

Client Reference: 3453
Borrower Name: Testing User

Report Date: 30-OCT-2023
Report Number: 1051092925



VeroVALUE Valuation Report

SUBJECT PROPERTY:

124 HEDGE BLOOM
IRVINE, CA, 92618

OWNER OF RECORD:

BARTOLOME REVOCABLE LIVING TRUST

| | | | |
|--------------------|------------------------|-------------------------|------------|
| VEROVALUE | \$859,000 | CONFIDENCE SCORE | FSD |
| VALUE RANGE | \$804,000 to \$914,000 | 93 | 0.07 |

SUBJECT PROPERTY INFORMATION

| | | | | | |
|----------------------------|------------|---------------|--------|------------|---|
| APN: | 934-747-36 | YEAR BUILT: | 2010 | POOL: | N |
| LIVING SF: | 1,206 | BEDROOMS: | 2 | FIREPLACE: | 0 |
| LOT SF: | | BATHROOMS: | 3.00 | GARAGE: | 1 |
| ASS'D VALUE: TOTAL: | \$585,099 | COUNTY: | ORANGE | STORIES: | |
| ASS'D VALUE: IMPROVEMENTS: | \$189,023 | LAND USE: | CONDO | A/C: | |
| ASS'D VALUE: LAND: | \$396,076 | CENSUS TRACT: | 052432 | VIEW: | |

SUBJECT SALES HISTORY

| | SALE DATE | SALE PRICE | LOAN AMOUNT | SELLER | BUYER |
|---|-------------|------------|-------------|---------------------------|---|
| 1 | 11-MAY-2017 | \$535,000 | \$248,000 | LIN JEMA CHUN PING | BARTOLOME BART IAN:BARTOLOME ROWENA E |
| 2 | 13-OCT-2010 | \$414,500 | \$ | WILLIAM LYON HOMES INC | LIN JEMA CHUN PING |

MARKET DATA SUMMARY

| | ADDRESS | DIST (MI) | SALE PRICE | SALE DATE | LIVING SF | LOT SF | BED | BATH | YR BUILT |
|---|-----------------|-----------|------------|-------------|-----------|--------|-----|------|----------|
| 1 | 92 GRANITE PATH | 0.62 | \$920,000 | 17-OCT-2023 | 1,182 | 2,000 | 2 | 2.00 | 2016 |
| 2 | 57 LONG MDW 5 | 0.98 | \$845,000 | 28-SEP-2023 | 1,279 | | 2 | 2.00 | 2004 |
| 3 | 170 FABLE | 0.78 | \$825,000 | 12-SEP-2023 | 1,321 | 3,049 | 1 | 2.00 | 2019 |
| 4 | 50 EVENING SUN | 0.83 | \$832,500 | 24-AUG-2023 | 1,182 | | 2 | 2.00 | 2015 |
| 5 | 133 TUBEFLOWER | 0.44 | \$900,000 | 04-AUG-2023 | 1,234 | | 2 | 3.00 | 2017 |
| 6 | 7 ICEBERG ROSE | 0.85 | \$990,000 | 02-AUG-2023 | 1,175 | 1,000 | 2 | 3.00 | 2005 |

Detailed property information is provided on the next page.

MARKET DATA DETAIL

1 92 GRANITE PATH

OWNER: LIU ZHAOHUI:UNG PHAWINEE SAE

DISTANCE (MI): 0.62

| | | | | | | | |
|-------------------|-------------|---------------|------------|-----------|--------|----------|---|
| SALE PRICE: | \$920,000 | APN: | 931-330-36 | YR BUILT: | 2016 | POOL: | N |
| SALE DATE: | 17-OCT-2023 | LIVING SF: | 1,182 | BED: | 2 | FP: | 0 |
| PRIOR SALE PRICE: | \$630,000 | LOT SF: | 2,000 | BATH: | 2.00 | GARAGE: | 1 |
| PRIOR SALE DATE: | 25-OCT-2021 | ASS'D TOTAL: | \$715,000 | COUNTY: | ORANGE | STORIES: | |
| | | ASS'D IMPROV: | \$217,610 | LAND USE: | CONDO | A/C: | |
| | | ASS'D LAND: | \$497,390 | CENSUS: | 052433 | VIEW: | |

