



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 6:45:46 PM (UTC)**

Comparable Sales Summary

Comparable Sales #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
Basement	Finished
Gross Living Area	1,312
Days on Market	335

Adjusted Price of Comparable
\$189,000

Comparable Sales #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
Basement	None
Gross Living Area	1,800
Days on Market	27

Adjusted Price of Comparable
\$207,000

Comparable Sales #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
Basement	None
Gross Living Area	2,043
Days on Market	10

Adjusted Price of Comparable
\$230,000

Sales Comparables Detail

Comparable Property Info

	Subject Property	Comparable Sales #1	Comparable Sales #2	Comparable Sales #3
Property Type	Single Family Residence	Single Family Residence	Single Family Residence	Single Family Residence
Subject Property Address Line 1	123 Main Street	127 Main Street	128 Main Street	129 Main Street
Subject Property Address Line 2				
City	Lake Forest	Lake Forest	Lake Forest	Lake Forest
State	CA	CA	CA	CA
ZIP Code	97266	97266	97266	97266
REO/Corp Owned	Yes	No	No	No
Short Sale	No	Yes	No	No
Proximity to Subject in Miles		0.60	0.80	0.40
MLS Number	13606148	12114141	13533215	13070538
Original List Price		\$209,900	\$239,900	\$255,000
Original List Date		7/20/2012	6/6/2013	9/1/2013
Under Contract Date		6/20/2013	7/3/2013	9/11/2013
Sale Price		\$176,000	\$230,000	\$255,000
Data Source	MLS	MLS	MLS	MLS
Sale Date		7/19/2013	8/16/2013	10/21/2013
Days on Market		335	27	10

Comparable Value Adjustments

	Subject Property	Comparable Sales #1	Comparable Sales #2	Comparable Sales #3
Sales or Financing Concession		conv	conv	FHA
Location	Suburban	Suburban	Suburban	Suburban
Leasehold or Fee Simple	Fee Simple	Fee Simple	Fee Simple	Fee Simple
Site (Lot Size in Acres)	.151	.09	.17	.14
View (control + click to select multiple items)	Mountain	Valley	City Lights	Valley
Design and Appeal	Traditional	Traditional	Traditional	Traditional
Quality of Construction	Q5 - Basic	Q5 - Basic	Q2 - Custom	Q2 - Custom
Year Built	1999	1979	1991	1993
Condition	C5 - Fair	C5 - Fair	C4 - Average	C4 - Average
Above Grade Total Room Count	9	9	8	9
Above Grade Bedroom Count	4	3	3	3
Above Grade Full Bathrooms	2	2	2	2
Above Grade Half Bathrooms	1	1	1	1
Gross Living Area	1988	1312	1800	2043
Basement	None	Finished	None	None
Finished Rooms Below Grade	0	3	0	0
Functional Utility	Average	Average	Average	Average
Heating System	None	Forced Air	Forced Air	Forced Air
Cooling System	None	Central Air	None	Central Air
Energy Efficient Items (control + click to select multiple items)	Insulated Window s	Insulated Window s	Insulated Window s	Insulated Window s
Garage Size / Type	2 Car	2 Car	2 Car	2 Car
GarageType	Garage - Attached	Garage - Attached	Garage - Attached	Garage - Attached
Porch, Patio, Deck, Balcony, Fireplace (control + click to select multiple items)	Deck	Deck	Deck	Deck
Fence, Pool (control + click to select multiple items)	None	Fence, Pool	None	Fence
Other				
Net Adjustment Total		\$13,000	\$-23,000	\$-25,000
Adjusted Price of Comparable		\$189,000	\$207,000	\$230,000

Sales Comparables Comments

CLOSED SALE COMPS

Short Sale (Sale #1): short sale with mold/water intrusion. selling as-is.

