



Broker Price Opinion

Exterior Inspection
 Interior Inspection

Property Address: 601 Golden West Ave	Vendor ID: 4822693
City, State, Zip: Santa Ana, CA 92703	Deal Name:
Loan Number: 601GoldenWestAve	Inspection Date: 9/04/2019
2nd Loan / Client #:	Subject APN: 01030121

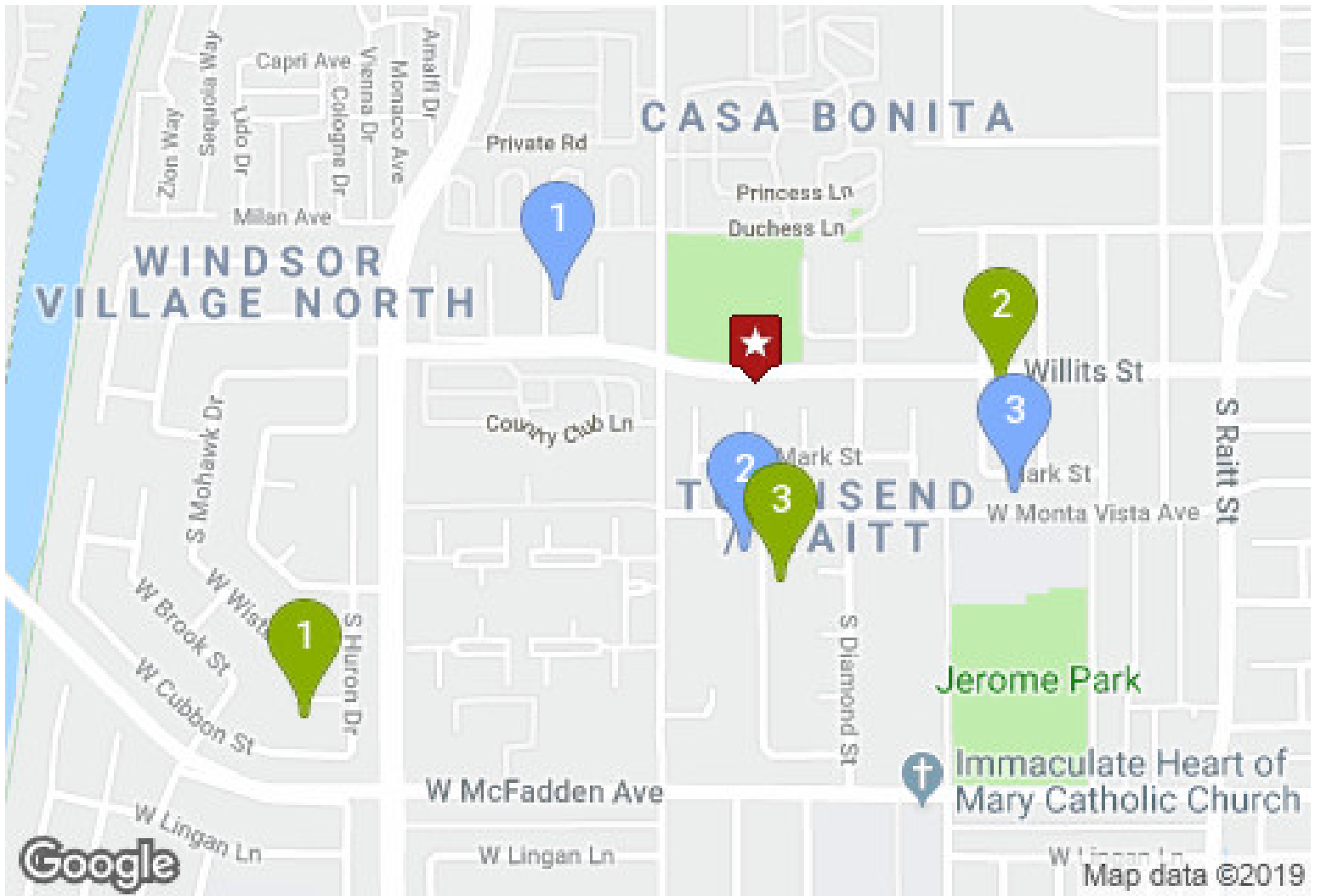
Property Occupancy Status: Owner	Does the Property Appear Secure?: Yes	Est. Monthly Rent: \$2,500	Sold in the last 12 Months?: No
Currently Listed: Yes	Currently List Broker: Re/Max Orange County East	List Broker Contact #: 7148093848	Sale Price:
	Initial List Price: \$524,900	Initial List Date: 5/15/2019	Sale Date:
	Current List Price: \$524,900	DOM / CDOM: 62 / 62	
Is the Subject Listing Currently Pending?: Yes	Date of Contract: 8/29/2019	CDOM to Contract: 62	

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	601 Golden West Ave Santa Ana, CA 92703	519 S Everglade St Santa Ana, CA 92703	714 S Golden West Ave Santa Ana, CA 92703	1940 Mark St Santa Ana, CA 92703	2810 W Brook St Santa Ana, CA 92703	601 Shelley St Santa Ana, CA 92703	725 S Golden West Ave Santa Ana, CA 92703
Proximity		0.19 Miles	0.15 Miles	0.25 Miles	0.5 Miles	0.22 Miles	0.17 Miles
Sale/List Price		\$600,000	\$590,000	\$555,000	\$625,000	\$590,000	\$579,999
Sale Date		8/30/2019	3/28/2019	8/7/2019	active	active	active
Price Per Sq.ft.	\$492.49	\$481.54	\$445.62	\$495.54	\$351.91	\$408.30	\$452.06
Initial List Price	\$524,900	\$600,000	\$594,900	\$565,000	\$625,000	\$590,000	\$579,999
Initial List Date	5/15/2019	7/10/2019	11/30/2018	6/29/2019	8/5/2019	8/29/2019	7/26/2019
Current/Final List	\$524,900	\$600,000	\$594,900	\$565,000	\$625,000	\$590,000	\$579,999
DOM/CDOM	62 /	51 / 51	118 / 118	39 / 39	18 / 18	5 / 5	39 / 39
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	1198	1246	1324	1120	1776	1445	1283
#Rooms/Bed/Bath 1	6 / 4 / 2	6 / 3 / 2	6 / 4 / 2	6 / 3 / 2	7 / 4 / 3	6 / 4 / 2.5	6 / 4 / 2
Year Built	1963	1963	1960	1955	1962	1955	1960
Bsmnt SF/% Finished	/	/	/	/	/	/	/
Lot Size	0.16ac	0.14ac	0.14ac	0.14ac	0.14ac	0.14ac	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	2 Attached	2 Attached	2 Attached	2 Attached	2 Detached	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					\$625,000	\$590,000	\$579,999
School District	Santa Ana Unified	Santa Ana Unified	Santa Ana Unified	Santa Ana Unified	Santa Ana Unified	Santa Ana Unified	Santa Ana Unified
Common Amenities							
Data Source - ID	County Tax - 01030121	MLS - IG19162952	MLS - PW18283417	MLS - OC19153020	MLS - DW19186176	MLS - PW19207199	MLS - 19492670
Overall Comparison							

Market Time 90-120 days	As-Is Price Estimate	As-Repaired Price Estimate	Land Only Price
90-Day Marketing Time	\$590,000	\$590,000	\$95,000
Recommended List Price	\$590,000	\$590,000	
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
•	601 Golden West Ave	Santa Ana	4	2	0.16ac		1963		
1	519 S Everglade St	Santa Ana	3	2	0.14ac	8/30/2019	1963	\$600,000	0.19 Miles
2	714 S Golden West Ave	Santa Ana	4	2	0.14ac	3/28/2019	1960	\$590,000	0.15 Miles
3	1940 Mark St	Santa Ana	3	2	0.14ac	8/7/2019	1955	\$555,000	0.25 Miles
1	2810 W Brook St	Santa Ana	4	3	0.14ac	8/5/2019	1962	\$625,000	0.5 Miles
2	601 Shelley St	Santa Ana	4	2.5	0.14ac	8/29/2019	1955	\$590,000	0.22 Miles
3	725 S Golden West Ave	Santa Ana	4	2	0.14ac	7/26/2019	1960	\$579,999	0.17 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 newly remodeled home offers an incredible opportunity to live in a great neighborhood. A very private and quite cul de sac
Sale 2 Comments	4 bedroom and 2 bath home that is ready to make memories. The home has new laminate wood flooring, new kitchen and bathroom cabinets
Sale 3 Comments	3 bedrooms, 2 baths with hand-refinished richly stained hardwood flooring, & custom plantation shutters throughout
List 1 Comments	4-bedroom 3-bath home is ready for a growing family! .It's prime cul-de-sac location in this quiet neighborhood makes this home pretty exclusive.
List 2 Comments	4 bedrooms plus den possible 5th bedroom. 2.5 bathrooms.
List 3 Comments	4bed, 2bath home in one of Santa Ana's most historically rich neighborhoods. Located minutes from South Coast Plaza

Comments:

Service Provider Comments:

The subjects currently listed for 524K. The subjects current values are FMV supported and in line with comps supportive of an updated condition per the client instructions. 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

9/4/2019

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

**601 Golden West Ave
Santa Ana, CA92703**



Address



Side



Side



Street



Street



View across street



Comparable Sale #1

519 S Everglade St
Santa Ana, CA92703
Sale Date: 8/30/2019
Sale Price: \$600,000



Comparable Sale #2

714 S Golden West Ave
Santa Ana, CA92703
Sale Date: 3/28/2019
Sale Price: \$590,000



Comparable Sale #3

1940 Mark St
Santa Ana, CA92703
Sale Date: 8/7/2019
Sale Price: \$555,000



Comparable Listing #1

2810 W Brook St
Santa Ana, CA92703
Current List: \$625,000



Comparable Listing #2

601 Shelley St
Santa Ana, CA92703
Current List: \$590,000



Comparable Listing #3

725 S Golden West Ave
Santa Ana, CA92703
Current List: \$579,999

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