



PROPERTY REPORT

2 Maybeck LN, Mission Viejo, CA 92694

Prepared for Sample Seller



Presented by

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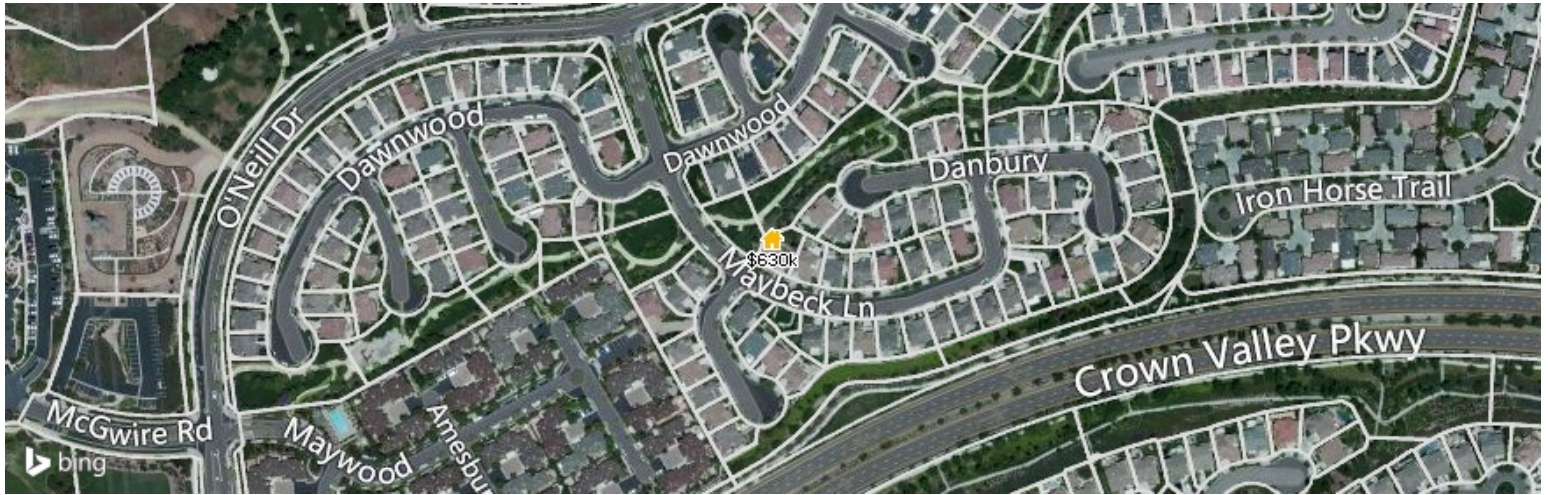


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ITALIA REALTY
California

2 Maybeck LN, Mission Viejo, CA 92694



Legend: 🏠 Subject Property

FOR SALE

• New, Active: 10/22/2014

List Price

\$630,100

Last Price Update: –
Days in RPR: 2

Current Estimated Value

\$680,110

Last RVM® Update: 9/15/2014

RVM® Est. Range: \$612,099 – \$748,121

RVM® Confidence: ★★★★★

📉 RVM® Change - Last 1 Month: –\$3,420

📈 RVM® Change - Last 12 Months: 11.49%

Your Comp Analysis

\$624,780

Last Edited: 10/24/2014
\$340 Price per Sq. Ft.

Your Comp Analysis Range

\$577,584 – \$771,948

This report contains data and information that is publicly available and/or licensed from third parties and is provided to you on an "as is" and "as available" basis. The information is not verified or guaranteed. Neither this report nor the estimated value of a property is an appraisal of the property. Any valuation shown in this report has been generated by use of proprietary computer software that assembles publicly available property records and certain proprietary data to arrive at an approximate estimate of a property's value. RPR and its information providers shall not be liable for any claim or loss resulting from the content of, or errors or omissions in, information contained in this report.



Home Facts

Public Remarks

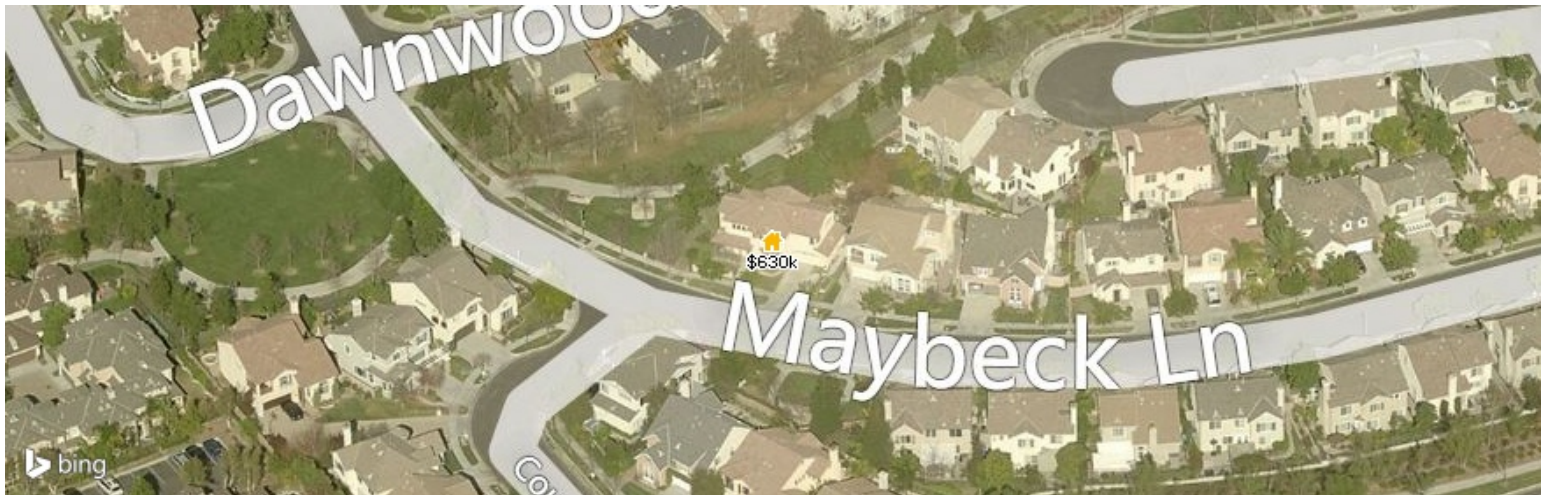
Excellent location and large private lot along greenbelt. Open floor plan with formal dining room. Spanish tile throughout downstairs. Family room has vaulted ceilings. Large bright kitchen with breakfast nook. Wrap around front porch. Master bedroom has walk-in closet and dual vanities. Large loft can easily be converted to 3rd bedroom.

