



ESTIMATED SELLER PROCEEDS

(C.A.R. Form ESP, Revised 4/06)

SELLER: John Doe DATE: 3/5/2019
PROPERTY ADDRESS: 123 Main Street, Fun City, CA 00000

This estimate is based on costs associated with Conventional type of financing.

PROJECTED CLOSING DATE: 5/24/2019
Current Annual Property Taxes: \$ 5418 Rate: 1.124 %
PROPOSED SALE PRICE: \$ 620,000.00
Monthly Homeowners Dues, if any \$

CHARGES BY EXISTING LIEN HOLDERS

Interest to payoff date (first loan) # Days 24 \$ 1,082
Interest (secondary financing) # Days \$
Interest on lines of credit or other financing \$
Prepayment penalty \$
Demand and Reconveyance fees \$ 50
Other lender fees (wire transfers, courier, etc.) \$ 250

Selling Fees

ENCUMBRANCES (EXISTING LIENS)

First Loan Rate: 4.250 % \$ 387,166
Secondary Financing Rate: % \$
Secured Lines of Credit \$
Bonds Liens etc \$
Other \$
TOTAL ENCUMBRANCES \$ 387,166
GROSS EQUITY \$ 232,834

Estimated Liens

ESCROW AND TITLE CHARGES

Escrow Fee including any Exchange Fees \$ 1,440
Title Insurance Policy \$ 1,718
Drawing, Notary and Recording Fees \$ 335

OTHER EXPENSES & PRORATIONS

Brokerage -Listing Amount \$ or 1.500 % \$ 9,300
Fee -Selling Amount \$ or 2.500 % \$ 15,500
Transfer Tax -County Rate per \$1,000 \$ 0.50 \$ 310
-City Rate per \$1,000 \$ 0.50 \$ 310

Property Taxes # Days \$
Homeowners Dues # Days \$
Buyers Closing Costs \$
Natural Hazard Disclosure and/or other Reports \$ 89
Wood Destroying Pest and/or other Inspection Fees \$ 125
Corrective Work and/or other Repairs \$
Home Warranty Program \$ 500
Rents and Security Deposits \$
VA/FHA Discount Points and Fees \$
HOA Transfer and/or Move-Out Fees \$
Other \$

TOTAL ESTIMATED EXPENSES \$ 31,009

ESTIMATED CREDITS

Prorated Property Taxes # Days 113 \$ 1,677
Prorated Homeowners Dues # Days \$
Other \$
Other \$

TOTAL ESTIMATED CREDITS \$ 1677

PROCEEDS RECAP

Expected Sale Price \$ 620,000
LESS Total Encumbrances - 387,166
LESS Total Estimated Expenses - 31,009
PLUS Total Estimated Credits + 1,677

ESTIMATED TOTAL SELLER PROCEEDS \$ 203,503

Net Equity

LESS any N \$
LESS any Federal/State Withholding -

ESTIMATED SELLER CASH PROCEEDS \$ 203,503

This estimate, based upon the above sale price, type of financing and projected closing date, has been prepared to assist Seller in estimating costs and proceeds. Amounts will vary depending upon differences between actual and estimated repairs that may occur in the transaction, unpaid loan balances, assessments, liens, impound accounts, charges by lenders, escrow companies, title insurers and other service providers and other items. Not all liens may yet have been identified. Neither Broker nor Agent guarantee these figures represent the actual, or only, amounts and charges. By signing below Seller acknowledges that Seller has read, understands and received a copy of this Estimated Seller Proceeds.

Seller John Doe Date
Seller Date
Real Estate Broker (Firm) Italia Realty BRE Lic. # 01769071
By (Agent) Michael Italia BRE Lic. # 01769071 Date 3/5/2019
Address 24166 Avenida Rancheros City Diamond Bar State CA Zip 91765
Telephone (909)615-4146 Fax (866)922-8199 E-mail mitalia@italiarealtors.com

The copyright laws of the United States (Title 17 U.S. Code) forbid the unauthorized reproduction of this form, or any portion thereof, by photocopy machine or any other means, including facsimile or computerized formats. Copyright © 1988-2006, CALIFORNIA ASSOCIATION OF REALTORS®, INC. ALL RIGHTS RESERVED. THIS FORM HAS BEEN APPROVED BY THE CALIFORNIA ASSOCIATION OF REALTORS® (C.A.R.). NO REPRESENTATION IS MADE AS TO THE LEGAL VALIDITY OR ADEQUACY OF ANY PROVISION IN ANY SPECIFIC TRANSACTION. A REAL ESTATE BROKER IS THE PERSON QUALIFIED TO ADVISE ON REAL ESTATE TRANSACTIONS. IF YOU DESIRE LEGAL OR TAX ADVICE, CONSULT AN APPROPRIATE PROFESSIONAL. This form is available for use by the entire real estate industry. It is not intended to identify the user as a REALTOR®. REALTOR® is a registered collective membership mark which may be used only by members of the NATIONAL ASSOCIATION OF REALTORS® who subscribe to its Code of Ethics

