

Comparative Market Analysis



Researched and prepared by
Michelle(Liwei) Luo

Prepared exclusively for
Meiling Chang

Prepared on
December 01, 2017

Subject Property
18487 Del bonita
Rowland Heights, CA
91748



Liwei Luo CalBRE: 01768562

Century 21 Masters Fine Homes & Estates
2355 Main ST Suite110
Irvine, CA 92614
626-3163547
luxhomesbymichelleluo@gmail.com

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Summary of Comparable Listings

This page summarizes the comparable listings contained in this market analysis.

Active

Address	L/S Price	Bd	Bth	Sqft	\$/Sq	Built	ML#	List Date	CDOM
<i>18487 Del Bonita</i>	<i>\$ 358,000</i>	<i>3</i>	<i>2</i>	<i>1,080</i>	<i>\$ 331.48</i>		<i>H10092801</i>	<i>8/30/10</i>	<i>94</i>
18650 Galatina ST	\$524,999	3	2	1,150	\$456.52	1960	WS17213259	9/14/17	78
18446 Barroso St	\$559,900	4	2	1,080	\$518.43	1960	TR17213783	9/15/17	77
	\$542,450	4.0	2.00	1,115	\$487	1960			78

Active Under Contract

Address	L/S Price	Bd	Bth	Sqft	\$/Sq	Built	ML#	List Date	CDOM
<i>18487 Del Bonita</i>	<i>\$ 358,000</i>	<i>3</i>	<i>2</i>	<i>1,080</i>	<i>\$ 331.48</i>		<i>H10092801</i>	<i>8/30/10</i>	<i>94</i>
2164 Jellick AV	\$489,000	3	2	1,281	\$381.73	1960	PW17225861	10/01/17	121
	\$489,000	3.0	2.00	1,281	\$382	1960			121

Closed

Address	L/S Price	Bd	Bth	Sqft	\$/Sq	Built	ML#	Sold Date	CDOM
<i>18487 Del Bonita</i>	<i>\$ 358,000</i>	<i>3</i>	<i>2</i>	<i>1,080</i>	<i>\$ 331.48</i>		<i>H10092801</i>	<i>8/30/10</i>	<i>94</i>
2331 Sandra Glen DR	\$430,000	1	2	1,257	\$342.08	1960	PW17182185	10/26/17	70
18654 Villa Clara ST	\$450,000	3	2	1,120	\$401.79	1960	TR17223120	11/16/17	28
18512 Mescal ST	\$485,000	4	2	1,248	\$388.62	1960	RS16722601	6/13/17	182
2227 Los Padres DR	\$519,000	3	2	1,150	\$451.30	1960	17243492	8/16/17	7
	\$471,000	3.0	2.00	1,194	\$396	1960			72

