beauty! Immaculately redesigned for comfort, efficiency, and easy living! This all-electric house is solar ready! Kitchen has all new appliances, quartz counters and new cabinets. Private landscaped backyard with hook up ready to create your own outdoor kitchen. Safe storage shed perfect for bikes, surfboards, etc. Oh, so walkable....to surfing, beaches, restaurants, movies and more!

Private: Sewer lateral work completed! Extensive remodel just finished!

Showing & Location

Showing Information

Occupied By:	Vacant	Owner:	Swartz Timothy & Nancy		
Show Contact:		Show type:	Vacant	Gt.Code:	
Occupant Nm:		Occupant Ph:			
Phone:		Add Instruct:			
Instructions:	Go Directly, Lockbox - Supra iBox Bluetooth LE				

Map

X Street:	47th	Elem:	/ Soquel Union Elementary
Directions:		Middle:	/ Soquel Union Elementary
		High:	/ Santa Cruz City High
Prop Faces:		Building #:	

School

Closing Details

# offers:	2	Sold Remarks:			
Buyer Finance:	Private Financing	Concession:		LOE:	8

Tour

05/23/2024 Santa Cruz County & Surroundings — Santa Cruz County Association of REALTORS

Jewel Box Beauty Remodeled to Perfection! Private Yard! Oh so Walkable!

06/06/2024 Santa Cruz County & Surroundings — Santa Cruz County Association of REALTORS

Reduced! Jewel Box Beauty Remodeled to Perfection! Oh so Walkable!

06/13/2024 Santa Cruz County & Surroundings — Santa Cruz County Association of REALTORS

Price Reduced! Jewel Box Beauty Remodeled to Perfection! Private Yard!

06/20/2024 Santa Cruz County & Surroundings — Santa Cruz County Association of REALTORS

Price Reduced! Jewel Box Beauty Remodeled to Perfection! Private Yard!

Features

Accessibility:		Horse:	No
Bathroom:		Interior:	
Bedroom:		Kitchen:	
Communication:		Laundry:	
Construct Type:		Lot Desc:	-
Cooling:	Window/Wall Unit	Other Rooms:	
Dining Rm:	Dining Area, No Formal	Pool YN:	
Energy Sav:		Pool / Spa:	

Ext. Amenities:		Prop Condition:	
Family Room:	No Family Room	Roof:	Composition
Fence:		Security:	
Fireplace:		Soil Condition:	
Flooring:		Stories:	1
Foundation:	Concrete Perimeter and Slab	Style:	
Heating:	Electric, Heat Pump	View:	

Garage/Parking

Garage:	0
Carport:	1
Open Parking:	1
Features:	Carport, Off-Street Parking

Structure(s)

Type:	
O.S. Desc:	
O.S. Size:	

Utilities

Sewer:	Sewer - Public	Electricity:	Individual Electric Meters
Water:	Public		

Distribution

Consumer Site: Yes VOW-AVM: Yes VOW-Comment: Yes Address Format: Show Full Address

Documents and Disclosures

Green Rated:		TIC Agree:	
POS Ord.:		Trnsf Tx:	
Hazard:	NHDS Report		
Other:			
Disclosures URL:	https://app.disclosures.io/link/4570-Crystal-Street-vuc5xiwb		

Contact Information

LA:	Judy Brose	LA Ph:	(831) 234-9908	LA Fx:	(831) 435-7360
LA Lic#:	00932357	LA Em:	judy@judybrose.com		
LO:	CENTURY 21 Real Estate Alliance (Off.Lic#02006681)	LO Ph:	(831) 477-2121	LO Fx:	(831) 435-7319
BA:	Kelley Trousdale	BA Ph:	(831) 566-7070		
BA Lic#:	01113597	BA Em:	kt@c21sandcastle.com		
BO:	Century 21 Sandcastle Realty (Off.Lic#01180167)	BO Ph:	(831) 688-1933	BO Fx:	(831) 688-1934

History

School Information Source: Lightbox & GreatSchools

Click Arrow for School Information

Additional Photos

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