



Broker Price Opinion

Exterior Inspection
 Interior Inspection

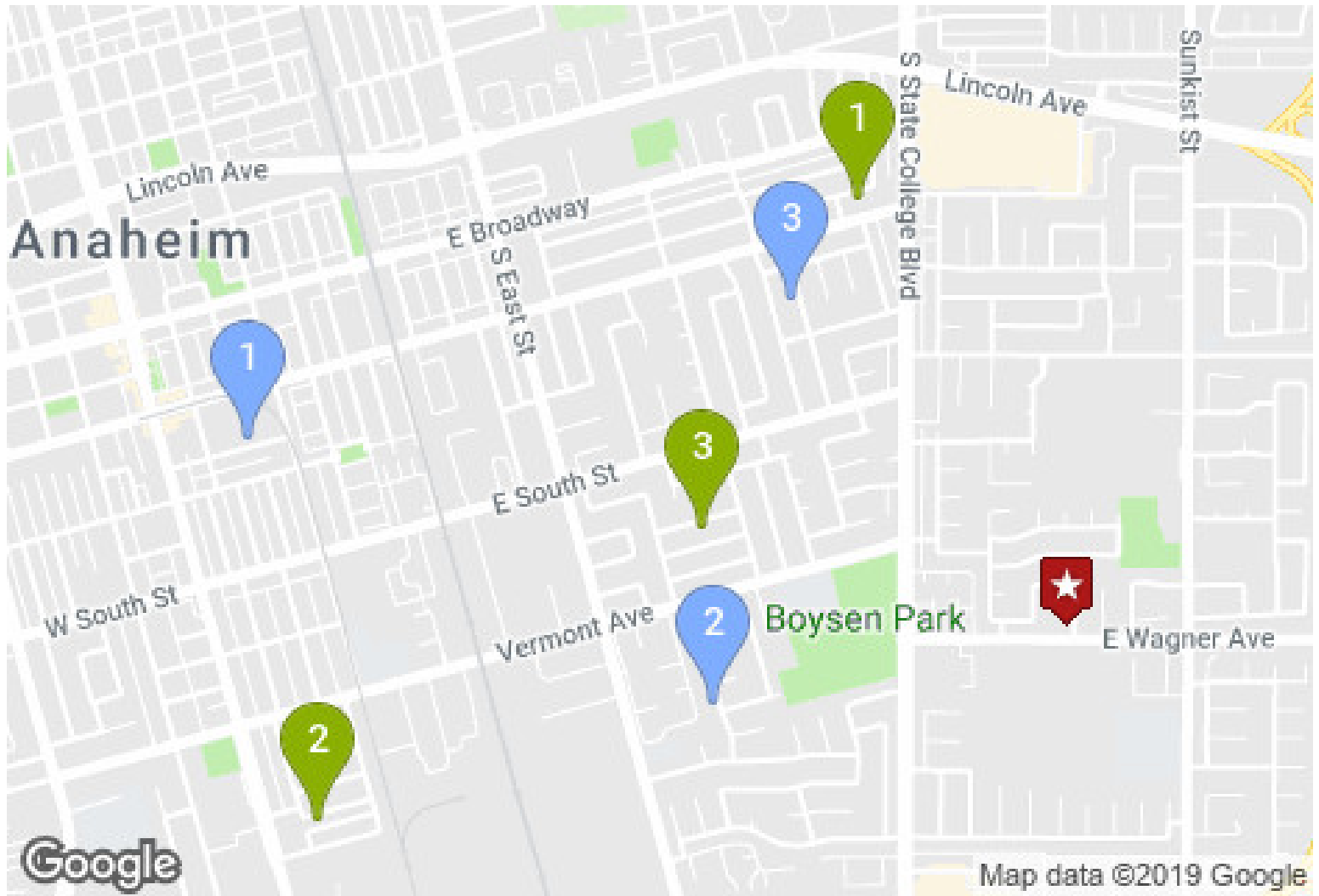
Property Address: 2231 Wagner Ave	Vendor ID: 4809046						
City, State, Zip: Anaheim, CA 92806	Deal Name:						
Loan Number: 2231WagnerAve	Inspection Date: 8/07/2019						
2nd Loan / Client #:	Subject APN: 25313410						
Property Occupancy Status: Owner	Does the Property Appear Secure? Yes	Est. Monthly Rent: \$3,000	Sold in the last 12 Months? No				
Currently Listed: Yes	Currently List Broker: Keller Williams	List Broker Contact #: 6613412810	Initial List Price: \$710,000	Initial List Date: 7/13/2019	Current List Price: \$710,000	DOM / CDOM: 6 / 6	Sale Price:
Is the Subject Listing Currently Pending? Yes	Date of Contract: 7/19/2019	CDOM to Contract: 6	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	2231 Wagner Ave Anaheim, CA 92806	229 E Elsworth Ave Anaheim, CA 92806	975 S Avocado St Anaheim, CA 92805	539 S Dorchester St Anaheim, CA 92806	1908 E Willow St Anaheim, CA 92805	206 E Charlotte Ave Anaheim, CA 92806	1284 E Arizona Pl Anaheim, CA 92805
Proximity		1.49 Miles	0.64 Miles	0.76 Miles	0.85 Miles	1.37 Miles	0.67 Miles
Sale/List Price		\$499,999	\$530,000	\$566,500	\$569,000	\$525,000	\$543,955
Sale Date		3/1/2019	2/11/2019	7/26/2019	active	active	active
Price Per Sq.ft.	\$789.19	\$543.48	\$461.67	\$516.41	\$514.47	\$517.75	\$554.49
Initial List Price	\$710,000	\$499,999	\$539,000	\$569,000	\$569,000	\$525,000	\$543,955
Initial List Date	7/13/2019	2/1/2019	10/1/2018	5/23/2019	5/10/2019	7/24/2019	4/16/2019
Current/Final List	\$710,000	\$499,999	\$539,000	\$569,000	\$569,000	\$525,000	\$543,955
DOM/CDOM	6 /	20 / 20	108 / 108	32 / 32	91 / 91	8 / 8	84 / 84
Sales Type		Fair Market	Fair Market	Fair Market	Fair Market	Fair Market	Fair Market
Finance Incentives	0	0	0	0	0	0	0
Living Area	925	920	1148	1097	1106	1014	981
#Rooms/Bed/Bath 1	5 / 2 / 1	4 / 2 / 1	5 / 3 / 1.5	6 / 3 / 2	5 / 3 / 1.5	5 / 3 / 1	5 / 3 / 1
Year Built	1950	1931	1955	1954	1953	1960	1952
Bsmnt SF/% Finished	/	/	/	/	/	/	/
Lot Size	0.27ac	0.15ac	0.14ac	0.14ac	0.14ac	0.17ac	0.14ac
Property Type	SF Detach	SF Detach	SF Detach	SF Detach	SF Detach	SF Detach	SF Detach
Style / Quality	Single Story / Q4	Single Story / Q4	Single Story / Q4	Single Story / Q4	Single Story / Q4	Single Story / Q4	Single Story / Q4
# of Units	1	1	1	1	1	1	1
Condition	C3	C3	C3	C3	C3	C3	C3
Pool/Spa	None	No / No	No / No	No / No	No / No	No / No	No / No
View	Residential	Residential	Residential	Residential	Residential	Residential	Residential
Porch/Patio/Deck	No / Yes / No	No / Yes / No	No / Yes / No	No / Yes / No	No / Yes / No	No / Yes / No	No / Yes / No
Fireplace	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Garage	2 Attached	None	2 Detached	2 Detached	2 Attached	2 Attached	1 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					\$569,000	\$525,000	\$543,955
School District	Anaheim Union High	Anaheim Union High	Anaheim Union High	Anaheim Union High	Anaheim Union High	Anaheim Union High	Anaheim Union High
Common Amenities							
Data Source - ID	County Tax - tax	MLS - oc19049054	MLS - PW18221080	MLS - PW19115997	MLS - OC19108589	MLS - ig19170935	MLS - IV19085084
Overall Comparison							

Market Time 90-120 days	As-Is Price Estimate	As-Repaired Price Estimate	Land Only Price
90-Day Marketing Time	\$730,000	\$730,000	\$95,000
Recommended List Price	\$730,000	\$730,000	
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
•	2231 Wagner Ave	Anaheim	2	1	0.27ac		1950		
1	229 E Elsworth Ave	Anaheim	2	1	0.15ac	3/1/2019	1931	\$499,999	1.49 Miles
2	975 S Avocado St	Anaheim	3	1.5	0.14ac	2/11/2019	1955	\$530,000	0.64 Miles
3	539 S Dorchester St	Anaheim	3	2	0.14ac	7/26/2019	1954	\$566,500	0.76 Miles
1	1908 E Willow St	Anaheim	3	1.5	0.14ac	5/10/2019	1953	\$569,000	0.85 Miles
2	206 E Charlotte Ave	Anaheim	3	1	0.17ac	7/24/2019	1960	\$525,000	1.37 Miles
3	1284 E Arizona Pl	Anaheim	3	1	0.14ac	4/16/2019	1952	\$543,955	0.67 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	3 bedroom 3 bath mid century modern home is just that
Sale 2 Comments	3 bedroom 1.5 bath starter home in a great area. The kitchen and bathrooms have an older remodel that featured new cabinets, granite counter tops and ceramic tile floors.
Sale 3 Comments	2 car detached garage with possible RV access.
List 1 Comments	The kitchen has been updated with new counters, appliances including a dishwasher
List 2 Comments	Home features incredible Kitchen with calacatta gold Neolith counter tops, breakfast island, bar and laundry area.
List 3 Comments	close to shopping centers, schools, and Disneyland. Owner currently adding new flooring and paint through the house

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. An addition of 200k was added for mother in law unit.

Vendor Comments:

Subject verified by Google Maps.

Service Provider
Signature
Service Provider
Company

/s/ BENJAMIN GARCIA

Pulse Realty & Investments

BPO Effective Date

8/9/2019

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

**2231 Wagner Ave
Anaheim, CA92806**



Address



Side



Side



Street



Street



View across street



Comparable Sale #1

229 E Elsworth Ave
Anaheim, CA92806
Sale Date: 3/1/2019
Sale Price: \$499,999



Comparable Sale #2

975 S Avocado St
Anaheim, CA92805
Sale Date: 2/11/2019
Sale Price: \$530,000



Comparable Sale #3

539 S Dorchester St
Anaheim, CA92806
Sale Date: 7/26/2019
Sale Price: \$566,500



Comparable Listing #1

1908 E Willow St
Anaheim, CA92805
Current List: \$569,000



Comparable Listing #2

206 E Charlotte Ave
Anaheim, CA92806
Current List: \$525,000



Comparable Listing #3

1284 E Arizona Pl
Anaheim, CA92805
Current List: \$543,955

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