Median: **\$489,000**
Average: **\$493,986**

On average, these comparable listings sold in 72 days for \$ 471,000

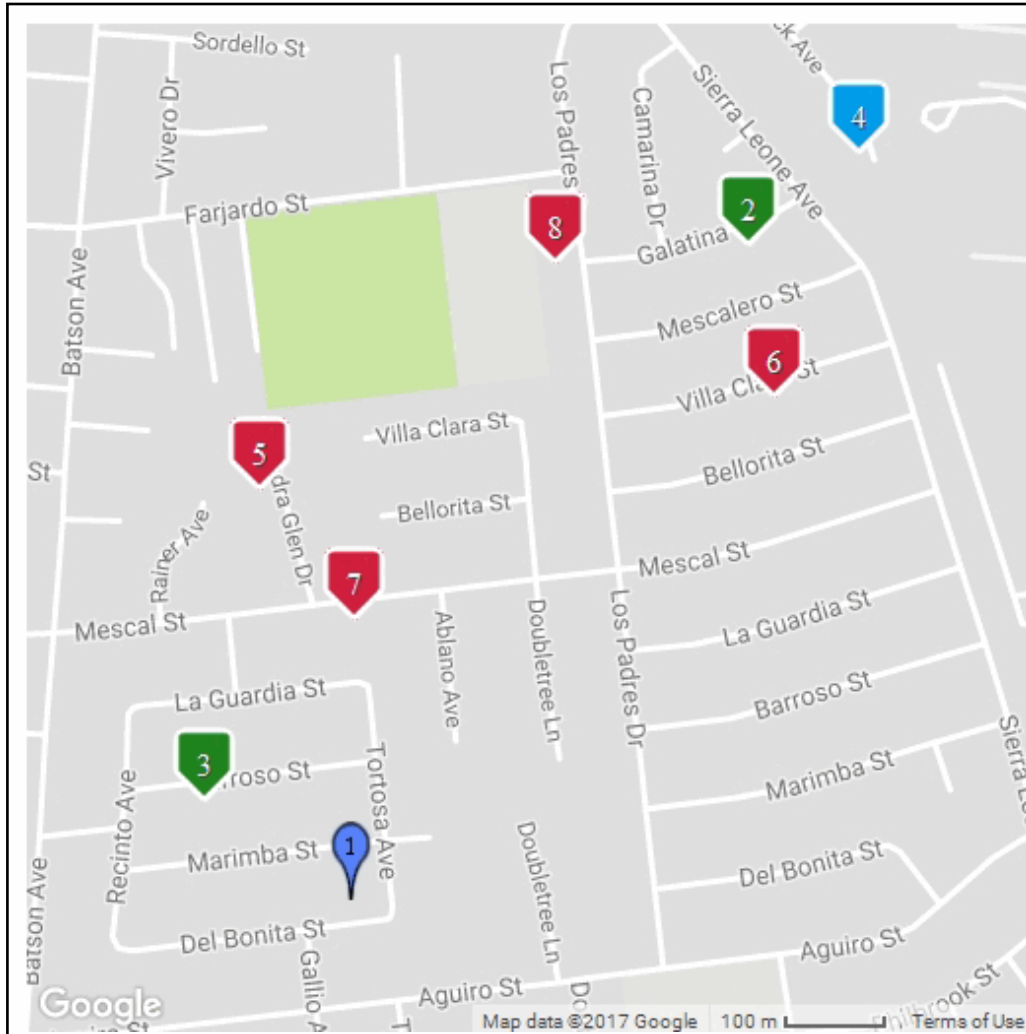
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CMA Map Layout

This page displays the Map for the CMA Subject and your comparables.



- 1 18487 Del Bonita
- 2 18650 Galatina Street
- 3 18446 Barroso St
- 4 2164 Jellick Avenue
- 5 2331 Sandra Glen Drive
- 6 18654 Villa Clara Street
- 7 18512 Mescal Street
- 8 2227 Los Padres Drive



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Minimums and Maximums

This page summarizes key fields of the listings in this analysis.

The listings in this analysis can be summarized as follows:

Priced between \$399,000 and \$559,900

1 to 4 Bedrooms

2.00 Bathrooms

1,080 to 1,281 Square Feet

\$317 to \$518 per Square Foot

Built in 1960

57 years old



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Active Properties



Addr: 18650 Galatina Rowland Heights
Area: 652 - Rowland Heights
OP: \$559,000
LP: \$524,999
LD: 09/14/2017
Beds: 3
YBit: 1960
Elem:

SP:
SD:
Bath: 2
Prk:
Mid:

MLS #: WS17213259
Apx SF: 1,150
\$/SF: \$456.52
LotSF: 5,914
DOM: 78
High:

Property Description: Price Huge Reduction !!! Subject To The Cancellation Escrow , Seller Has Very Motivated !!!Location! Location! Location!. The Property Is Very Near By Supermarket, Bank And Restaurant. Just 5 Mins Away From 60 Freeway. And Have Great Potential It'S Been New Remodel And Upgrade. The Owner Use The Italian Tiles. All Brand New Bathtub And Toilet. New Printing And All New Windows. And Brand New Split Air Conditioning In Each Room. Don'T Waste Your Time To See Description Please Come To See It You Must To See It !!!