Home Facts	Public Facts	Listing Facts	Realtor Refinements
Property Type	Single Family Residence	Single Family Residence	
Property Subtype	Single Family	Single Family Residence	
Bedrooms	-	2	
Total Baths	-	3	
Full Baths	-	2	
Partial Baths	-	1	
Living Area (sq ft)	-	1,837	
Lot Size	-	5,563 sq ft	
Garage	-	-	Yes
Garage (spaces)	-	2	2
Pool	-	Association	Yes
Year Built	-	2000	
Total Rooms	-	2	
Heating	-	Forced Air	
Cooling	-	Central	
Fireplaces	-	See Remarks	
Number of Buildings	0	-	
Number of Units	-	1	
Number of Stories	-	2	

Homeowner Facts

Owner Name	U S Bank National Association,
Mailing Address	350 Highland Dr Lewisville TX 75067-4177
Mail Care-Of Name	Nationstar Mortgage Llc
Vesting	,BE

Extended Home Facts



Legend: 🏠 Subject Property

Interior Features

Cooling	Central
Fireplace	See Remarks
Heating	Forced Air
Room Details	All Bedrooms Up, See Remarks

Exterior Features

Pool	Association
Parking Spaces	2
Sewer	Sewer In Street
Levels	Two Levels
Water	District/Public
View	Park Or Green Belt View

Location Details

Community Features	Sidewalks
Directions To Property	Use GPS
Location Features	Greenbelt, Lawn

Property Photos



Historical Photos





Comparative Analysis

1 Confirm the Property Facts

Your realtor confirmed the property facts for this property so they could be used in selecting homes.



2 Average of Comps

Comps form the foundation of this analysis. Your agent has selected key comps for you to review.

\$624,780

Range: \$577,584 – \$771,948

(or \$340 per sq. ft.)

3 Adjustments

Your agent has some insight into how your home relates to these comps that have adjusted the result.

—

4 Adjusted Value

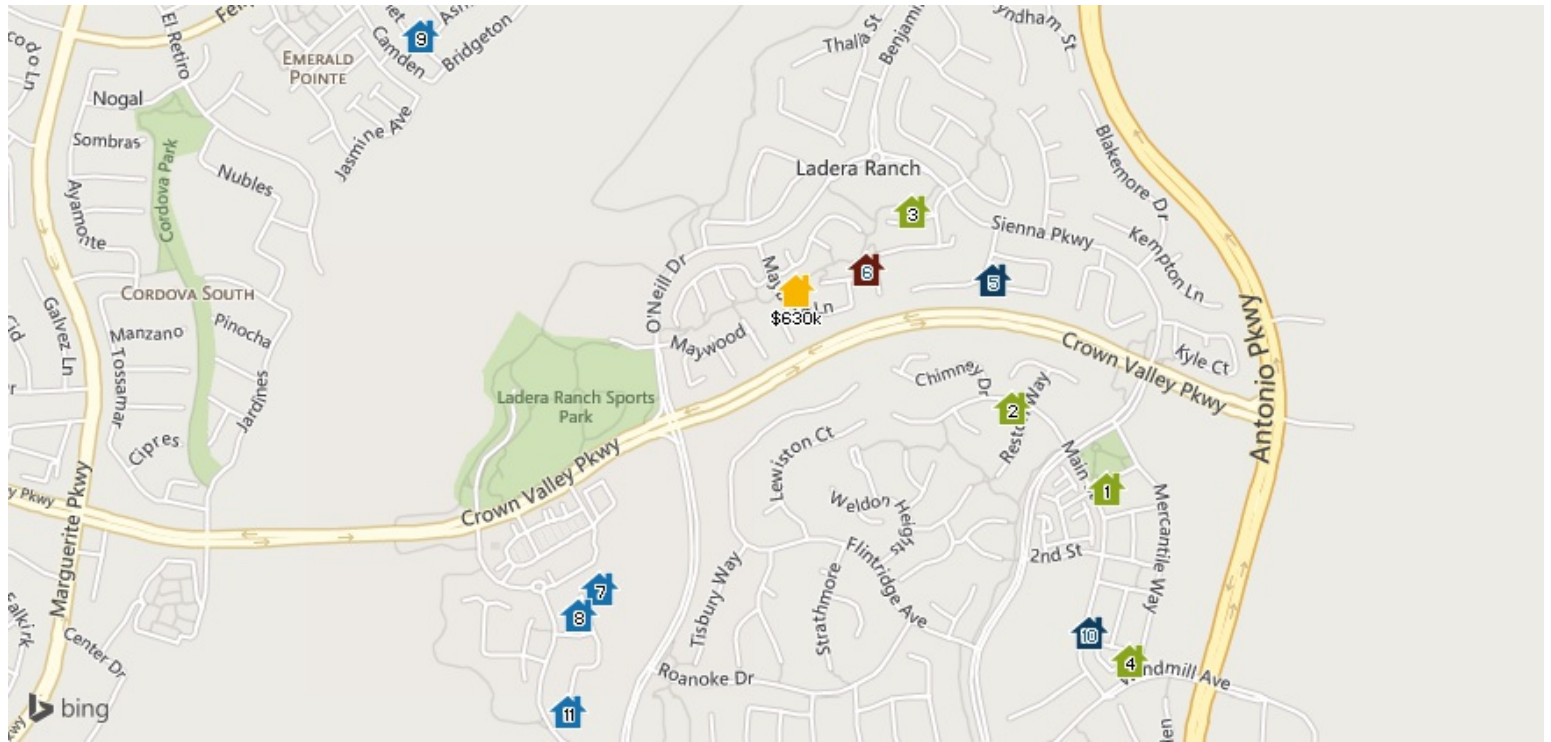
\$624,780

Range: \$577,584 – \$771,948

(or \$340 per sq. ft.)

Last Updated: 10/24/2014


Comps and Adjustments



LEGEND:  Subject Property  Pending  Listing  Expired Listing  Distressed  Recent Sale  Off Market







This Property



 **FOR SALE**
 2 Maybeck LN
 Mission Viejo, CA 92694

Proxim.	Days in RPR	Date	Amount	\$/sq ft	Living Area	Lot Size	Beds	Baths	Built
-	2 days	10/22/2014	\$630,100	\$343	1,837 sq ft	5,563 sq ft	2	3	2000
		List Date	List Amount						

Listings

Address	Proxim.	Days in RPR	Date	Amount	\$/sq ft	Living Area	Lot Size	Beds	Baths	Built	Comp vs Subject
  SALE PENDING 16 Iron Horse Trl Ladera Ranch, CA 92694	.28 Mi. E	142 days	6/4/2014 List Date	\$595,000 List Amount	\$334	1,780 sq ft	3,500 sq ft	3	3	2000	Same →
  FOR SALE 10 Livingston Pl Ladera Ranch, CA 92694	.49 Mi. SW	86 days	7/30/2014 List Date	\$529,000 List Amount	\$321	1,650 sq ft	3,589 sq ft	3	3	2001	Same →
  FOR SALE 21 Livingston Pl Ladera Ranch, CA 92694	.54 Mi. SW	69 days	8/16/2014 List Date	\$599,999 List Amount	\$326	1,840 sq ft	3,864 sq ft	3	3	2001	Same →



FOR SALE
 26822 Baronet
 Mission Viejo, CA 92692

.65 Mi. NW 24 days 9/30/2014 \$719,000 \$420 1,711 sq ft 5,685 sq ft 3 3 1989 Same →
List Date List Amount



SALE PENDING
 136 Main St
 Ladera Ranch, CA 92694

.63 Mi. SE 79 days 8/6/2014 \$649,000 \$325 1,995 sq ft 3,067 sq ft 3 3 2001 Same →
List Date List Amount



