




Broker Price Opinion

Exterior Inspection
 Interior Inspection

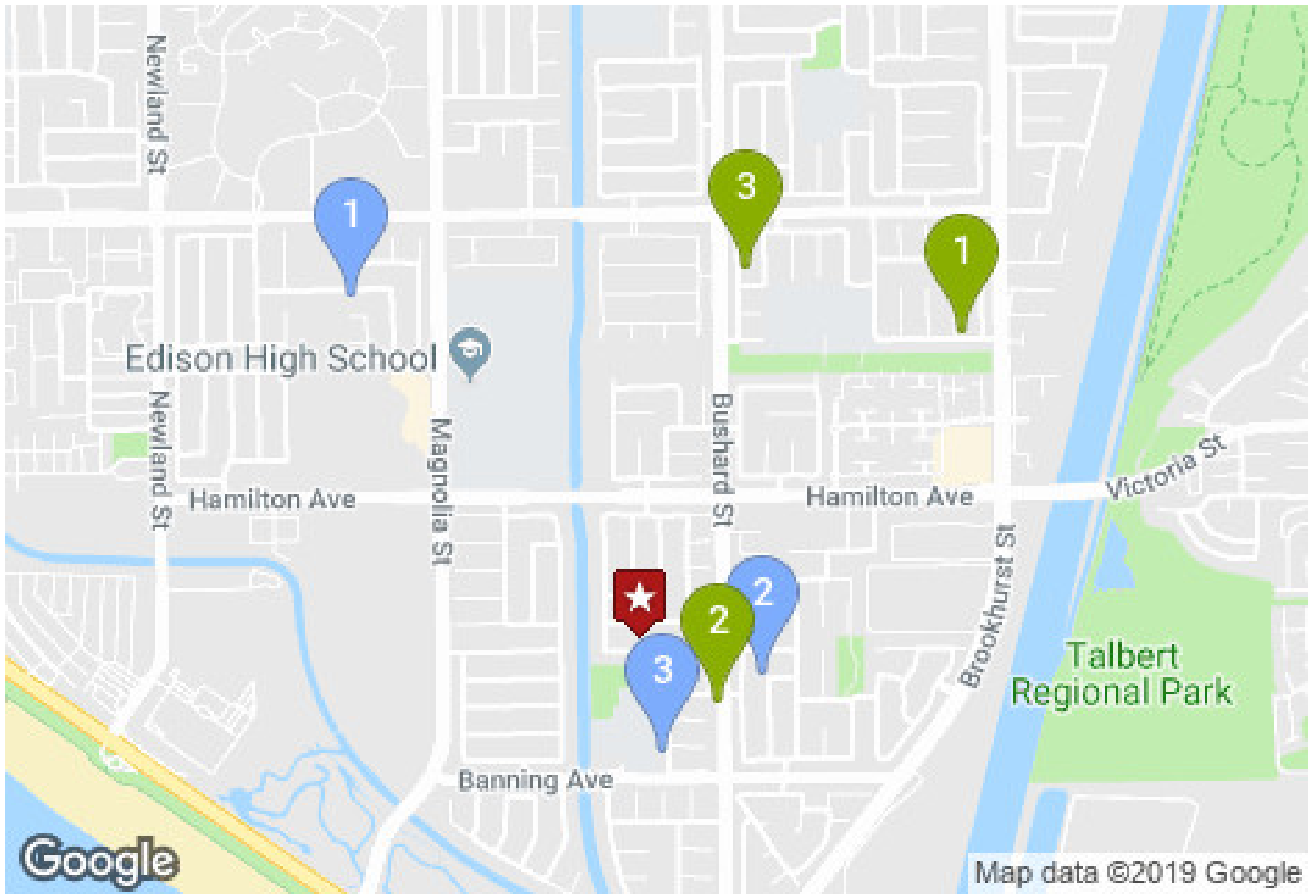
Property Address: 9331 Hudson Dr	Vendor ID: 4777719
City, State, Zip: Huntington Beach, CA 92646	Deal Name:
Loan Number: 9331 Hudson Dr	Inspection Date: 5/23/2019
2nd Loan / Client #:	Subject APN: 14905105