Addr: 18446 Barroso St Rowland Heights
Area: 652 - Rowland Heights
OP: \$559,900
LP: \$559,900
LD: 09/15/2017
Beds: 4
YBit: 1960
Elem:

SP:
SD:
Bath: 2
Prk:
Mid:

MLS #: TR17213783
Apx SF: 1,080
\$/SF: \$518.43
LotSF: 6,003
DOM: 77
High:

Property Description: A Single Story Home Lies On A Quiet Area In A Extremely Desirable Rowland Heights ,Access Is Easy And Convenient To Shopping Center, Supermarket, Restaurants, Schools,And Parks. Features Includes 1080 Sf Of Living Space Garage Is Been Converted Into A Room , Swimming Pool Lot Size Is 6003 Property Needs Work This Home Is Been Sold "As Is "Condition Buyer To Do Their Own Due Diligence Regarding Permits ,Sf Footage , Etc

Active Under Contract Properties



Addr: 2164 Jellick Rowland Heights
Area: 652 - Rowland Heights
OP: \$515,000
LP: \$489,000
LD: 10/01/2017
Beds: 3
YBit: 1960
Elem:

SP:
SD:
Bath: 2
Prk:
Mid:

MLS #: PW17225861
Apx SF: 1,281
\$/SF: \$381.73
LotSF: 7,779
DOM: 61
High:

Property Description: Pristine Dream Home, Located On A Private Road, Ready To Move-In Condition. This Single Story Home With A 3 Bedroom 2 Bathroom Located In A Very Desirable Rowland Heights Neighborhood . The Home Is Freshly Painted, New Baseboards, Laminate Floors, Windows, Doors And Many Many More. It Has An Excellent Floor Plan And Features A Beautiful Living Room Over Looking The Back Yard . The Back Yard Has New Country Fence And Is Landscaped With Green Grass And Trees. Very Private Backyard While You Still Have Plenty Of Space For Entertaining. The Home Is Located Within Walking Distance To Hong Kong Plaza, Bus Stops, Schools, Major Shopping Centers And Parks Plus Easy To Access Freeway. Turnkey! Thanks For Showing

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Closed Properties



Addr: 2331 Sandra Glen Rowland Heights	MLS #: PW17182185
Area: 652 - Rowland Heights	
OP: \$385,000	
LP: \$399,000	SP: \$430,000
LD: 06/12/2017	SD: 10/26/2017
Beds: 1	Bath: 2
YBit: 1960	Prk: Carport, Driveway
Elem:	Mid:
	High:
	Apx SF: 1,257
	\$/SF: \$342.08
	LotSF: 11,309
	DOM: 70

Property Description: Bom - Serious Investor Only - Tear Down And Rebuild Opportunity In Desirable Rowland Heights. Lots Of Potential To Tear Down Existing Home And Create Your Own Home / Project. This Home / Lot Is Ideal For Cash Buyers Only And For The Experienced Contractor / Builder. Large Lot Over 11,000 Sqft - Mostly All Levelled. Being Sold As "Value Mainly In Land". Not For The Casual Flipper / Investor.



Addr: 18654 Villa Clara Rowland Heights	MLS #: TR17223120
Area: 652 - Rowland Heights	
OP: \$498,800	
LP: \$498,800	SP: \$450,000
LD: 09/27/2017	SD: 11/16/2017
Beds: 3	Bath: 2
YBit: 1960	Prk:
Elem:	Mid:
	High:
	Apx SF: 1,120
	\$/SF: \$401.79
	LotSF: 5,746
	DOM: 28

Property Description:



Addr: 18512 Mescal Rowland Heights	MLS #: RS16722601
Area: 652 - Rowland Heights	
OP: \$519,999	
LP: \$485,000	SP: \$485,000
LD: 10/10/2016	SD: 06/13/2017
Beds: 4	Bath: 2
YBit: 1960	Prk: Driveway, Garage, R
Elem:	Mid: Alvarado
	High: Rowland
	Apx SF: 1,248
	\$/SF: \$388.62
	LotSF: 5,896
	DOM: 182