FOR SALE
 93 Livingston Pl
 Ladera Ranch, CA 92694

.66 Mi. SW 39 days 9/15/2014 \$649,900 \$314 2,067 sq ft 3,000 sq ft 4 3 2002 Same →
List Date List Amount

Recently Sold



RECENTLY SOLD
 16 First ST
 Mission Viejo, CA 92694

.51 Mi. SE 198 days 6/6/2014 \$581,900 \$319 1,825 sq ft 2,400 sq ft 3 3 2002 Same →
Proxim. Days in RPR Date Amount \$/sq ft Living Area Lot Size Beds Baths Built Subject
Sold Date Sold Amount



RECENTLY SOLD
 11 Reston WAY
 Mission Viejo, CA 92694

.34 Mi. SE 104 days 10/2/2014 \$753,000 \$375 2,010 sq ft 4,404 sq ft 3 3 2001 Same →
Sold Date Sold Amount



RECENTLY SOLD
 15 Bancroft ST
 Mission Viejo, CA 92694

.21 Mi. NE 162 days 8/5/2014 \$665,000 \$324 2,050 sq ft 3,293 sq ft 4 3 2001 Same →
Sold Date Sold Amount



RECENTLY SOLD
 93 Mercantile Way
 Ladera Ranch, CA 92694

.7 Mi. SE 161 days 5/29/2014 \$635,000 \$334 1,900 sq ft 3,119 sq ft 4 3 2001 Same →
Sold Date Sold Amount

Distressed



SALE PENDING
 21 Danbury
 Ladera Ranch, CA 92694

.11 Mi. E 97 days 7/19/2014 \$679,000 \$348 1,950 sq ft 4,447 sq ft 3 3 2000 Same →
Proxim. Days in RPR Date Amount \$/sq ft Living Area Lot Size Beds Baths Built Subject
List Date List Amount

Property History

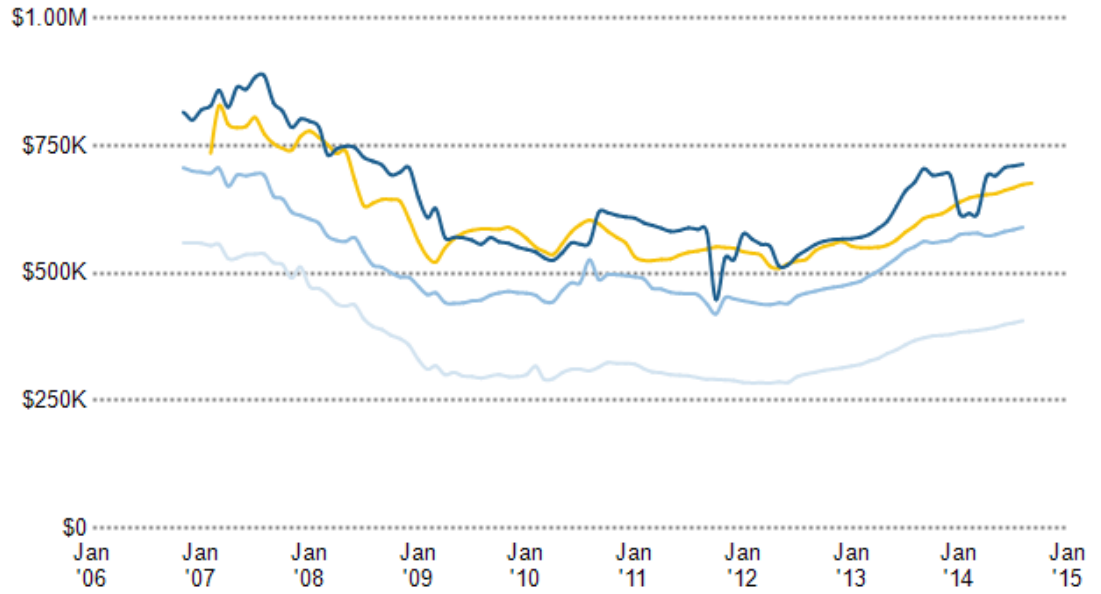
Median Estimated Home Value

This chart displays property estimates for an area and a subject property, where one has been selected. Estimated home values are generated by a valuation model and are not formal appraisals.

Data Source: Valuation calculations based on public records and MLS sources where licensed

Update Frequency: Monthly

- This House
- 92694
- Orange County
- California



Sales History

Sales Date	Sales Amount	Price per sq. ft.
10/7/2014	\$553,618	\$301
4/25/2012	\$8,702	\$5
1/17/2012	\$8,702	\$5
4/26/2000	\$358,000	\$195

Assessed Values

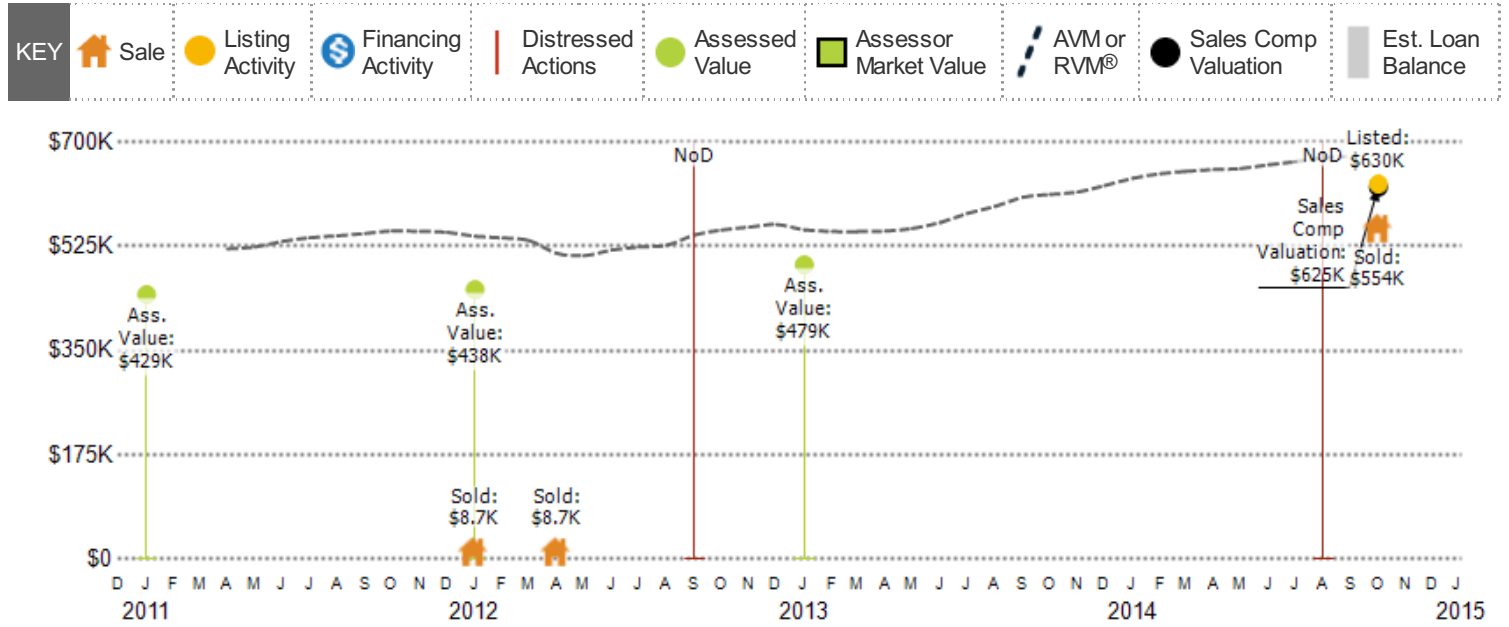
Date	Improvements	Land	Total	Tax
2013	\$214,665	\$264,735	\$479,400	\$7,587
2012	\$199,254	\$238,675	\$437,929	\$7,082
2011	\$195,348	\$233,995	\$429,343	\$6,806
2010	\$193,889	\$232,246	\$426,135	–
2009	\$194,350	\$232,798	\$427,148	–
2008	\$190,540	\$228,233	\$418,773	–
2007	\$186,804	\$223,758	\$410,562	–
2006	\$183,142	\$219,370	\$402,512	–
2005	\$179,551	\$215,069	\$394,620	–