2 57 LONG MDW 5

OWNER: BUTT MOHAMMAD ALI

DISTANCE (MI): 0.98

| | | | | | | | |
|-------------------|-------------|---------------|------------|-----------|--------|----------|---|
| SALE PRICE: | \$845,000 | APN: | 932-476-64 | YR BUILT: | 2004 | POOL: | N |
| SALE DATE: | 28-SEP-2023 | LIVING SF: | 1,279 | BED: | 2 | FP: | 0 |
| PRIOR SALE PRICE: | \$519,000 | LOT SF: | | BATH: | 2.00 | GARAGE: | 1 |
| PRIOR SALE DATE: | 30-APR-2007 | ASS'D TOTAL: | \$646,473 | COUNTY: | ORANGE | STORIES: | |
| | | ASS'D IMPROV: | \$230,565 | LAND USE: | CONDO | A/C: | |
| | | ASS'D LAND: | \$415,908 | CENSUS: | 052431 | VIEW: | |

3 170 FABLE

OWNER: CHING JESHULUN WANG

DISTANCE (MI): 0.78

| | | | | | | | |
|-------------------|-------------|---------------|------------|-----------|--------|----------|---|
| SALE PRICE: | \$825,000 | APN: | 930-011-59 | YR BUILT: | 2019 | POOL: | N |
| SALE DATE: | 12-SEP-2023 | LIVING SF: | 1,321 | BED: | 1 | FP: | 0 |
| PRIOR SALE PRICE: | \$675,000 | LOT SF: | 3,049 | BATH: | 2.00 | GARAGE: | 1 |
| PRIOR SALE DATE: | 25-OCT-2021 | ASS'D TOTAL: | \$675,000 | COUNTY: | ORANGE | STORIES: | |
| | | ASS'D IMPROV: | \$246,792 | LAND USE: | CONDO | A/C: | |
| | | ASS'D LAND: | \$428,208 | CENSUS: | 052439 | VIEW: | |

4 50 EVENING SUN

OWNER: OPENDOOR PROPERTY TRUST

DISTANCE (MI): 0.83

| | | | | | | | |
|-------------------|-------------|---------------|------------|-----------|--------|----------|---|
| SALE PRICE: | \$832,500 | APN: | 931-320-34 | YR BUILT: | 2015 | POOL: | N |
| SALE DATE: | 24-AUG-2023 | LIVING SF: | 1,182 | BED: | 2 | FP: | 0 |
| PRIOR SALE PRICE: | \$532,000 | LOT SF: | | BATH: | 2.00 | GARAGE: | 1 |
| PRIOR SALE DATE: | 30-JUL-2015 | ASS'D TOTAL: | \$593,036 | COUNTY: | ORANGE | STORIES: | |
| | | ASS'D IMPROV: | \$208,886 | LAND USE: | CONDO | A/C: | |
| | | ASS'D LAND: | \$384,150 | CENSUS: | 052433 | VIEW: | |

5 133 TUBEFLOWER

OWNER:

DISTANCE (MI): 0.44

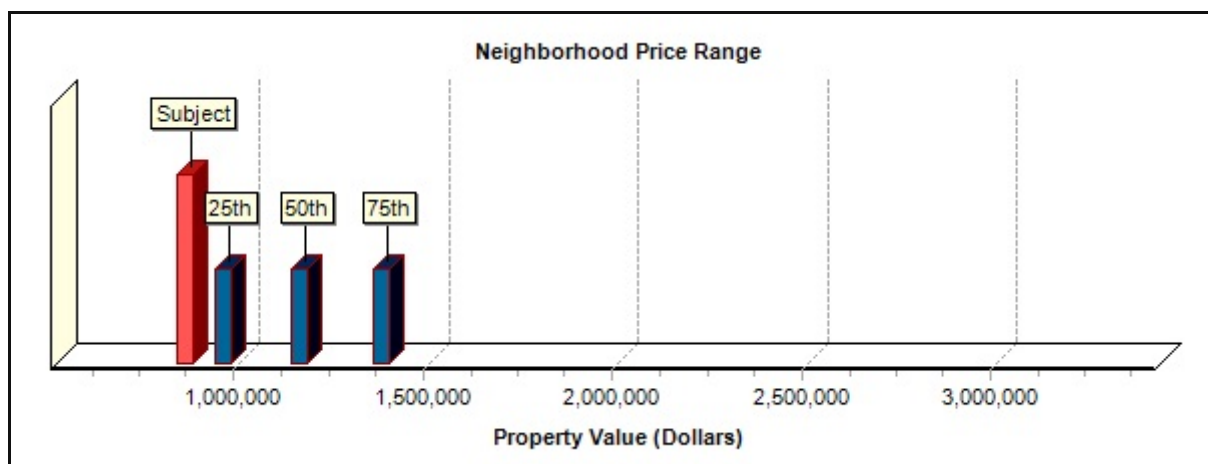
| | | | | | | | |
|-------------------|-------------|---------------|------------|-----------|--------|----------|---|
| SALE PRICE: | \$900,000 | APN: | 931-335-82 | YR BUILT: | 2017 | POOL: | N |
| SALE DATE: | 04-AUG-2023 | LIVING SF: | 1,234 | BED: | 2 | FP: | 0 |
| PRIOR SALE PRICE: | \$542,500 | LOT SF: | | BATH: | 3.00 | GARAGE: | 1 |
| PRIOR SALE DATE: | 29-NOV-2017 | ASS'D TOTAL: | \$581,183 | COUNTY: | ORANGE | STORIES: | |
| | | ASS'D IMPROV: | \$217,846 | LAND USE: | CONDO | A/C: | |
| | | ASS'D LAND: | \$363,337 | CENSUS: | 052439 | VIEW: | |

6 7 ICEBERG ROSE

OWNER: 7 ORANGE LLC

DISTANCE (MI): 0.85

| | | | | | | | |
|-------------------|-------------|---------------|------------|-----------|--------|----------|---|
| SALE PRICE: | \$990,000 | APN: | 935-456-97 | YR BUILT: | 2005 | POOL: | N |
| SALE DATE: | 02-AUG-2023 | LIVING SF: | 1,175 | BED: | 2 | FP: | 0 |
| PRIOR SALE PRICE: | \$550,000 | LOT SF: | 1,000 | BATH: | 3.00 | GARAGE: | 1 |
| PRIOR SALE DATE: | 08-AUG-2014 | ASS'D TOTAL: | \$622,888 | COUNTY: | ORANGE | STORIES: | |
| | | ASS'D IMPROV: | \$193,051 | LAND USE: | CONDO | A/C: | |
| | | ASS'D LAND: | \$429,837 | CENSUS: | 052432 | VIEW: | |



The price range of **condominiums** in the subject property's neighborhood is from a low of \$524,000 to a high of \$3,427,000, with a median price of \$1,161,000. The subject property

is valued at **\$859,000** and is ranked at the **11** percentile, meaning that **11%** of the **condominiums** in the subject's neighborhood are valued less than the subject property.



Price changes for **condominiums** in the subject property's zip code (**92618**) and neighborhood are shown for comparison of local and regional trends. Starting on the left and normalized to zero, price changes are given on a periodic basis and tracked cumulatively.

VeroValue Terminology

VeroValue: The VeroValue is the estimated market value of a subject property based on an analysis of available physical and economic data.

Confidence Score: The confidence score is a predictive measurement of the accuracy of the estimated market value. Ranging from a low of 0 to a high of 100, the confidence score can be used as an analytic for automated decision making and defining levels of service. Higher confidence scores generally correlate to higher levels of accuracy.

Value Range: The estimated market value range of a subject property based on an analysis of available market data, market trends and the confidence score. VeroValue may need to be adjusted, lower or higher, within the value range, depending on numerous factors including condition, location and quality of construction.

Market Value: The market value is the most probable sales price of a property in a competitive and open market under all conditions required for an arms-length transaction.

DISCLAIMER: This valuation report may contain an Estimated Market Value ("EMV"), Forecast Valuation Analytics ("FVA"), Transaction Quality Analysis ("TQA"), and other associated collateral assessment analytics for residential property that is the product of automated valuation technology, public record, economic and other data, and predictive technologies combined to provide an estimate of the most probable selling price of a residential property, forecast analysis, transfer activity involving the subject property or its immediate market area, and related collateral analysis. This valuation report, including but not limited to the EMV, FVA, TQA and other analytics, is not an appraisal. No physical or other inspection of the property was completed as part of this valuation report. This valuation contains no representations or warranties of any kind including but not limited to warranties regarding marketability, functional or economical obsolescence, environmental contamination or flood insurance determination. This valuation does not warrant the accuracy or completeness of any public record information or data sources used to prepare this valuation report. This data may not be re-sold, remarketed, published, or incorporated into other products or services in any form or manner whatsoever.

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