Property Occupancy Status: Owner	Does the Property Appear Secure?: No	Est. Monthly Rent: \$5,000	Sold in the last 12 Months?: No
Currently Listed: Yes	Currently List Broker: Coldwell banker	List Broker Contact #: 7143972222	Sale Price:
Initial List Price: \$878,000	Initial List Date: 5/15/2019	Current List Price: \$878,000	DOM / CDOM: 7 / 7
Is the Subject Listing Currently Pending?: Yes	Date of Contract: 5/22/2019	CDOM to Contract: 7	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	9331 Hudson Dr Huntington Beach, CA 92646	8822 Dorsett Dr Huntington Beach, CA 92646	21801 Seacrest Ln Huntington Beach, CA 92646	21931 Starfire Ln Huntington Beach, CA 92646	21212 Binghampton Cir Huntington Beach, CA 92646	9472 Rambler Dr Huntington Beach, CA 92646	21102 Chubasco Ln Huntington Beach, CA 92646
Proximity		0.8 Miles	0.22 Miles	0.2 Miles	0.8 Miles	0.17 Miles	0.69 Miles
Sale/List Price		\$990,000	\$1,013,000	\$1,100,000	\$1,075,000	\$1,149,900	\$1,180,000
Sale Date		1/23/2019	12/21/2018	11/30/2018	active	active	active
Price Per Sq.ft.	\$430.79	\$434.97	\$458.58	\$400.29	\$478.84	\$468.77	\$442.94
Initial List Price	\$878,000	\$1,059,000	\$1,000,000	\$1,099,000	\$1,075,000	\$1,149,900	\$1,180,000
Initial List Date	5/15/2019	7/16/2018	10/4/2018	11/1/2018	5/9/2019	4/25/2019	4/17/2019
Current/Final List	\$878,000	\$1,059,000	\$1,000,000	\$1,099,000	\$1,075,000	\$1,149,900	\$1,180,000
DOM/CDOM	7 /	134 / 134	58 / 58	3 / 3	14 / 14	20 / 20	8 / 8
Finance Incentives	0	0	0	0	0	0	0
Living Area	2507	2276	2209	2748	2245	2453	2664
#Rooms/Bed/Bath 1	8 / 4 / 3	8 / 4 / 3	7 / 4 / 2.5	8 / 4 / 2.5	7 / 4 / 2.5	8 / 4 / 3	9 / 5 / 3
Year Built	1965	1973	1969	1965	1966	1965	1968
Bsmnt SF/% Finished	/	/	/	/	/	/	/
Lot Size	0.14ac	0.14ac	0.15ac	0.14ac	0.15ac	0.16ac	0.14ac
Property Type	SF Detach	SF Detach	SF Detach	SF Detach	SF Detach	SF Detach	SF Detach
Style / Quality	2-Story Conv / Q4	2-Story Conv / Q4	2-Story Conv / Q4	2-Story Conv / Q4	2-Story Conv / Q4	Single Story / Q4	2-Story Conv / 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	Yes / No
View	Residential	Residential	Residential	Residential	Residential	Residential	Residential
Porch/Patio/Deck	No / Yes / No	No / Yes / No	No / Yes / No	No / Yes / No	No / Yes / No	No / Yes / No	No / Yes / No
Fireplace	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Garage	2 Attached	2 Attached	2 Attached	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/mo0/mo	0/mo0/mo	0/mo0/mo	0/mo0/mo	0/mo0/mo	0/mo0/mo	0/mo0/mo
Subdivision	non sub	non sub	non sub	non sub	non sub	non sub	non sub
Likely Sale Price					\$1,075,000	\$1,149,900	\$1,180,000
School District	Huntington Beach Union High	Huntington Beach Union High	Huntington Beach Union High	Huntington Beach Union High	Huntington Beach Union High	Huntington Beach Union High	Huntington Beach Union High
Common Amenities							
Data Source - ID	County Tax - tax	MLS - OC18171381	MLS - PW18240630	MLS - OC18260865	MLS - OC19107872	MLS - PW19094741	MLS - OC19071691
Overall Comparison							

Market Time 90-120 days	As-Is Price Estimate	As-Repaired Price Estimate	Land Only Price
90-Day Marketing Time	\$1,080,000	\$1,080,000	\$250,000
Recommended List Price	\$1,080,000	\$1,080,000	
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
•	9331 Hudson Dr	Huntington Beach	4	3	0.14ac		1965		
1	8822 Dorsett Dr	Huntington Beach	4	3	0.14ac	1/23/2019	1973	\$990,000	0.8 Miles
2	21801 Seacrest Ln	Huntington Beach	4	2.5	0.15ac	12/21/2018	1969	\$1,013,000	0.22 Miles
3	21931 Starfire Ln	Huntington Beach	4	2.5	0.14ac	11/30/2018	1965	\$1,100,000	0.2 Miles
1	21212 Binghampton Cir	Huntington Beach	4	2.5	0.15ac	5/9/2019	1966	\$1,075,000	0.8 Miles
2	9472 Rambler Dr	Huntington Beach	4	3	0.16ac	4/25/2019	1965	\$1,149,900	0.17 Miles
3	21102 Chubasco Ln	Huntington Beach	5	3	0.14ac	4/17/2019	1968	\$1,180,000	0.69 Miles