Legal Description

Parcel Number: 759-281-16	Zoning: –	Census Tract: 060590320.572032	Abbreviated Description: LOT:56 SUBD:MAPLEWOOD TR#:15632 N TR 15632 BLK LOT 56	City/Municipality/Township: Mission Viejo, CA 92694
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Sales and Financing Activity

This chart shows a property's sales and financing history. It can be used to compare the value of the property as seen by public records, such as deeds and tax records, with the estimated home value. Actions taken against the owner, such as the issuance of a Notice of Default, are noted. Sales activity, such as listing date and price reductions, are highlighted.



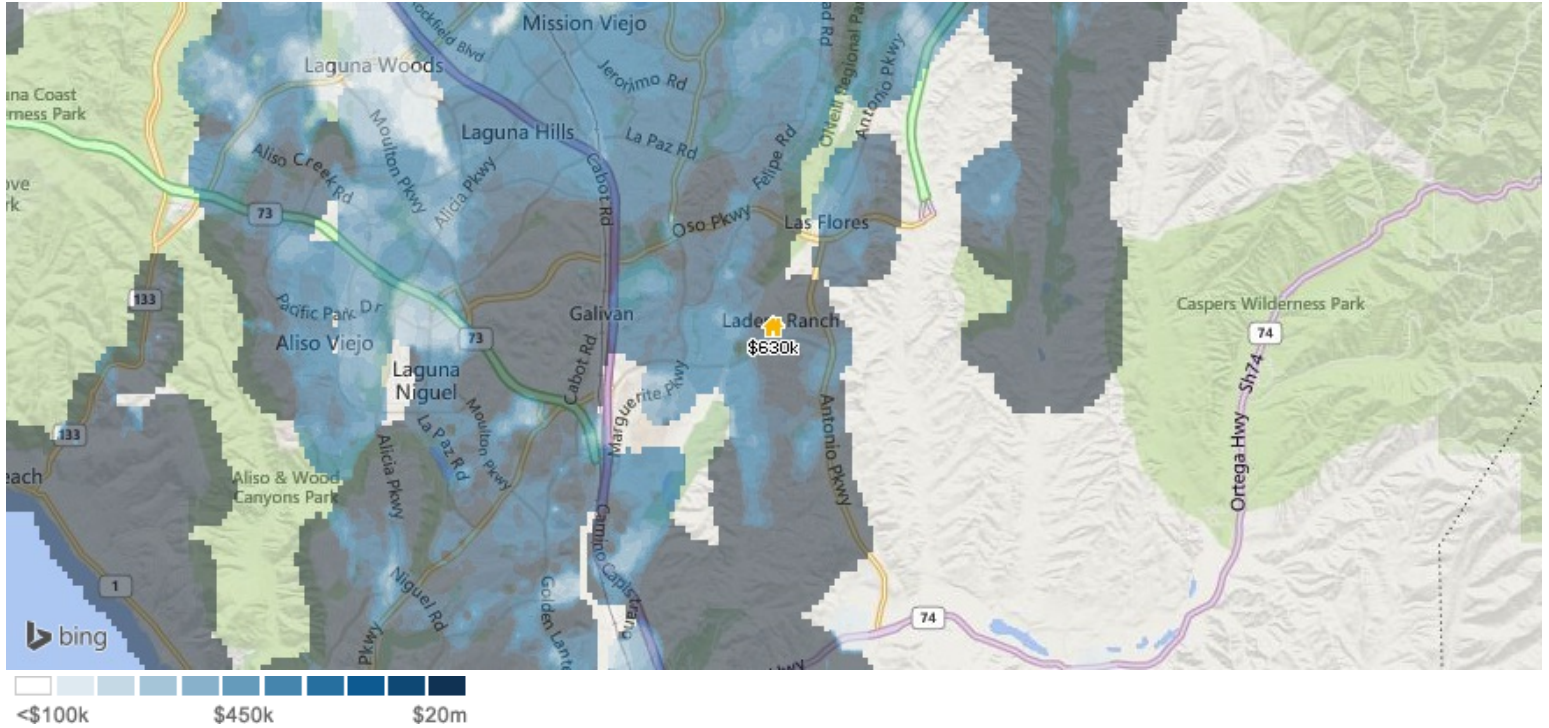
Data Source: Public records and proprietary data; listing data from on- and off-market listings sources

Update Frequency: Valuations are updated twice monthly; actions on the home, such as listing activity or distressed property notices, are updated daily as made available from public records sources