Published and Distributed by: REAL ESTATE BUSINESS SERVICES, INC a subsidiary of the California Association of REALTORS® 525 South Virgil Avenue, Los Angeles, California 90020

Reviewed by Date



Distance	Listing ID	Status	Sub Type	St#	St Name	City	COMP SUMMARY												
							Sale Price	Price/Sf	Bed	Bath	Sqft	YrBuilt	Lot s/f	DOM	View YN	Pool	BAC	Sale Date	
--	S598894	SOLD	CONDO/A	123	Main Street	FC	\$425,000	\$407.09	2	2	1,044	1973	0	52	N	Y	3	2/1/2010	
0.1 mi	NP18050825	A	CONDO/A	220	Nice LN #201	NB	\$799,000	\$602.11	2	2	1327	1979	1,000	364	Y	N		2.5	
0.2 mi	LG18106983	A	CONDO/A	102	Scholz #34	NB	\$750,000	\$649.35	2	2	1155	1971	1,155	301	Y	N		2.5	
0.1 mi	NP18263157	A	CONDO/A	240	Nice LN #204	NB	\$735,000	\$560.21	2	2	1312	1979	1,312	124	N	N		2.5	
0.1 mi	NP18218817	A	CONDO/A	102	Scholz #26	NB	\$729,000	\$650.89	2	2	1120	1971	1,120	100	Y	N		2.5	
0.2 mi	OC19008413	A	CONDO/A	270	Cagney LN #215	NB	\$637,500	\$492.28	2	2	1295	1986		52	Y	N		2.5	
0.1 mi	NP19033998	A	CONDO/A	220	Nice LN #207	NB	\$820,000	\$713.04	2	2	1150	1979	1,150	18	Y	N		2.5	
0.2 mi	OC19039642	A	CONDO/A	100	Scholz #214	NB	\$799,900	\$714.20	2	2	1120	1971	1,307	11	Y	N		2	
0.2 mi	OC19043551	A	CONDO/A	1	Ima Loa CT #135	NB	\$550,000	\$470.09	2	2	1170	1973	0	11	N	N		2.5	
0.1 mi	IV19047324	A	CONDO/A	300	Cagney #PH2	NB	\$649,000	\$683.16	2	2	950	1971		2	Y	N		2.5	
0.3 mi	OC19046867	A	TWNHS/A	405	Orion WAY	NB	\$619,900	\$637.76	2	2	972	1962	1,208	1	Y	N		2.5	
0.2 mi	OC19034270	U	CONDO/A	100	Scholz #110	NB	\$535,000	\$477.68	2	2	1120	1971		10	Y	N		2.5	
0.2 mi	NP18271465	P	CONDO/A	101	Scholz #PH18	NB	\$838,888	\$681.47	2	2	1231	1971	0	78	Y	N		2.5	
0.2 mi	OC19017846	P	CONDO/A	200	Mcneil LN #102	NB	\$485,000	\$518.16	2	2	936	1971	10,000	16	Y	N		2.5	
0.2 mi	OC18127865	S	CONDO/A	260	Cagney LN #303	NB	\$730,000	\$461.73	2	2	1581	1979	0	148	Y	N		2.5 11/13/2018	
0.4 mi	NP18226837	S	CONDO/A	452	Bolero Way	NB	\$585,000	\$531.82	2	2	1100	1962	1,208	113	Y	N		2.5 2/26/2019	
0.1 mi	OC18231200	S	CONDO/A	280	Cagney LN #205	NB	\$670,000	\$589.79	2	2	1136	1980	0	45	Y	N		2.5 11/30/2018	
0.1 mi	NP18227260	S	CONDO/A	220	NICE LANE 205	NB	\$619,000	\$544.89	2	2	1136	1979	1,136	38	Y	N		2.5 11/27/2018	
0.2 mi	NP19026718	S	CONDO/A	101	Scholz #16	NB	\$725,000	\$588.95	2	2	1231	1971	0	4	Y	N		3.5 2/6/2019	
0.1 mi	LG18256046	S	TWNHS/A	111	Columbia ST	NB	\$725,000	\$619.66	2	2	1170	1973	1,000	0	Y	N		2 10/22/2018	

\$13,002,188 \$585.37 22212

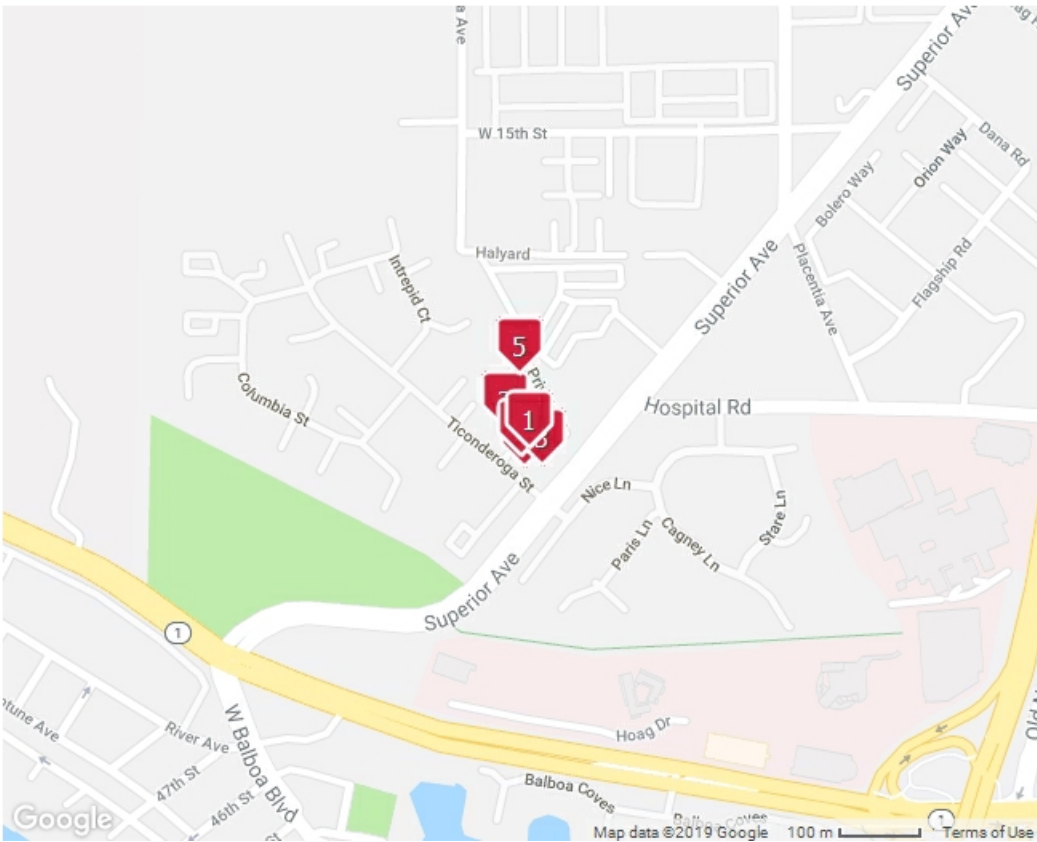
Price Per Sq Foot

Avg Price/Sf ALL	\$585.37	\$611,124
Price/Sf SOLD	\$551.26	\$575,520

Days on Market

Avg DOM (Sold)	58
Avg DOM (All)	76

Multi Map



- | | | | |
|---|--|--|--|
| 1 | | 20 Seascape DR , Newport Beach 92663 | ENDING DATE: 06/23/2017 |
| | | Listing ID: NP16749226 SOLD PRICE: \$471,000 STATUS: Closed | BDS: 2 BTH: 2 SQFT: 1004 LOT SF: 1 SLC: STD |
| 2 | | 9 Seascape DR # 27, Newport Beach 92663 | ENDING DATE: 02/21/2018 |
| | | Listing ID: LG17273012 SOLD PRICE: \$620,000 STATUS: Closed | BDS: 3 BTH: 2 SQFT: 1000 LOT SF: 0 SLC: STD |
| 3 | | 22 Seascape DR # 16, Newport Beach 92663 | ENDING DATE: 11/03/2017 |
| | | Listing ID: NP17191389 SOLD PRICE: \$600,000 STATUS: Closed | BDS: 2 BTH: 3 SQFT: 1189 LOT SF: 1,189 SLC: STD |
| 4 | | 8 Seascape DR # 19, Newport Beach 92663 | ENDING DATE: 08/10/2017 |
| | | Listing ID: OC17114985 SOLD PRICE: \$610,000 STATUS: Closed | BDS: 2 BTH: 3 SQFT: 1273 LOT SF: SLC: STD |
| 5 | | 40 Seascape DR # 3, Newport Beach 92663 | ENDING DATE: 08/15/2017 |
| | | Listing ID: NP17139428 SOLD PRICE: \$586,000 STATUS: Closed | BDS: 2 BTH: 3 SQFT: 1192 LOT SF: SLC: STD |
| 6 | | 27 Seascape DR # 47, Newport Beach 92663 | ENDING DATE: 12/07/2017 |
| | | Listing ID: OC17233469 SOLD PRICE: \$590,000 STATUS: Closed | BDS: 2 BTH: 2 SQFT: 1063 LOT SF: SLC: STD |

©CRMLS. Information is believed to be accurate, but shall not be relied upon without verification.
Accuracy of square footage, lot size and other information is not guaranteed.