Neighborhood Data:

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

Housing Supply: Crime/Vandalism: REO Driven? Avg Age of Home:

Neighborhood Pride of Ownership: Avg Marketing Time of Comparable Listings:

Price Range: to Median Price: Predominate Value: Average DOM:

Number of units for rent: Number of units in complex for sale:

Negative Neighborhood Factors that will detract from the subject:

Neighborhood Comments:

Marketability of Subject:

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

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

Comparables:

Sale 1 Comments	Clean move in condition. Situated on a lot with a south facing private rear yard that maximizes the cool ocean breezes. A perfect place to enjoy evening sunsets and outdoor living.
Sale 2 Comments	, Large family room with beamed ceiling, Beautiful brick fireplace for those cozy relaxing evenings, Sliders leading out back, Stainless steel appliances, Inside laundry room with extra cabinets
Sale 3 Comments	This quiet and family friendly floor plan boasts a first floor master bedroom and bathroom, upgraded kitchen with granite counters, all new paint, a Viking 6 burner stove and an oversized Great room with soaring ceilings
List 1 Comments	Turnkey Huntington Beach Coastal Style Living welcomes you to this beautifully appointed and upgraded Fashion Shores 2 story home located on a large corner lot with lush and fragrant landscaping
List 2 Comments	The heart of the home features a magnificent entertaining area with an open floor plan connecting the kitchen, dining area and family room. Kitchen features a large center island with bar seating
List 3 Comments	This 5 bed/3 bath, 2,664 sf home with salt water pool, spa, stone fireplace, outdoor bar and barbecue offers the best of HB living.

Comments:

Service Provider Comments:

Located in area of Maintained homes, subject conforms to area. No adverse conditions were noted at time of inspection based on exterior drive by Central location, close to schools, shopping, and transportation. Located in area of maintained homes subject conforms. The subject is in overall good condition with no items of deferred maintenance noted. The comparable sales and listings are all suburban, detached, single family homes like the subject and are good indicators of value for the subject property.

Vendor Comments:

Service Provider
Signature

/s/ BENJAMIN GARCIA

Service Provider
Company

Pulse Realty & Investments

BPO Effective Date

5/24/2019

Service Provider Lic.
Num.

01724215

Repairs

Recommended Repairs would bring the subject to:

Internal Repairs	Comment	Total
Paint		\$0
Walls/Ceiling		\$0
Carpet/Floors		\$0
Cabinets/Countertops		\$0
Plumbing		\$0
Electrical		\$0
Heating/AC		\$0
Appliances		\$0
Doors/Trim		\$0
Cleaning		\$0
Other		\$0

Internal Repair Total:

External Repairs	Comment	Total
Roof		\$0
Siding/Trim		\$0
Structural		\$0
Windows/Doors		\$0
Paint		\$0
Foundation		\$0
Garage		\$0
Landscaping		\$0
Fence		\$0
Other		\$0

External Repair Total:

Repair Total:



Subject Front

**9331 Hudson Dr
Huntington Beach, CA92646**



Address



Side



Side



Street



Street



View across street



Comparable Sale #1

8822 Dorsett Dr
Huntington Beach, CA92646
Sale Date: 1/23/2019
Sale Price: \$990,000



Comparable Sale #2

21801 Seacrest Ln
Huntington Beach, CA92646
Sale Date: 12/21/2018
Sale Price: \$1,013,000



Comparable Sale #3

21931 Starfire Ln
Huntington Beach, CA92646
Sale Date: 11/30/2018
Sale Price: \$1,100,000



Comparable Listing #1

21212 Binghampton Cir
Huntington Beach, CA92646
Current List: \$1,075,000



Comparable Listing #2

9472 Rambler Dr
Huntington Beach, CA92646
Current List: \$1,149,900



Comparable Listing #3

21102 Chubasco Ln
Huntington Beach, CA92646
Current List: \$1,180,000

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