Price Change History

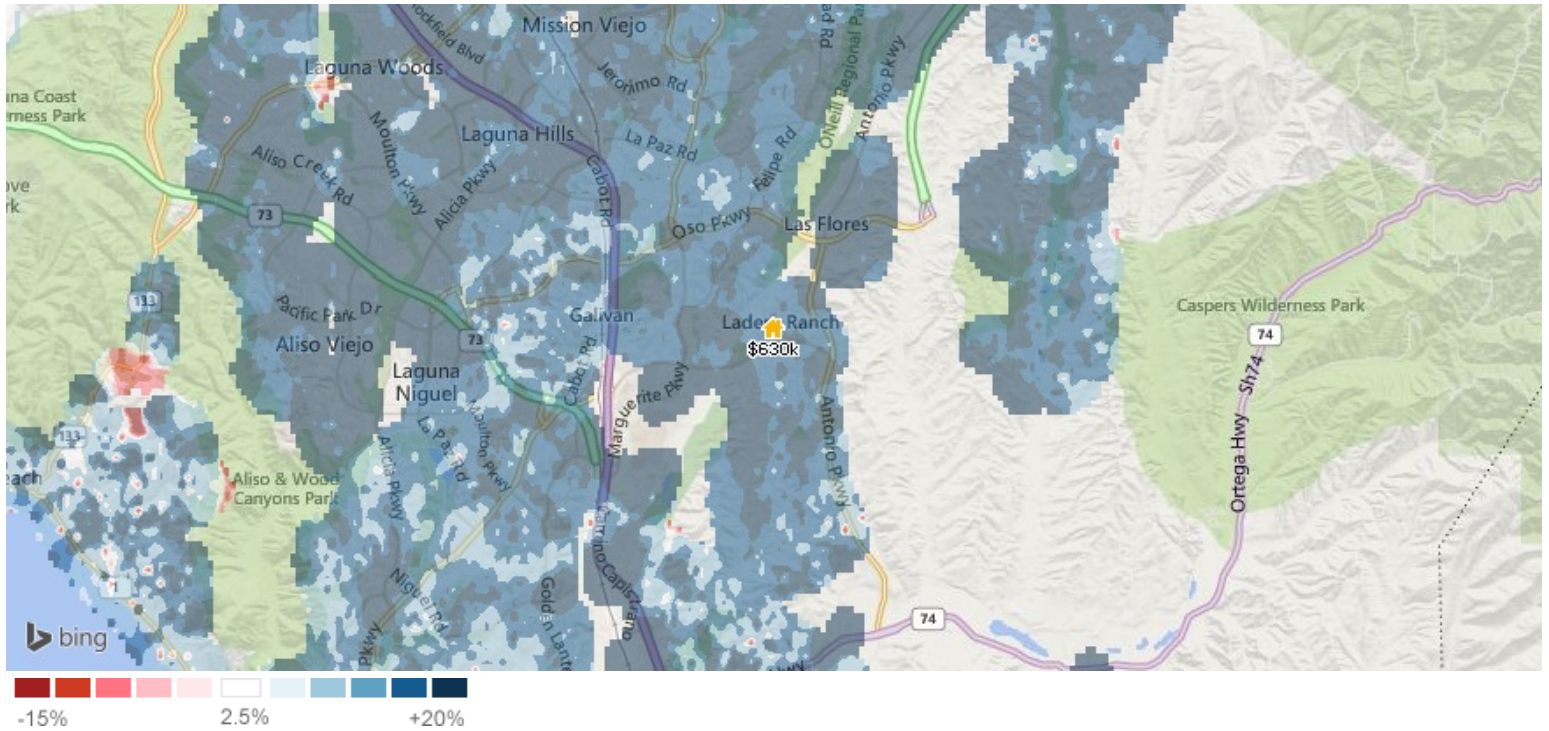
Change Date	Description	New List Price	% Change
10/23/2014	-	\$630,100	-

Estimated Home Values



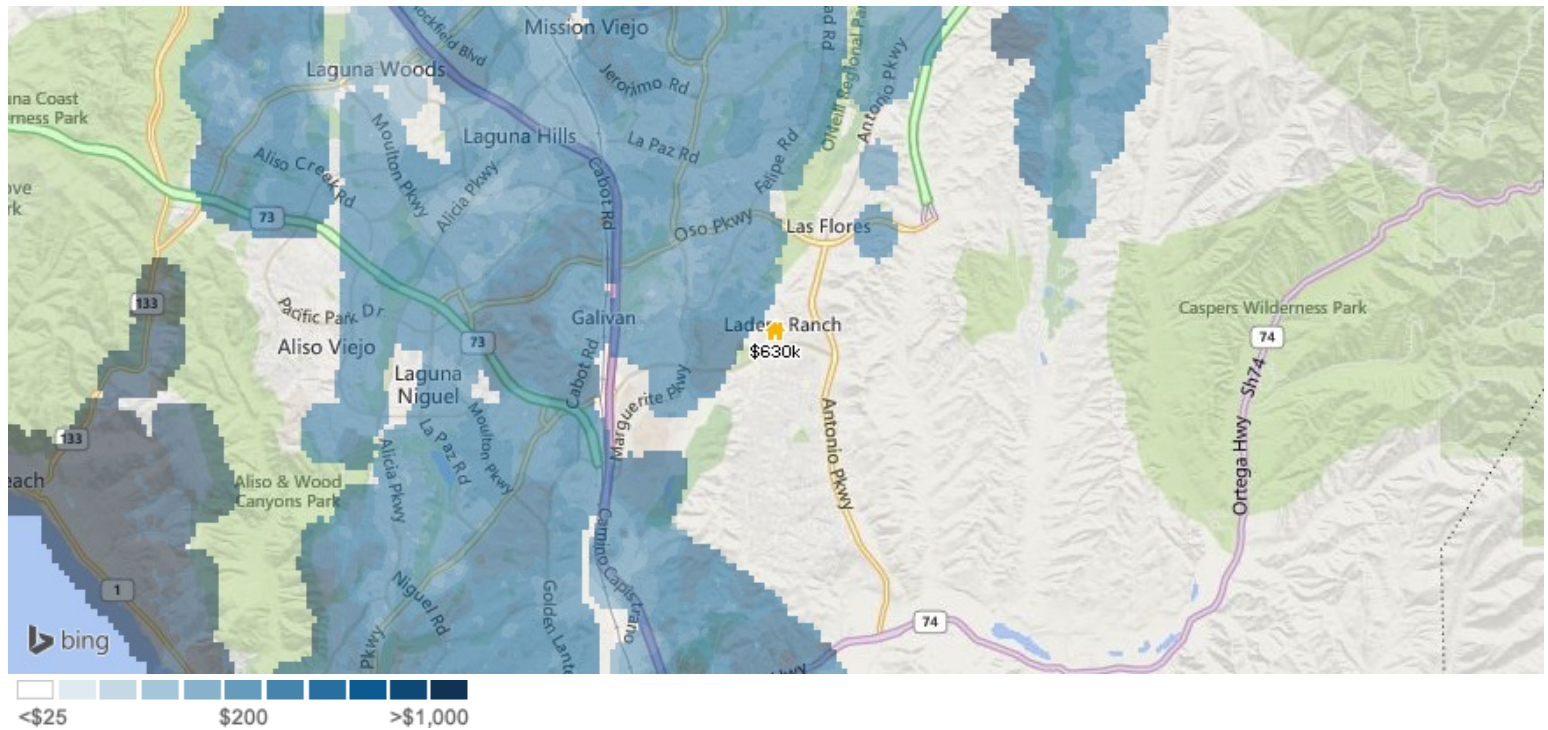
This map layer shows the average estimated home values, based on the AVMs and RVMs® for properties in an area. Source(s): Public records and MLS data where licensed; updated Quarterly.

12-Month Change in Estimated Value



This map layer shows the change in estimated home values over the past 12 months, based on the AVMs and RVMs® for properties in an area. Source(s): Public records and MLS data where licensed; updated Quarterly.