Fence, Pool Adjustment (Sale #1): Pool does not add any value to the property therefor no adjustment provided

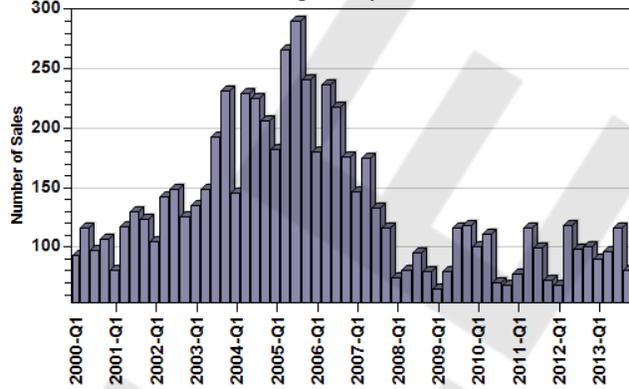
Regular & REO Average Sold Price

Single Family



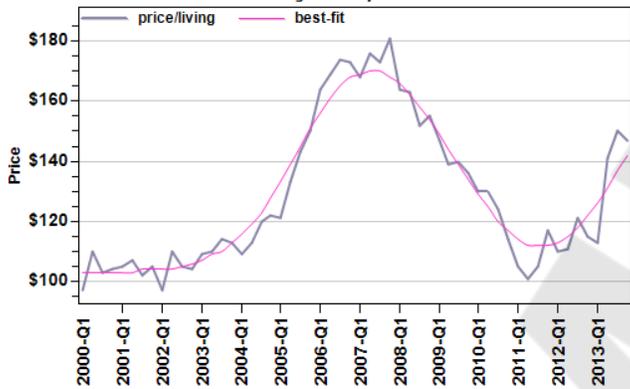
Regular & REO Number of Sales

Single Family



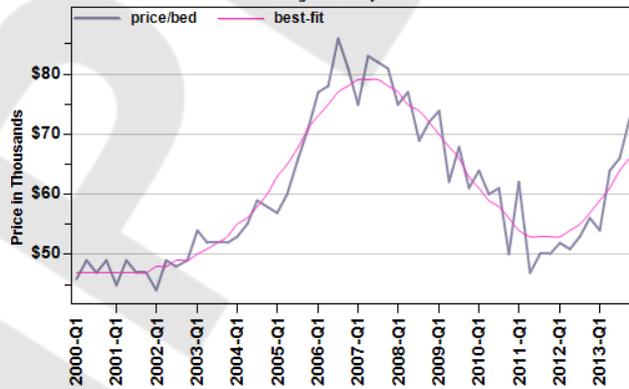
Regular & REO Average Sold Price Per Living

Single Family



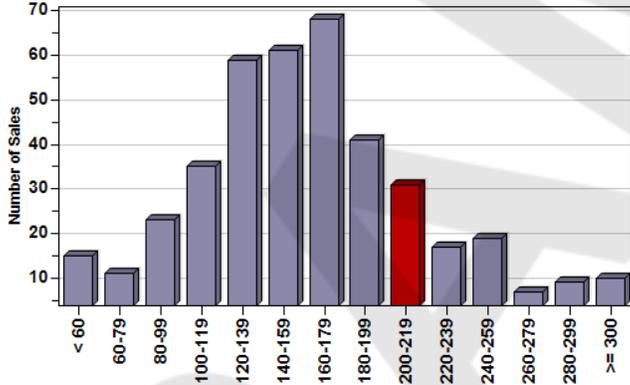
Regular & REO Average Sold Price Per Bedroom

Single Family



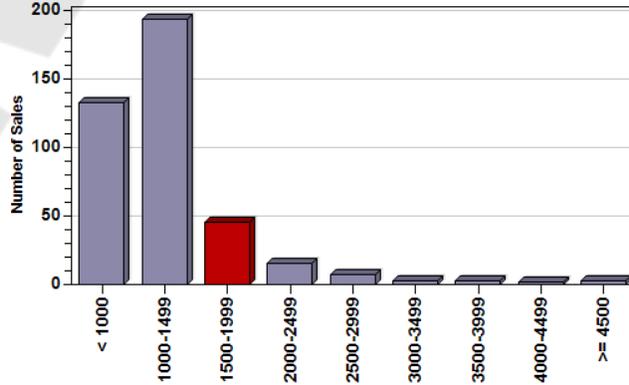
Regular & REO Sold Price In Thousands Distribution

Single Family (12/16/2012-12/16/2013)

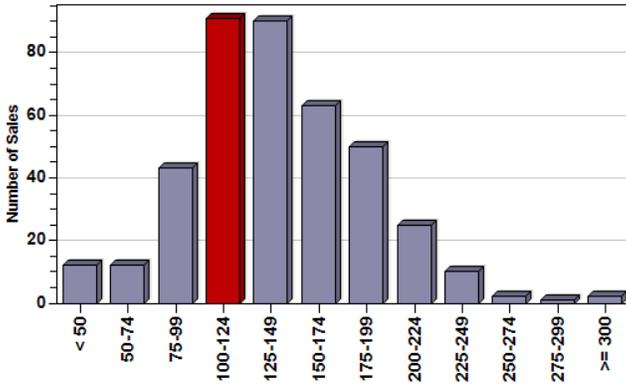


Regular & REO Living Area Distribution

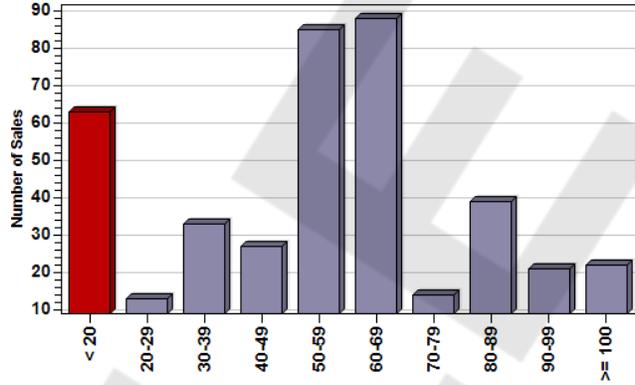
Single Family (12/16/2012-12/16/2013)



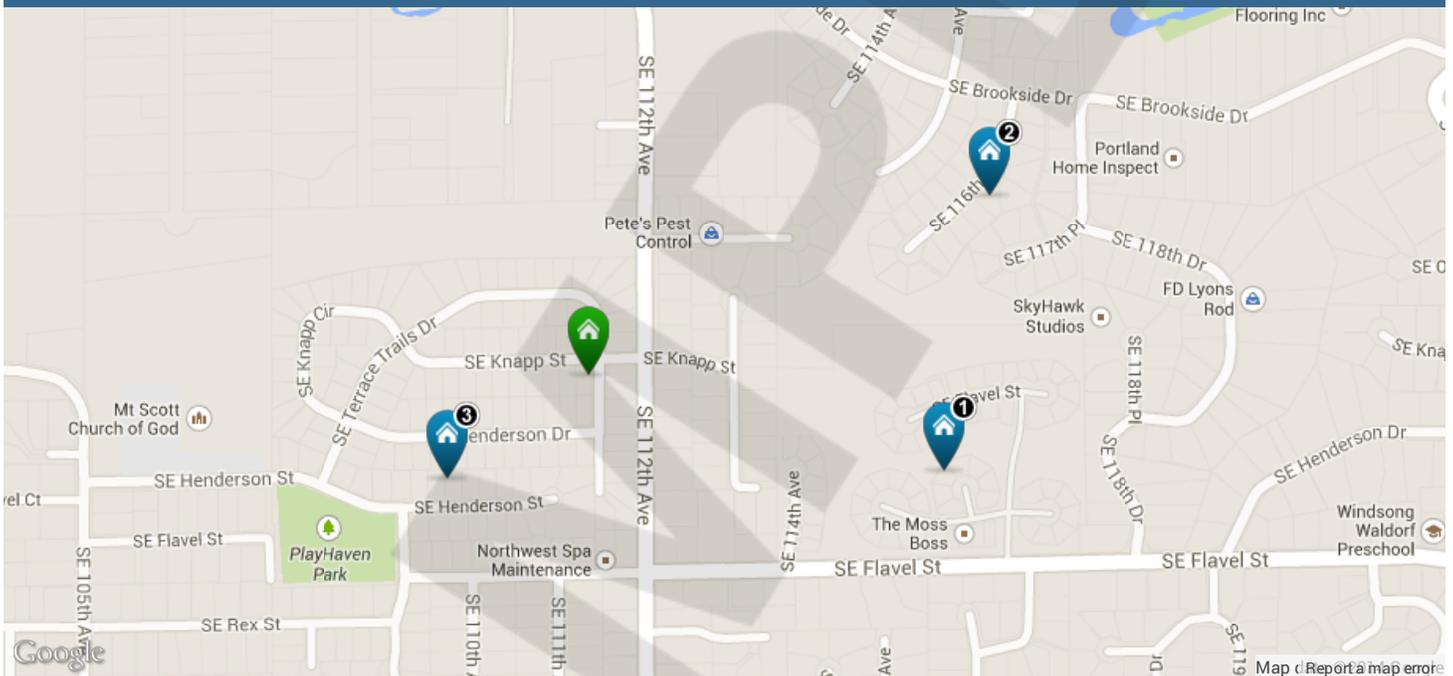
Regular & REO Price Per Square Foot of Living Area Distribution
Single Family (12/16/2012-12/16/2013)



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



Comparables Map



Subject Property



Comparable Sales



Copyright © 2014 Bluebook International - All Rights Reserved

DISCLAIMER: This report is subject to Bluebook's Terms & Conditions, Users License, and Privacy Policy, and any applicable contract terms which you agreed to as a condition of accessing Bluebook's systems. All information, how ever derived, entered or implemented including all data contained herein, is the sole property of the Bluebook and its third party providers. Your use constitutes a license. This report and the data contained in it may not be re-sold, remarketed, syndicated, compiled, or published without prior written permission from Bluebook. This report (including graphs, charts, and photos) is derived from the use of proprietary automated valuation technologies (including mathematical and statistical modeling), public record data, economic and other data, your inputs, and other proprietary predictive technologies to provide an estimate of estimated values and costs associated or related to the property. This report does not constitute an appraisal or similar valuation and may not be relied upon as such. Inputs do not necessarily include visual inspections, neighborhood characteristics, school zones, topography, and other factors that may influence value. THIS REPORT IS AN OPINION THAT MAY BE INACCURATE AND IS PROVIDED SOLELY AS AN INFORMATIONAL TOOL NOT DESIGNED TO PROVIDE DEFINITIVE ANSWERS. ALL ELEMENTS ARE OFFERED "AS IS" AND BLUEBOOK EXPRESSLY DISCLAIMS ANY AND ALL WARRANTIES, REPRESENTATIONS, AND GUARANTEES OF ANY NATURE, EXPRESS, IMPLIED OR OTHERWISE, INCLUDING BUT NOT LIMITED TO ANY IMPLIED WARRANTIES OF MERCHANTABILITY, NON-INFRINGEMENT, TITLE, QUIET ENJOYMENT, ACCURACY, OR FITNESS FOR A PARTICULAR PURPOSE. IN NO EVENT SHALL BLUEBOOK (OR ITS SUPPLIERS) BE LIABLE FOR ANY GENERAL, DIRECT, SPECIAL, INCIDENTAL, INDIRECT OR CONSEQUENTIAL DAMAGES OF ANY KIND, OR ANY DAMAGES WHATSOEVER (INCLUDING WITHOUT LIMITATION, THOSE RESULTING FROM USE OF THE PRODUCT, INCLUDING: (1) RELIANCE ON THE MATERIALS PRESENTED, (2) COSTS OF REPLACEMENT GOODS, (3) LOSS OF USE, DATA OR PROFITS, (4) DELAYS OR BUSINESS INTERRUPTIONS, (5) AND ANY THEORY OF LIABILITY, ARISING OUT OF OR IN CONNECTION WITH THE USE OR PERFORMANCE OF INFORMATION) WHETHER OR NOT BLUEBOOK HAS BEEN ADVISED OF THE POSSIBILITY OF SUCH DAMAGES. Bluebook does not offer tax advice, accounting advice, or contractor estimates. You should consult with appropriate financial, legal, construction, and/or real estate professionals/advisors before acting or utilizing the information provided. All uses are at the user's sole risk.