

Comparable Housing Analysis (Owner)



Claimant: Javier and Virginia Botello	Agency: CVAG and The City of Coachella
Address 50020 Kenmore St. Coachella CA 92236	Project: Avenue 50 Improvement Project
Case ID: APN 768-163-001	Agent: Christine Wasfi

Factors	Subject Property	Comparable #1	Comparable #2	Comparable #3
Address	50020 Kenmore St. Coachella CA 92236	49070 Summer St, Coachella, CA 92236	625 Orchard St. Coachella CA 92236	84494 Calle Cathron St. Coachella CA 92236
Approx. Miles From Subject Property		1.4	0.7	0.9
Dwelling Type	SFR	SFR	SFR	SFR
Sale/Asking Price	\$386,000.00	\$499,000.00	\$360,000.00	\$419,000.00
Number of Stories	1	1	1	1
Age in Years	58	29	63	19
Approx. Lot Size in sq. ft.	6,970	10,454	6,098	6,098
Approx. Living Area in sq. ft.	1,288	1,280	1,005	1,547
Bedrooms / Baths / Total Rooms	03/ 2 / 6	4/2/7	3 / 1 / 6	4/ 2 / 7
Garage / Carport / Parking Spaces	2/ 0 / 2	2/ 0 / 2	0/ 0/ 0	2 / 0 / 2
Air Conditioning Type	Central	Central	Central	Central
Heating Type	FAU	FAU	FAU	FAU
Dwelling Condition (good, fair, poor)	Good	Good	Good	Good
Neighborhood (good, fair, poor)	Good	Good	Good	Good
Amenities / Notes	Pool	none	none	none
Date of Inspection		00/00/00	00/00/00	00/00/00
Date Available		5/24/2023	5/24/2023	6/1/2023
Most Representative Comparable Replacement Dwelling (X):		X		

Preliminary Purchase Price Differential Calculation:	
1. Price for Comparable Property	\$499,000.00
2. Price for Subject Property or Carve Out Value (*if carve out, explain in notes)	\$386,000.00
3. Major Exterior Attribute Adjustments (If any, explain in notes) - Enter # with parentheses, e. g. (5000)	\$0.00
Maximum Purchase Price Differential (Line 1 minus Line 2 minus Line 3)	\$113,000.00

Notes:	Comparable Actions:			
<p>* Comparable 1 was chosen for its similarities in overall living space and its proximity to the subject property. * Comparable 1 does also have a pool, both comparable 2 & 3 do not have pools.</p> <p>* Comparable 2 wasn't selected because of the living area is much smaller than what the displacee currently has and it has only 1 restroom which they currently have 2 restrooms. *</p> <p>Comparable 2 does not have a garage the displacees currently have a 2 car garage.</p> <p>(photographs on page 2, if available)</p>	Action	Name & Title	Initial	Date
	EPIC Recommended:	Christine Wasfi ROW Agent	CW	6/6/2023
	EPIC Reviewed:	Mellissa Mann Project Manager	MM	6/8/2023
	Agency Approved:	Dr. Gabriel Martin City Manager		

Comparable Housing Analysis Photographs (Owner)

Claimant: **Javier and Virginia Botello**

Agency: **CVAG and The City of Coachella**

Address **50020 Kenmore St. Coachella CA 92236**

Project: **Avenue 50 Improvement Project**

Case ID: **APN 768-163-001**

Agent: **Christine Wasfi**

Subject Dwelling



49070 Summer St.



625 Orchard St.



84494 Calle Cathron



49070 Summer St, Coachella 92236

STATUS: Active

LIST PRICE: \$499,000

use gps Cross Street: VAN BUREN & 49.



BED / BATH: **4/2,0,0,0**
 SQFT(src): **1,280 (A)**
 PRICE PER SQFT: **\$389.84**
 LOT(src): **10,454/0.24 (A)**
 LEVELS:
 GARAGE: **2/Attached**
 YEAR BLT(src): **1994 (ASR)**
 PROP SUB TYPE: **SFR/D**
 DOM / CDOM: **13/264**
 SLC: **Standard**
 PARCEL #: **603441022**
 LISTING ID: **219095414DA**

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DESCRIPTION

Short term rental or your family home - NO HOA! Located in the city of Coachella one of the fastest growing cities. Enjoy the indoor / outdoors this property has to offer gated and RV space 4 bedrooms 2 baths. Located on ave 49 Close to shopping, restaurants, Festival grounds. Showing by appointment only text or call 760-895-5647

AREA: **315 - Coachella**
 SUBDIVISION: **Not Applicable-1/Not Applicable-1**
 HOA: **\$**
 LAND LEASE?: **No**
 STRUCTURE TYPE:
 COMMON INTEREST:
 CERTIFIED 433A?: **No**
 PROBATE AUTHORITY:

LIST \$ ORIGINAL: **\$499,000**
 CMN WALLS:
 # OF UNITS:
 # UNITS IN COMMUNITY:
 PARKING: **Street**
 HORSE:
 SENIOR COMMUNITY?: **No**
 HIGH SD:

ROOM TYPE: **See Remarks**
 EATING AREA:

COOLING: **Central Air**
 HEATING: **Central**
 VIEW:
 WATERFRONT:
 POOL: **In Ground**
 LAUNDRY:

SHOWING / LISTING

SHOW CONTACT TYPE:
 SHOW CONTACT NAME:
 SHOW CONTACT PHONE:
 LOCK BOX: **/See Remarks**
 SHOWING INSTRUCTIONS: **24-Hour Notice, ,**
PRIVATE REMARKS: by appointment only

OCCUPANT TYPE:
 OWNER'S NAME:
 SIGN ON PROPERTY?: **No**
 LIST AGRMT: **Exclusive Right To Sell**

BAC: **2%**
 DUAL/VARI COMP?: **No**
 POSSESSION:
 LEASE CONSIDERED?: **No**

AGENT / OFFICE

LA: **(CDAR-D78311) Ana Perez**
 LA State License: **01935343**
 LO: **(CDAR-oD23355) Gina Fernandez, Broker**
 LO State License:
 CoLA:
 CoLA State License:
 CoLO:
 CoLO State License:

1.LA DIRECT:
 2.LA EMAIL:

 LO PHONE: **(760) 457-5109**
 LO FAX:

DATES

LIST CONTRACT DT: **09/14/22**
 ON MARKET DATE: **05/24/23**
 PRICE CHG TSTP:
 STATUS CHG TSTP: **05/24/23**
 MOD TSTP: **05/25/23**
 PURCH CONTRACT DT:
 ENDING DATE: **05/24/23**

AGENT MEDIUM: Residential LISTING ID: 219095414DA Printed by Christine Wasfi, State Lic: 01936746 on 06/06/2023 9:10:19 AM

Search Criteria

Property Type is 'Residential'
 Standard Status is one of 'Coming Soon', 'Active'
 Property Sub Type is 'Single Family Residence'
 City is 'Coachella'
 Selected 3 of 25 results.

625 Orchard St, Coachella 92236

STATUS: Active

LIST PRICE: \$360,000

Please use your preferred GPS Cross Street: 1st st.



BED / BATH: 3/1,0,0,0
 SQFT(src): 1,005 (A)
 PRICE PER SQFT: \$358.21
 LOT(src): 6,098/0.14 (A)
 LEVELS:
 GARAGE: 0/Detached
 YEAR BLT(src): 1960 (ASR)
 PROP SUB TYPE: SFR/D
 DOM / CDOM: 13/13
 SLC: Standard
 PARCEL #: 778052002
 LISTING ID: 219095406DA

Submit Offer

DESCRIPTION

Welcome to the City of Coachella, this beautifully renovated 3 bedroom 1 bath home is waiting for you. This magnificent home offers new kitchen cabinets with quartz counter tops, new carpets and plank flooring, new AC units, new windows and an exquisite bathroom that will leave you in awe. RV access for all your toys and much more! Don't wait schedule your private tour today.

AREA: 315 - Coachella	LIST \$ ORIGINAL: \$360,000	ROOM TYPE: Family Room	COOLING: Evaporative Cooling
SUBDIVISION: Not Applicable-1/Not Applicable-1	CMN WALLS:	EATING AREA:	HEATING:
HOA: \$	# OF UNITS:		VIEW:
LAND LEASE?: No	# UNITS IN COMMUNITY:		WATERFRONT:
STRUCTURE TYPE:	PARKING: Street, Direct		POOL:
COMMON INTEREST:	Garage Access		LAUNDRY:
CERTIFIED 433A?: No	HORSE:		
PROBATE AUTHORITY:	SENIOR COMMUNITY?: No		
	HIGH SD:		

SHOWING / LISTING

SHOW CONTACT TYPE:	OCCUPANT TYPE:	BAC: 2.5%
SHOW CONTACT NAME:	OWNER'S NAME:	DUAL/VARI COMP?: No
SHOW CONTACT PHONE:	SIGN ON PROPERTY?: No	POSSESSION:
LOCK BOX:	LIST AGRMT: Seller Reserved	LEASE CONSIDERED?: No
SHOWING INSTRUCTIONS: Call Listing Agent 1,Go Direct, ,		

PRIVATE REMARKS: On supra go direct please lock all doors and turn off all lights