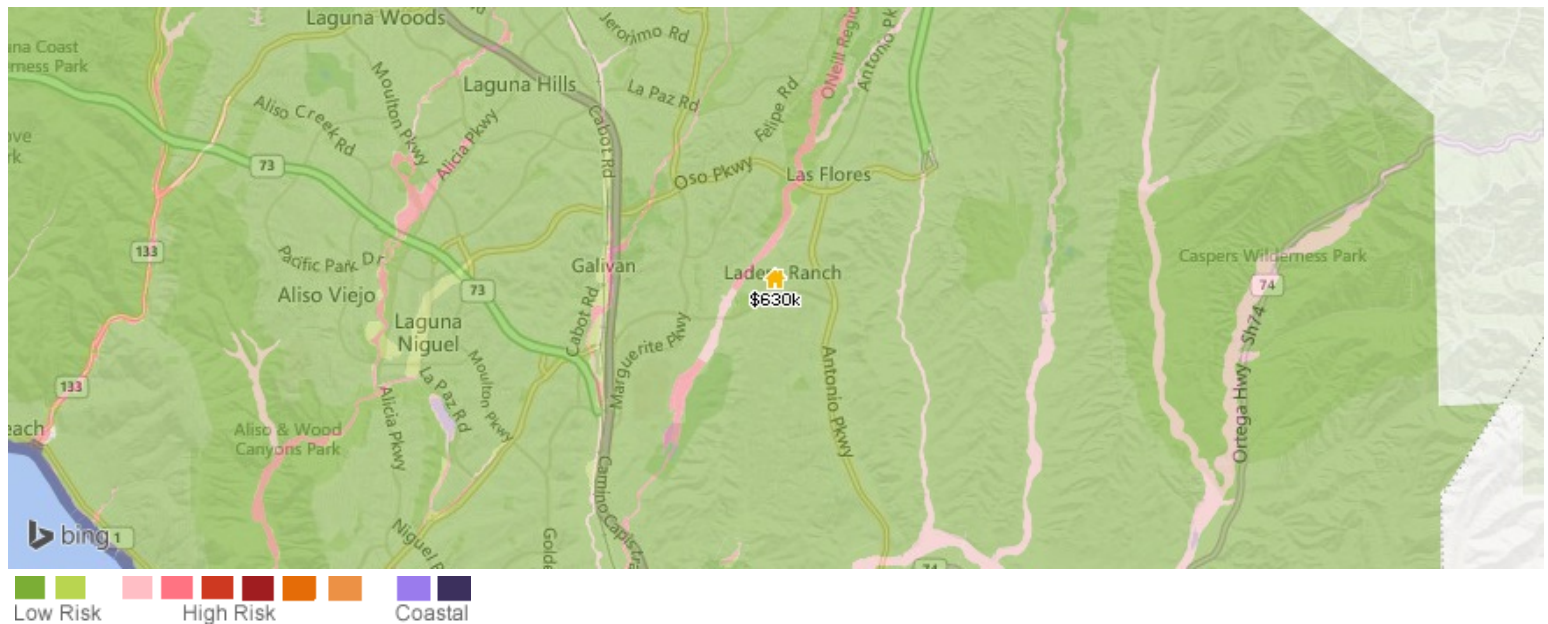
Estimated Value per Square Foot



Flood Zone

This property is in Flood Zone: X (unshaded), Low Risk

Area of moderate flood hazard, usually the area between the limits of the 100-year and 500-year floods. B Zones are also used to designate base floodplains of lesser hazards, such as areas protected by levees from 100-year flood, or shallow flooding areas with average depths of less than one foot or drainage areas less than 1 square mile.



Neighborhood: Housing Stats and Charts

	92694	Orange County	California
Median Estimated Home Value	\$713K	\$590K	\$407K
Estimated Home Value 12-Month Change	5.2%	6.9%	10.5%
Median List Price	\$645K	\$627K	\$400K
List Price 1-Month Change	-0.7%	0.4%	0%
List Price 12-Month Change	-0.6%	9.1%	8.7%
Median Home Age	-	49	43
Own	80%	60%	57%
Rent	20%	40%	43%
Vacancy	0.14%	1.63%	-
\$ Value of All Buildings for which Permits Were Issued	-	\$692M	\$9.12B
% Change in Permits for All Buildings	-	26%	2%
% Change in \$ Value for All Buildings	-	31%	18%

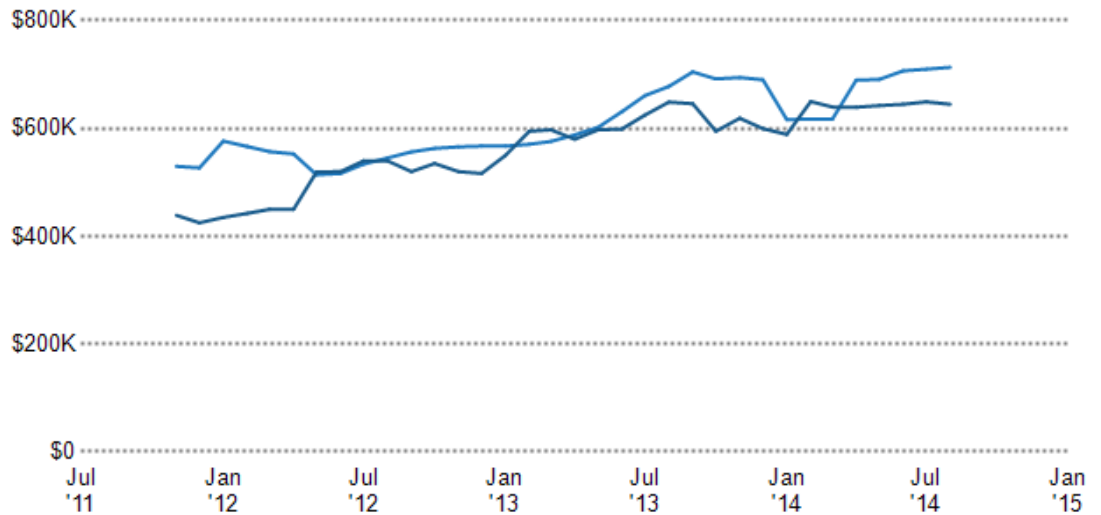
Median Estimated Home Value vs. Median Listing Price

This chart compares a ZIP code's median estimated home value with its median listing price. Estimated home values are generated by a valuation model and are not formal appraisals.

Data Source: Public records data; listing price data from on- and off-market listings sources

Update Frequency: Monthly

■ Median Estimated Value
■ Median List Price



Median Sales Price vs. Sales Volume

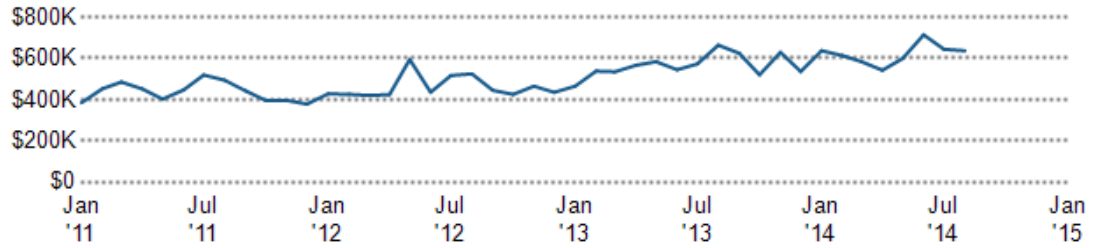
This chart compares the price trend and sales volume for homes in an area. Home prices typically follow sales volume, with a time lag, since sales activity is the driver behind price movements.

Data Source: Public records data

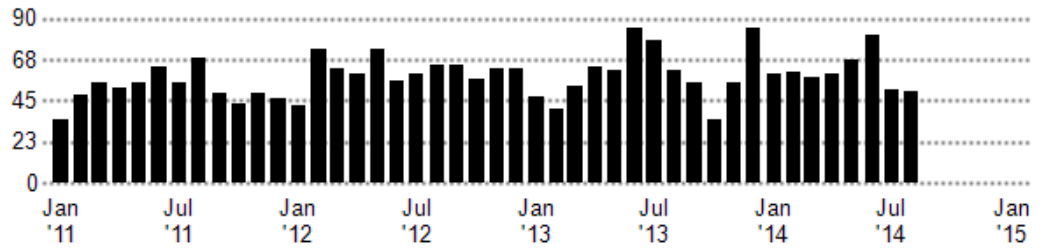
Update Frequency: Monthly

- Median Sales Price
- Sales Volume

Median Sales Price



Sales Volume



Median Listing Price vs. Listing Volume

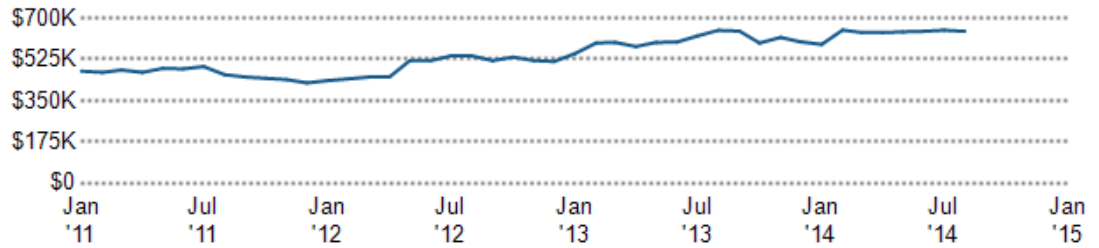
This chart compares the listing price and listing volume for homes in an area. Listing prices often follow listing volume, with a time lag, because supply can drive price movements.

Data Source: On- and off-market listings sources

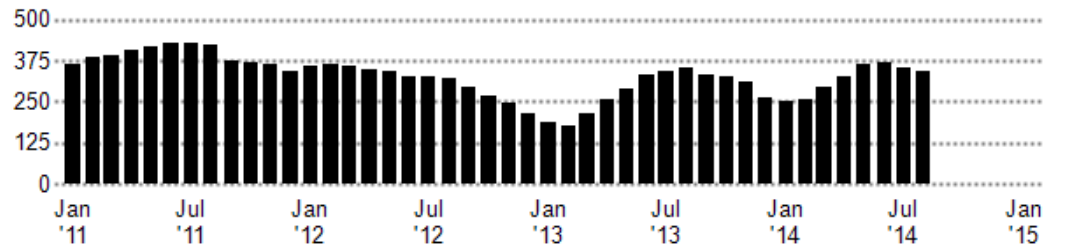
Update Frequency: Monthly

- Median List Price
- Listing Volume

Median List Price



Listing Volume



Listing Inventory

This chart shows the number of active listings in a ZIP code.

Data Source: On- and off-market listings sources

Update Frequency: Daily

- ZIP Count Listings by PropertyType



Inventory of Distressed Properties

This chart shows the count of distressed properties in a ZIP code.

Data Source: Public records and MLS data where licensed

Update Frequency: Daily



Inventory of Distressed Properties

Median Sales Price by Square Footage

This chart shows the median price of homes reported sold in the past six months, according to the size of the living space, in the area of your search. The amount shown for the subject property is sold data where available, or the property's estimated value when sales data are unavailable (such as a non-disclosure state) or provided in range format.

Data Source: Public records and MLS data where licensed

Update Frequency: Monthly

This House

1,837 sq. ft. \$680,110

Comps

> 2,400 sq. ft. \$739,000

2,200 - 2,400 sq. ft. \$740,933

2,000 - 2,200 sq. ft. \$709,300

1,800 - 2,000 sq. ft. \$632,597

1,600 - 1,800 sq. ft. \$623,225

This House

Comps

Price per Bedroom of Homes Sold

This chart shows the distribution of homes reported sold in the past six months at different prices per bedroom in the area of your search. The amount shown for the subject property is sold data where available, or the property's estimated value when sales data are unavailable (such as a non-disclosure state) or provided in range format.

Data Source: Public records and MLS data where licensed

Update Frequency: Monthly

This House

\$340K 1

Comps

> \$120K 16

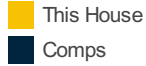
This House

Comps

Price per Square Foot of Homes Sold

This chart shows the distribution of homes reported sold in the past six months at different prices per square foot in the area of your search.

Data Source: Public records data
Update Frequency: Monthly



This House

\$370 **1**

Comps

> \$195 **16**

Price Range of Homes Sold

This chart shows the distribution of homes reported sold in the past six months within different price ranges in the area of your search. The amount shown for the subject property is sold data where available, or the property's estimated value when sales data are unavailable (such as a non-disclosure state) or provided in range format.

Data Source: Public records data
Update Frequency: Monthly



This House

\$680K **1**

Comps

\$700K - \$800K **9**

\$600K - \$700K **11**

\$500K - \$600K **4**

92694

> \$900K **16**

\$800K - \$900K **15**

\$700K - \$800K **16**

\$600K - \$700K **12**

\$500K - \$600K **29**

\$400K - \$500K **31**

\$300K - \$400K **8**

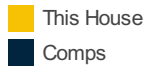
< \$200K **3**

Age Range of Homes Sold

This chart shows the distribution of homes reported sold in the past six months of different age ranges in the area of your search.

Data Source: Public records and MLS data where licensed

Update Frequency: Monthly



This House

14 yrs **1**

Comps

25 - 30 yrs **1**

10 - 15 yrs **15**

Neighborhood: People Stats and Charts

	92694	Orange County	California
Population	20.9K	2.99M	37M
Population Density per Sq Mi	4.44K	3.78K	237
Population Change since 2000	5,839%	5%	9.1%
Median Age	31	36	35
Male / Female Ratio	51%	49%	50%
High School Graduate	9%	18%	21%
2-Year Degree	28%	29%	29%
Bachelor Degree	41%	24%	19%
Post-graduate Degree	21%	13%	11%

Population of Children by Age Group

This chart shows the distribution of the population of children by age range — from birth to 17 — in the area of your search.

Data Source: U.S. Census
Update Frequency: Annually

92694

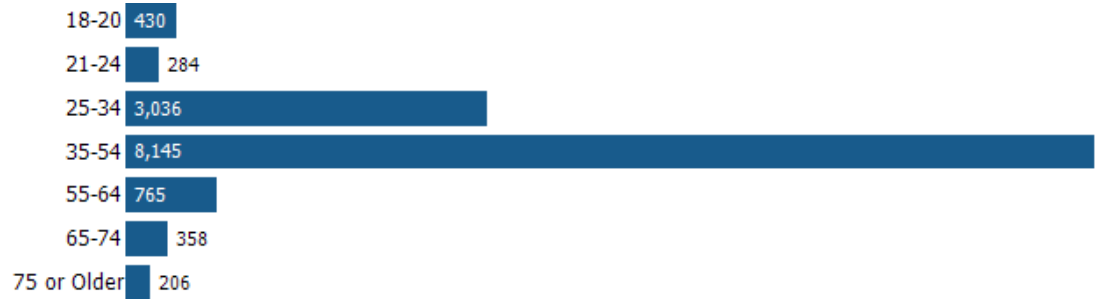


Population of Adults by Age Group

This chart shows the distribution of the population of adults by age range — from 18 to 75-plus — in the area of your search.

Data Source: U.S. Census
Update Frequency: Annually

92694



Households With Children

This chart shows the distribution of households with children, categorized by marital status, in the area of your search.

Data Source: U.S. Census
Update Frequency: Annually

92694



Household Income Brackets

This chart shows annual household income levels within an area.

Data Source: U.S. Census

Update Frequency: Annually

■ 92694



Presidential Voting Pattern

This chart shows how residents of a county voted in the 2012 presidential election.

Data Source: USElectionAtlas.org

Update Frequency: Annually



Neighborhood: Economic Stats and Charts

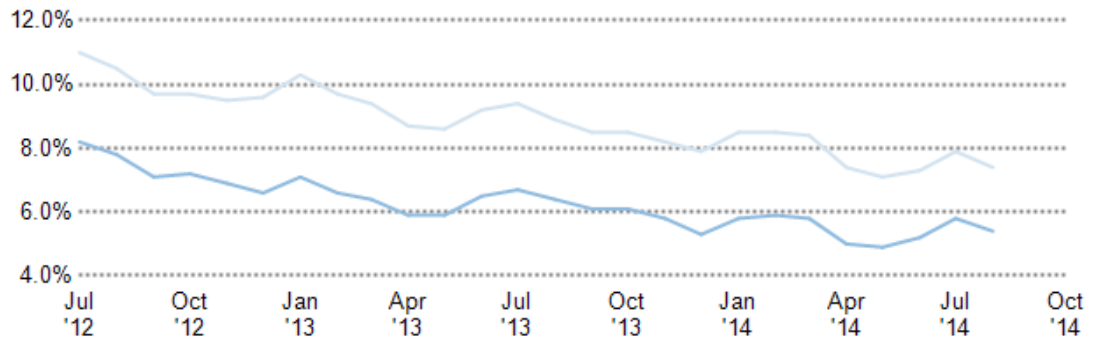
	92694	Orange County	California
Income Per Capita	\$48,896	\$34,416	\$29,634
Median Household Income	\$137,608	\$75,762	\$61,632
Unemployment Rate	–	5.4%	7.4%
Unemployment Number	–	87.4K	1.4M
Employment Number	–	1.53M	17.4M
Labor Force Number	–	1.61M	18.8M

Unemployment Rate

This chart shows the unemployment trend in the area of your search. The unemployment rate is an important driver behind the housing market.

Data Source: Bureau of Labor Statistics
Update Frequency: Monthly

- Orange County
- California



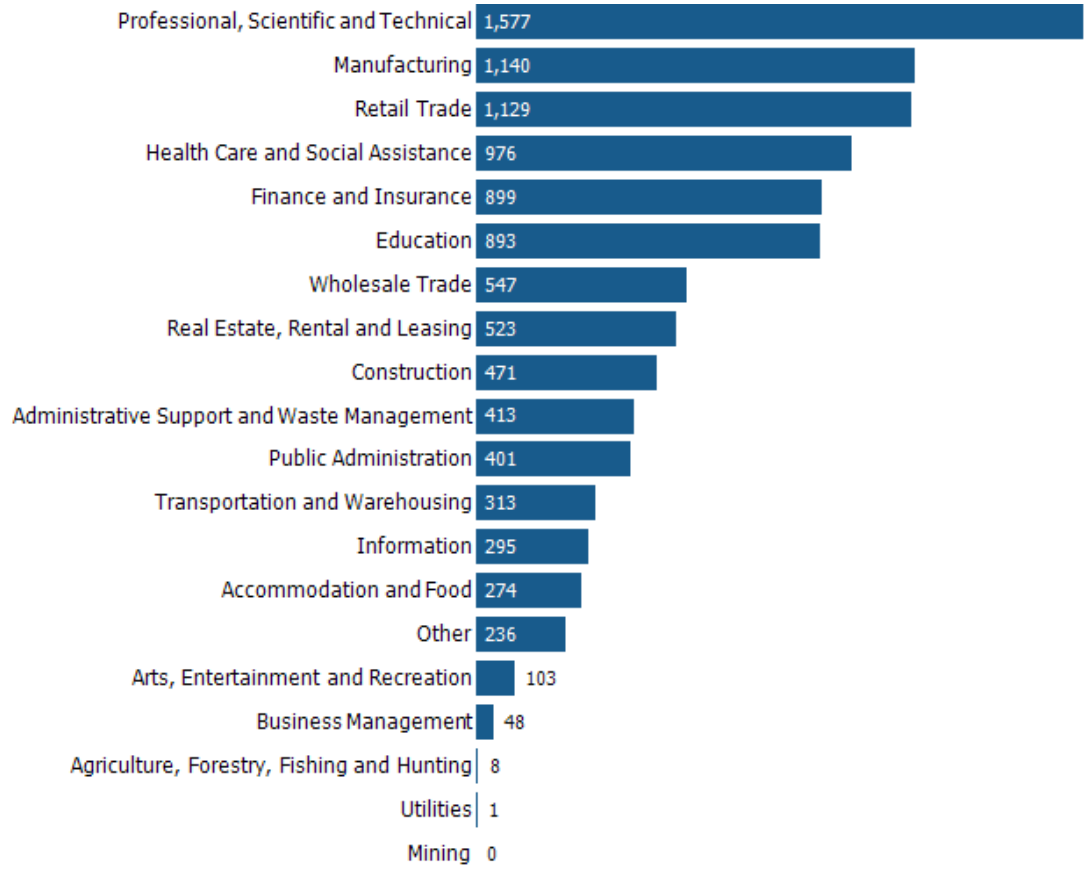
Occupational Categories

This chart shows categories of employment within an area.

Data Source: U.S. Census

Update Frequency: Annually

■ 92694



Neighborhood: Quality of Life Stats and Charts

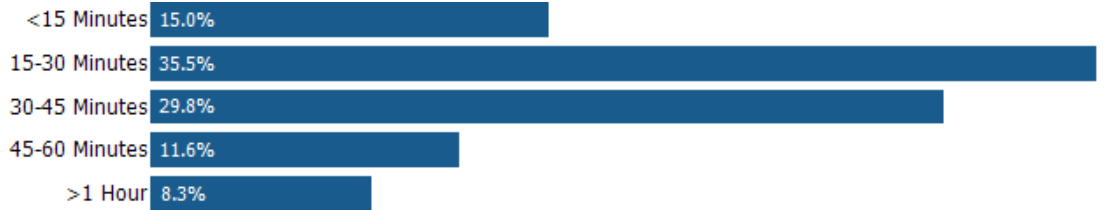
Quality of Life in 92694

	92694	Orange County	California
Elevation (in feet)	459	649	–
Annual Rainfall (in inches)	15.55	14.36	23.38
Annual Snowfall (in inches)	0	0.73	19.1
Annual Sunny Days	165	165	159
Avg Travel Time to Work (in minutes)	30	26	27
Water Quality - Health Violations	–	0	–
Water Quality - Monitoring and Report Violations	–	1	–
Superfund Sites	0	3	117
Brownfield Sites	No	Yes	Yes

Average Commute Time

This chart shows average commute times to work, in minutes, by percentage of an area's population.

Data Source: U.S. Census
Update Frequency: Annually



92694

How People Get to Work

This chart shows the types of transportation that residents of the area you searched use for their commute.

Data Source: U.S. Census
Update Frequency: Annually



Average Monthly Temperature

This chart shows average temperatures in the area you searched.

Data Source: NOAA
Update Frequency: Annually

