



Broker Price Opinion

Exterior Inspection
 Interior Inspection

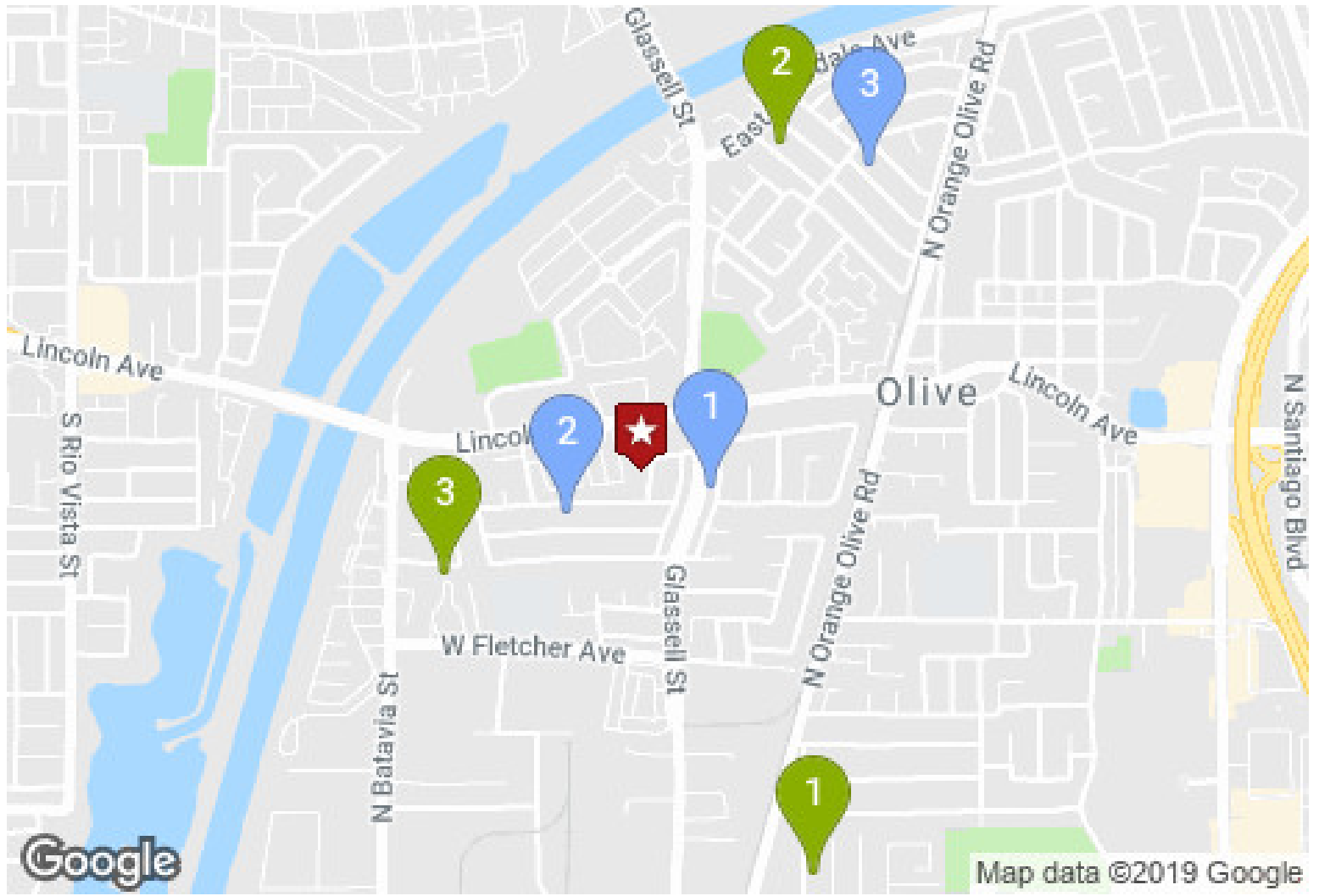
Property Address: 2706 N Glenside St	Vendor ID: 4813492
City, State, Zip: Orange, CA 92865	Deal Name:
Loan Number: 2706NGlensideSt	Inspection Date: 8/15/2019
2nd Loan / Client #:	Subject APN: 37428110

Property Occupancy Status: Owner	Does the Property Appear Secure?: Yes	Est. Monthly Rent: \$2,500	Sold in the last 12 Months?: No
Currently Listed: Yes	Currently List Broker: 20/20 Realtors	List Broker Contact #: 7142254444	Sale Price:
	Initial List Price: \$650,000	Initial List Date: 3/17/2019	Sale Date:
	Current List Price: \$650,000	DOM / CDOM: 1 / 1	
Is the Subject Listing Currently Pending?: Yes	Date of Contract: 3/18/2019	CDOM to Contract: 1	

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	2706 N Glenside St Orange, CA 92865	2702 N Hartman St Orange, CA 92865	400 W Crystal View Ave Orange, CA 92865	3123 N Hartman St Orange, CA 92865	2137 N Shaffer St Orange, CA 92865	3169 N Pinewood St Orange, CA 92865	716 W Brentwood Ave Orange, CA 92865
Proximity		0.12 Miles	0.15 Miles	0.68 Miles	0.77 Miles	0.64 Miles	0.39 Miles
Sale/List Price		\$655,000	\$679,999	\$750,000	\$714,900	\$699,900	\$775,000
Sale Date		8/15/2019	4/5/2019	4/20/2019	active	active	active
Price Per Sq.ft.	\$344.35	\$349.89	\$354.35	\$347.87	\$383.74	\$342.92	\$328.11
Initial List Price	\$650,000	\$655,000	\$689,888	\$774,900	\$714,900	\$699,900	\$775,000
Initial List Date	3/17/2019	7/14/2019	12/11/2018	9/20/2018	7/30/2019	6/26/2019	7/11/2019
Current/Final List	\$650,000	\$655,000	\$689,888	\$774,900	\$714,900	\$699,900	\$775,000
DOM/CDOM	1 /	1 / 1	83 / 83	167 / 167	16 / 16	50 / 50	35 / 35
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	2178	1872	1919	2156	1863	2041	2362
#Rooms/Bed/Bath 1	8 / 5 / 3	7 / 4 / 2.5	7 / 4 / 2	8 / 4 / 3	7 / 3 / 2	8 / 4 / 3	8 / 4 / 2
Year Built	1964	1964	1964	1969	1961	1965	1969
Bsmnt SF/% Finished	/	/	/	/	/	/	/
Lot Size	0.28ac	0.17ac	0.16ac	0.16ac	0.20ac	0.16ac	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	2-Story Conv / Q4	Single Story / Q4	2-Story Conv / Q4	Single Story / Q4
# of Units	1	1	1	1	1	1	1
Condition	C3	C3	C3	C3	C3	C3	C3
Pool/Spa	In Ground	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	2 Attached	2 Attached	2 Attached	2 Attached	2 Attached	2 Attached
Other Features	None	None	None	None	None	None	None
HOA Fees	0/mo0/mo	0/mo0/mo	0/mo0/mo	0/mo0/mo	0/mo0/mo	0/mo0/mo	0/mo0/mo
Subdivision	Unknown	Unknown	Unknown	Unknown	Unknown	Unknown	Unknown
Likely Sale Price					\$714,900	\$699,900	\$775,000
School District	Orange Unified	Orange Unified	Orange Unified	Orange Unified	Orange Unified	Orange Unified	Orange Unified
Common Amenities							
Data Source - ID	County Tax - 37428110	MLS - PW19166691	MLS - TR18289823	MLS - PW18230253	MLS - PW19181344	MLS - OC19151025	MLS - PW19156694
Overall Comparison							

Market Time 90-120 days	As-Is Price Estimate	As-Repaired Price Estimate	Land Only Price
90-Day Marketing Time	<input type="text" value="\$750,000"/>	<input type="text" value="\$750,000"/>	<input type="text" value="\$150,000"/>
Recommended List Price	<input type="text" value="\$750,000"/>	<input type="text" value="\$750,000"/>	
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
•	2706 N Glenside St	Orange	5	3	0.28ac		1964		
1	2702 N Hartman St	Orange	4	2.5	0.17ac	8/15/2019	1964	\$655,000	0.12 Miles
2	400 W Crystal View Ave	Orange	4	2	0.16ac	4/5/2019	1964	\$679,999	0.15 Miles
3	3123 N Hartman St	Orange	4	3	0.16ac	4/20/2019	1969	\$750,000	0.68 Miles
1	2137 N Shaffer St	Orange	3	2	0.20ac	7/30/2019	1961	\$714,900	0.77 Miles
2	3169 N Pinewood St	Orange	4	3	0.16ac	6/26/2019	1965	\$699,900	0.64 Miles
3	716 W Brentwood Ave	Orange	4	2	0.14ac	7/11/2019	1969	\$775,000	0.39 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	This property has TWO master bedrooms with one of the bedrooms separated from the other bedrooms with a private entry for great privacy
Sale 2 Comments	This spacious layout has 4 bedrooms, 2 fireplaces, and 1.75 baths. The remodeled kitchen has granite countertops, beautiful cabinets and an open concept into the living room
Sale 3 Comments	main floor, with a both living room and den, both featuring beautiful Fire Places, great for entertaining. Kitchen features newer countertops and a beautiful Back Splash
List 1 Comments	HUGE SEPARATE FAMILY ROOM with a FRANKLIN STOVE. The master bedroom is good sized and all 3 bedrooms have mirrored closets with organizers
List 2 Comments	There are great features in this home including a full bed and bathroom downstairs, a large lot with RV parking potential, a spacious master suite with views of the local mountains and plenty of room for parking in the oversized driveway and 2 car garage
List 3 Comments	From the open-concept kitchen, to the very spacious family room, there is a ton of room for everyone to enjoy. A few recent updates include fresh paint throughout

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

8/16/2019

Service Provider Lic.
Num.

01724215

Repairs

Recommended Repairs would bring the subject to:

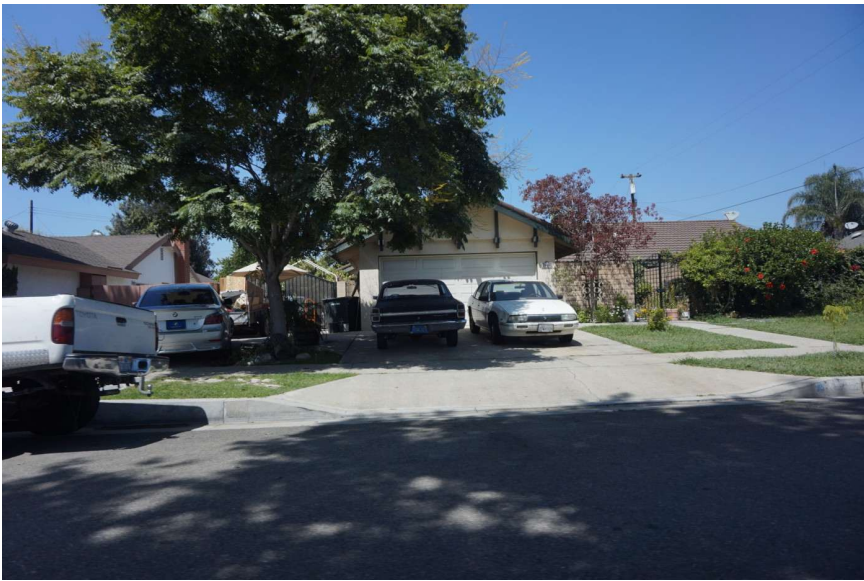
Internal Repairs	Comment	Total
Paint		\$0
Walls/Ceiling		\$0
Carpet/Floors		\$0
Cabinets/Countertops		\$0
Plumbing		\$0
Electrical		\$0
Heating/AC		\$0
Appliances		\$0
Doors/Trim		\$0
Cleaning		\$0
Other		\$0

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

**2706 N Glenside St
Orange, CA92865**



Address



Side



Side



Street



Street



View across street



Comparable Sale #1

2702 N Hartman St
Orange, CA92865
Sale Date: 8/15/2019
Sale Price: \$655,000



Comparable Sale #2

400 W Crystal View Ave
Orange, CA92865
Sale Date: 4/5/2019
Sale Price: \$679,999



Comparable Sale #3

3123 N Hartman St
Orange, CA92865
Sale Date: 4/20/2019
Sale Price: \$750,000



Comparable Listing #1

2137 N Shaffer St
Orange, CA92865
Current List: \$714,900



Comparable Listing #2

3169 N Pinewood St
Orange, CA92865
Current List: \$699,900



Comparable Listing #3

716 W Brentwood Ave
Orange, CA92865
Current List: \$775,000

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