AGENT / OFFICE

LA: (CDAR-D80316) Daniel Calderon	1.LA DIRECT:
LA State License: 01976140	2.LA EMAIL:
LO: (CDAR-oD2174) Coldwell Banker Realty	
LO State License: 00616212	
CoLA:	
CoLA State License:	
CoLO:	
CoLO State License:	LO PHONE: (760) 345-2527
	LO FAX: (760) 360-1342

DATES

LIST CONTRACT DT: 05/24/23
 ON MARKET DATE: 05/24/23
 PRICE CHG TSTP:
 STATUS CHG TSTP: 05/24/23
 MOD TSTP: 05/25/23
 PURCH CONTRACT DT:
 ENDING DATE: 05/24/23

East on Avenue 51 turn left on Avenida Adobe, turn left on Calle Cathron, home is at your right. Cross Street: Frederick and Avenue 51.



BED / BATH: 4/2,0,0,0
 SQFT(src): 1,547 (A)
 PRICE PER SQFT: \$270.85
 LOT(src): 6,098/0.14 (A)
 LEVELS: One
 GARAGE: 2/Attached
 YEAR BLT(src): 2004 (SLR)
 PROP SUB TYPE: SFR/D
 DOM / CDOM: 5/5
 SLC: Standard
 PARCEL #: [768150033](#)
 LISTING ID: OC23096009

[Submit Offer](#)

DESCRIPTION

Located 5 minutes from hwy 111, shopping center and walking distance to Bagdouma park. This 1547sqft 4 bedroom 2 bathroom is in quiet family neighborhood. Newly painted thought out, stainless appliances is ready to move in or rent out. Carpet will be installed this weekend.

AREA: 315 - Coachella
 SUBDIVISION: Loma Vista (31506)/Loma Vista (31506)
 HOA: \$0
 LAND LEASE?: No
 STRUCTURE TYPE: House
 COMMON INTEREST: None
 CERTIFIED 433A?:
 PROBATE AUTHORITY:

LIST \$ ORIGINAL: \$419,000
 CMN WALLS: No Common Walls
 # OF UNITS: 1
 # UNITS IN COMMUNITY:
 PARKING:
 HORSE:
 SENIOR COMMUNITY?: No
 HIGH SD: Coachella Valley Unified

ROOM TYPE: Kitchen, Living Room, Master Bathroom, Master Bedroom
 EATING AREA:

COOLING: Central Air
 HEATING: Central
 VIEW: Neighborhood
 WATERFRONT:
 POOL: None
 LAUNDRY: Inside

SHOWING / LISTING

SHOW CONTACT TYPE: Other, See Remarks
 SHOW CONTACT NAME:
 SHOW CONTACT PHONE:
 LOCK BOX: Combo, See Remarks/Email Listing Broker

OCCUPANT TYPE: Vacant
 OWNER'S NAME:
 SIGN ON PROPERTY?:
 LIST AGRMT: Exclusive Right To Sell

BAC: 3%
 DUAL/VARI COMP?: No
 POSSESSION:
 LEASE CONSIDERED?: No

SHOWING INSTRUCTIONS: Email Listing Broker 24 hours in advance for location and code to Combo lockbox.

PRIVATE REMARKS: Submit offers with preapp and POF to Support @ DaltonRealtors.com. Seller will not review "buyer letters" please do not include them with offers. Due to Robocall abuse, emails will be answered faster than voice mails, you may leave a message at the number listed within this listing but for a faster response, please email and watch your email inbox for a verification email to confirm you are real (if you have never emailed us before) so you can be put on the whitelist at the server level automatically. Broker nor seller does not represent or guarantee accuracy of the square footage, bedroom/bathroom count, lot size or lot lines/ dimensions, permitted or unpermitted spaces, school boundary lines or eligibility, or other information concerning the conditions or features of the property. Buyer is advised to independently verify the accuracy of all information.

AGENT / OFFICE

LA: ([OCDALTEMM](#)) [Emmett Dalton](#)
 LA State License: [00959147](#)
 LO: ([OC02771](#)) [Dalton Real Estate](#)
 LO State License: [00959147](#)
 CoLA:
 CoLA State License:
 CoLO:
 CoLO State License:

1.LA EMAIL: MLS@DaltonRealtors.com

LO PHONE: 805-380-6132
 LO FAX: 805-496-2146

DATES

LIST CONTRACT DT: 06/01/23
 ON MARKET DATE: 06/01/23
 PRICE CHG TSTP:
 STATUS CHG TSTP: 06/01/23
 MOD TSTP: 06/04/23
 PURCH CONTRACT DT:
 ENDING DATE: