



123 Main Street Lake Forest CA 92630

MLS#: 13606148 Bedrooms:4 Baths:2.1 Year Built:1999 Total Living Area:1,988 SF
 Property Type:Single Family Detached Bluebook ID#: 11201 Inspection Date: 12/6/2013
 Date Printed: 1/9/2014 10:05:35 PM (UTC)

Market Conditions Summary

Neighborhood Value Range: **\$169,900 to \$375,000** Market Condition Score:



Agent's Opinion of Value

Market Value 'As-Is' \$199,900	Market Value 'Repaired' \$207,000	Market Value 'As-Is 30 Day Quick Sale' \$195,000
Suggested List Price 'As-Is' \$215,000	Suggested List Price 'Repaired' \$220,000	Suggested List Price 'As-Is 30 Day Quick Sale' \$210,000
Total Repair Costs: \$6,250	Recommended Marketing Strategy As-Is	Most Likely Buyer Investor

Marketing Description / Photos

Subject property has no heat source. Carpets soiled need to be clean. Kitchen vinyl flooring has small tears throughout. A/C unit is missing on exterior of building. Home is a fixer, non-fiancable in current state. Location of neighborhood is good with access to freeway/shopping/bus lines.



Comparables Value Summary

Sales Comparable #1



127 Main Street
Lake Forest CA 92630

MLS Number	12114141
Sale Price	\$176,000
Sale Date	7/19/2013
Bedroom Count	3
Full Bathrooms	2
Half Bathrooms	1
Gross Living Area	1,312
Days on Market	335

Adjusted Price of Comparable
\$189,000

Sales Comparable #2



128 Main Street
Lake Forest CA 92630

MLS Number	13533215
Sale Price	\$230,000
Sale Date	8/16/2013
Bedroom Count	3
Full Bathrooms	2
Half Bathrooms	1
Gross Living Area	1,800
Days on Market	27

Adjusted Price of Comparable
\$207,000

Sales Comparable #3



129 Main Street
Lake Forest CA 92630

MLS Number	13070538
Sale Price	\$255,000
Sale Date	10/21/2013
Bedroom Count	3
Full Bathrooms	2
Half Bathrooms	1
Gross Living Area	2,043
Days on Market	10

Adjusted Price of Comparable
\$230,000

Listing Comparable #1

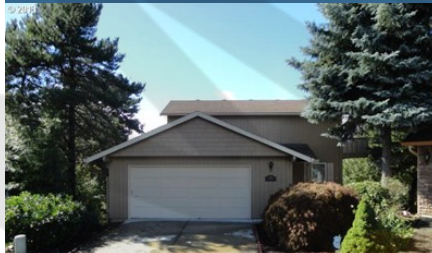


124 Main Street
Lake Forest CA 92630

MLS Number	13564160
Current List Price	\$169,900
Days on Market	114
Bedroom Count	4
Full Bathrooms	2
Half Bathrooms	1
Gross Living Area	1,980

Adjusted Price of Comparable
\$177,900

Listing Comparable #2



125 Main Street
Lake Forest CA 92630

MLS Number	13554194
Current List Price	\$244,500
Days on Market	30
Bedroom Count	3
Full Bathrooms	2
Half Bathrooms	1
Gross Living Area	1,938

Adjusted Price of Comparable
\$234,500

Listing Comparable #3



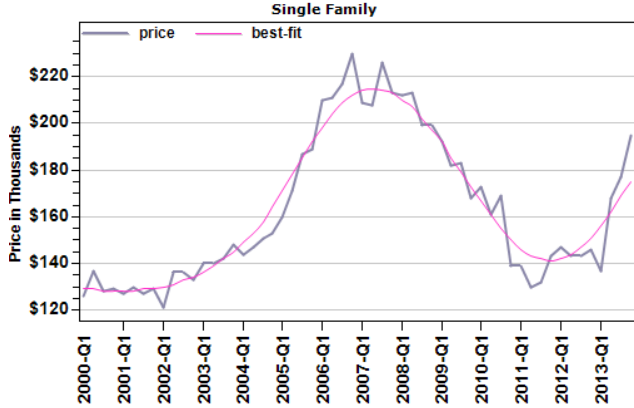
126 Main Street
Lake Forest CA 92630

MLS Number	13114768
Current List Price	\$219,900
Days on Market	60
Bedroom Count	3
Full Bathrooms	2
Half Bathrooms	1
Gross Living Area	1,748

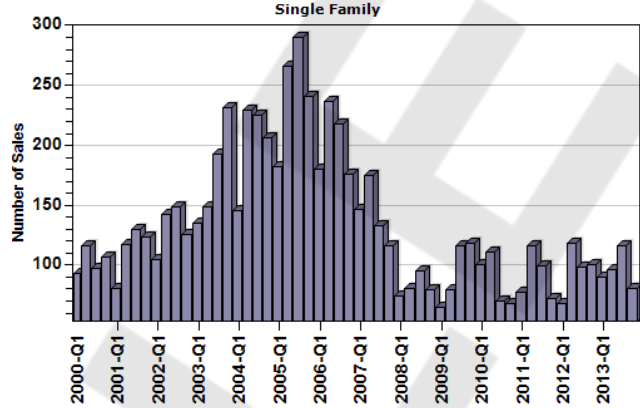
Adjusted Price of Comparable
\$196,900

Sales Comparables Analysis

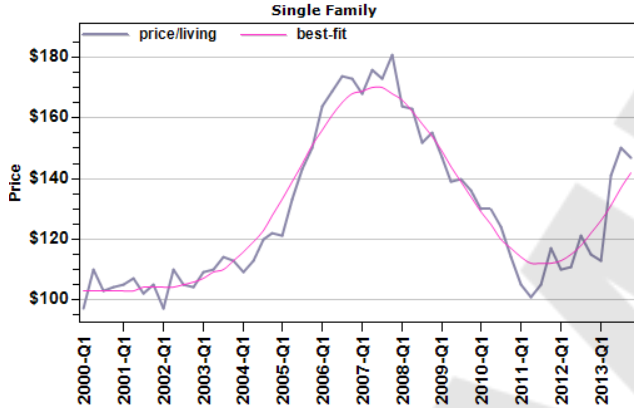
Regular & REO Average Sold Price



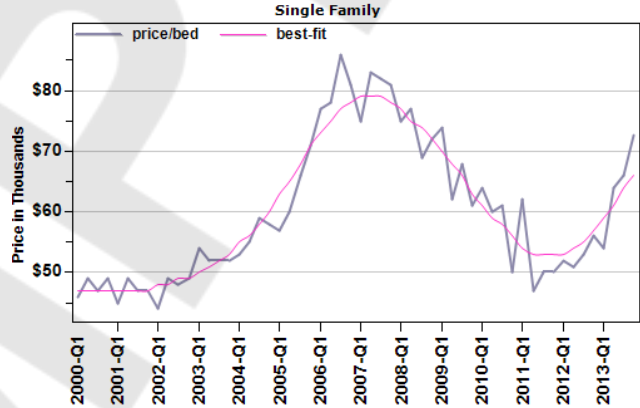
Regular & REO Number of Sales



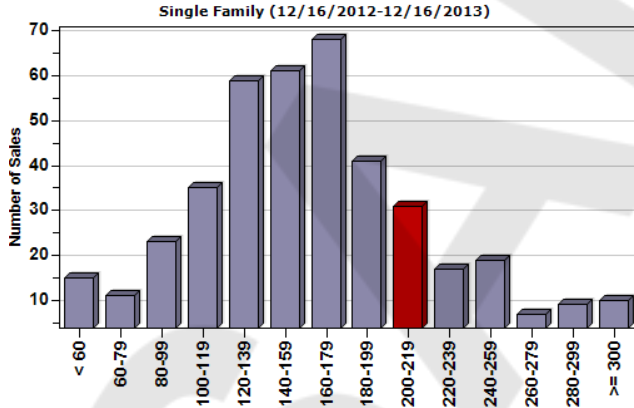
Regular & REO Average Sold Price Per Living



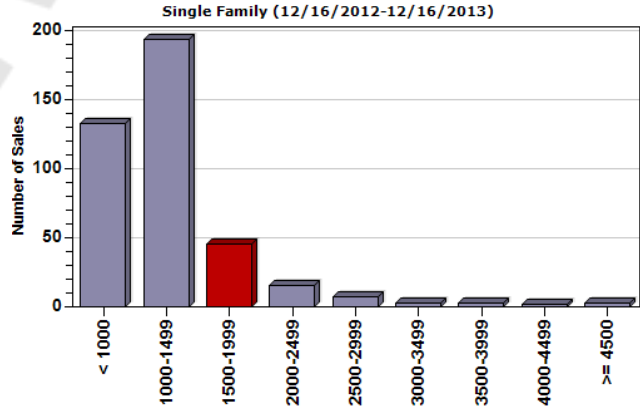
Regular & REO Average Sold Price Per Bedroom



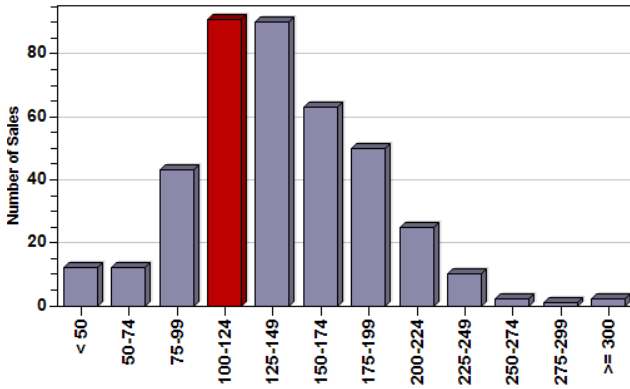
Regular & REO Sold Price In Thousands Distribution



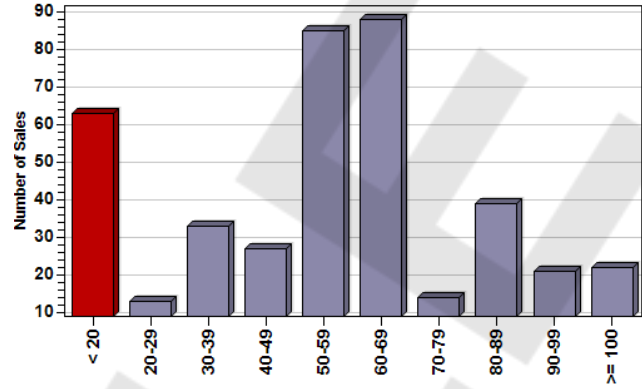
Regular & REO Living Area Distribution



Regular & REO Price Per Square Foot of Living Area Distribution
Single Family (12/16/2012-12/16/2013)

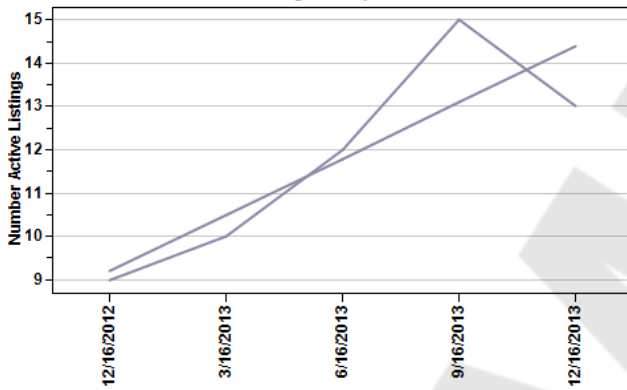


Regular & REO Age Distribution
Single Family (12/16/2012-12/16/2013)

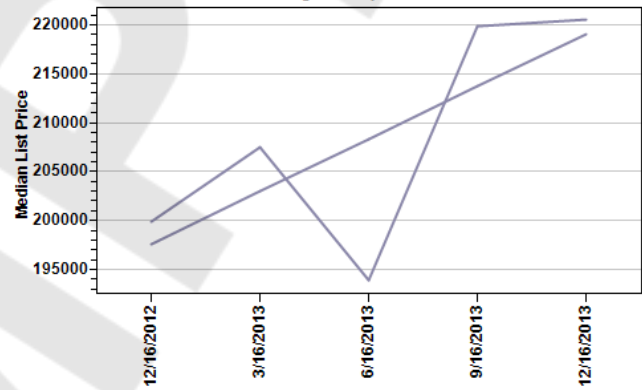


Listing Comparables Analysis

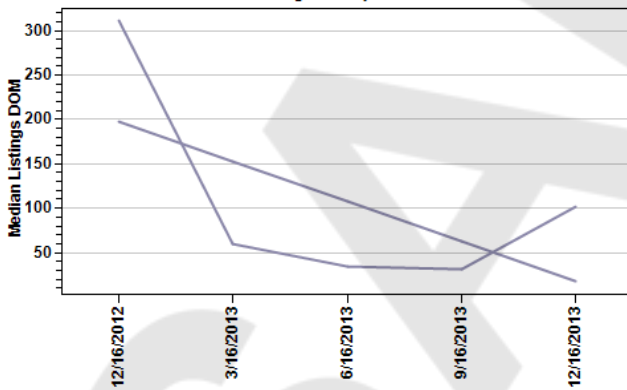
Total # Comparable Active Listings
Single Family



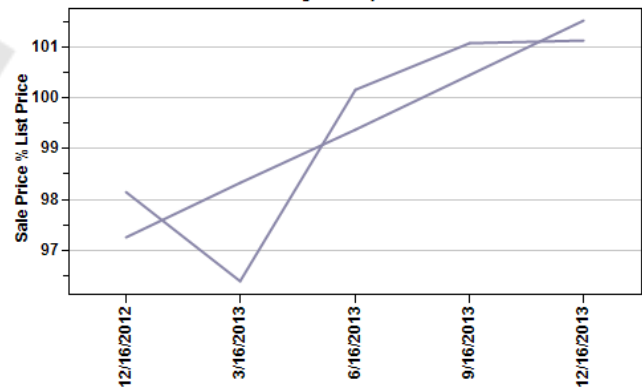
Median Comparable List Price
Single Family



Median Comparable Listings Days on Market
Single Family



Median Sale Price as % of List Price
Single Family



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