Property Description: Huge Price Reduction! Ready For You To Select Your Own Colors, Flooring And Finish! Call Me Today To Find Out How To Make This Diamond Shine Again! Pride Of Ownership Neighborhood! Cute 4 Bedroom 1.75 Bath Home In Desirable Area. Many Upgrades Include Added Square Footage To The Master Suite As Well As A Huge Walk In Closet. Large Back Yard Has A Permitted Shed (With Wall A/C Unit) Of 100 Sqft (Not Included In Home Sqft) And Possible Rv Parking. Galley Kitchen Completely Remodeled In 2008 With New Tile, Granite Countertops, Lazy Susans, Pull Out Shelving In Pantry, And Tall (To Ceiling) Cabinets. Updated Hall Bath. Double Paned Windows Throughout. Huge Linen Closet In Hall. Original Wood Floors Need To Be Sanded/Finished In Lr And Hall. Needs Tlc. Easy To Show, See Instructions. 3/15/2017 Back On Market-Buyer Refused To Perform



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Closed Properties



Addr: 2227 Los Padres Rowland Heights	MLS #: 17243492
Area: 652 - Rowland Heights	Apx SF: 1,150
OP: \$519,000	\$/SF: \$451.30
LP: \$519,000	LotSF: 6,099
LD: 06/20/2017	DOM: 7
Beds: 3	Bath: 2
YBlt: 1960	Prk: Driveway
Elem:	Mid:
	High:

Property Description:





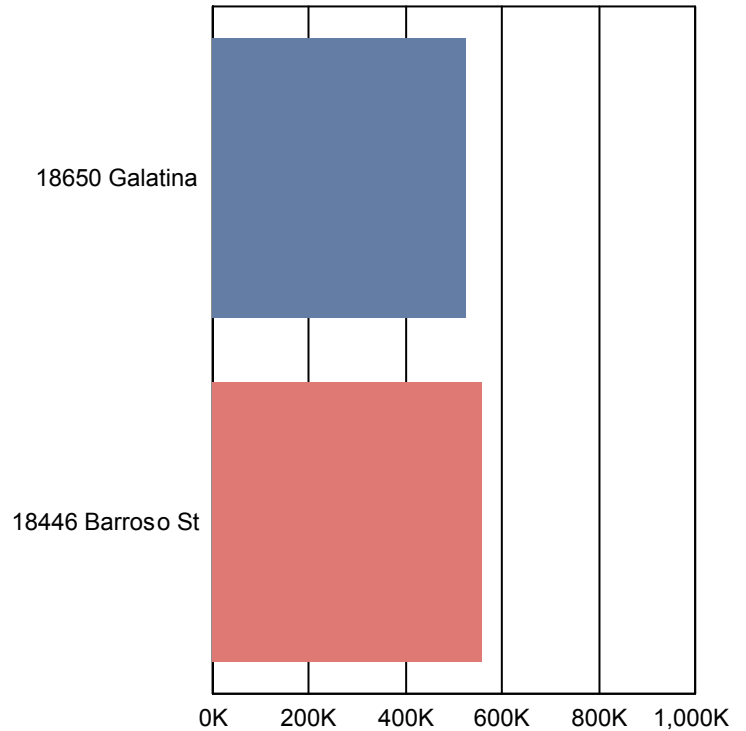
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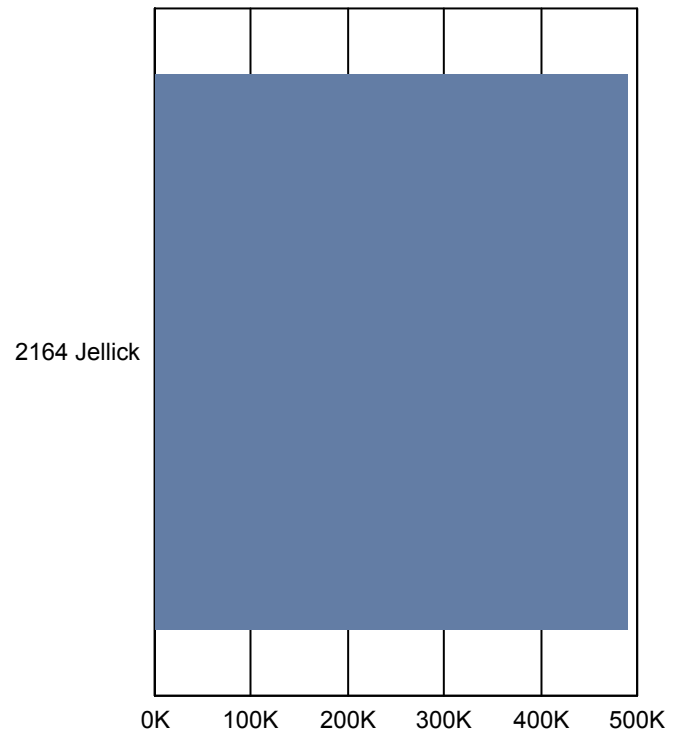
Active Properties

# of Listings	2
Lowest Price	\$524,999
Highest Price	\$559,900
Average Price	\$542,450
Avg Price/SqFt	\$487.47
Avg DOM	78



Active Under Contract Properties

# of Listings	1
Lowest Price	\$489,000
Highest Price	\$489,000
Average Price	\$489,000
Avg Price/SqFt	\$381.73
Avg DOM	61





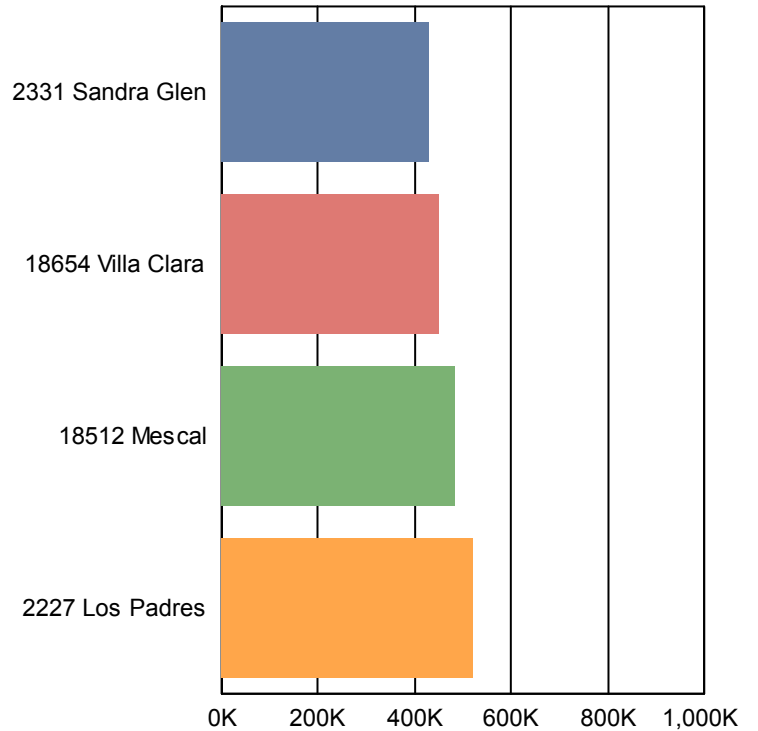
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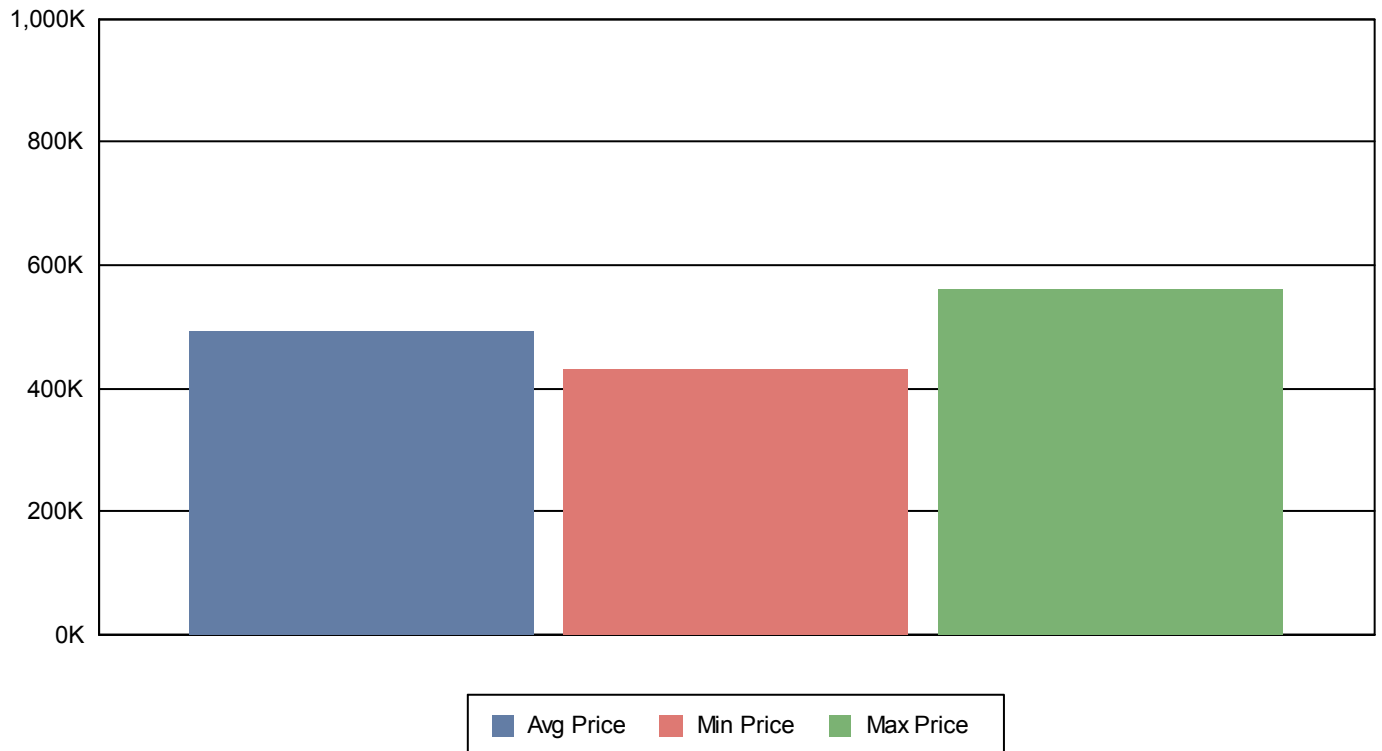
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Closed Properties

# of Listings	4
Lowest Price	\$430,000
Highest Price	\$519,000
Average Price	\$471,000
Avg Price/SqFt	\$395.95
Avg DOM	72



Summary Graph/Analysis



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Cumulative Analysis

Listing Category	Lowest Price	Highest Price	Average Price	Avg \$ Per
Active	\$524,999	\$559,900	\$542,450	\$487.47
Active Under Contract	\$489,000	\$489,000	\$489,000	\$381.73
Closed	\$430,000	\$519,000	\$471,000	\$395.95
Totals / Averages	\$430,000	\$559,900	\$493,986	\$420.07

Sold Property Analysis

Address	List Price	Sold Price	DOM	%SP/LP	SP/Sqft
2331 Sandra Glen Rowland Heights	\$399,000	\$430,000	70	%7.77	\$342.08
18654 Villa Clara Rowland Heights	\$498,800	\$450,000	28	-%9.78	\$401.79
18512 Mescal Rowland Heights	\$485,000	\$485,000	182	%0.00	\$388.62
2227 Los Padres Rowland Heights	\$519,000	\$519,000	7	%0.00	\$451.30
Total Averages	\$475,450	\$471,000	72	%-0.50	\$395.95

Note: Selected properties without SQFT values are not included in the "Average per Sqft" calculations

Property Summary

S	Street Address	Bd	Bth	Sqft	Built	L Price	S Price	Sold Date	DOM
A	18650 Galatina	3	2	1,150	1960	\$524,999			78
A	18446 Barroso St	4	2	1,080	1960	\$559,900			77
B	2164 Jellick	3	2	1,281	1960	\$489,000			61
S	2331 Sandra Glen	1	2	1,257	1960	\$399,000	\$430,000	10/26/2017	70
S	18654 Villa Clara	3	2	1,120	1960	\$498,800	\$450,000	11/16/2017	28
S	18512 Mescal	4	2	1,248	1960	\$485,000	\$485,000	06/13/2017	182
S	2227 Los Padres	3	2	1,150	1960	\$519,000	\$519,000	08/16/2017	7