Comparable Housing Analysis (Owner)



Claimant, Javier and Virginia Patella		0		C and The City of Coachall	Land S	olutions, Inc.
Claimant: Javier and Virginia Botello Ager			•			
Address 50020 Kenmore St. Coachella CA 92236 Proje						
Case ID: APN 768-163-001		Agent: Christine Wasfi			_	
Factors	Subject Property	Comparal	ble #1	Comparable #2	Compara	ble #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 Differe	ntial 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	e 1 minus Line 2 minus Line 3)			\$113	,000.00
Notes:			Comparable Actions:			
* 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. * 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. * Comparable 2 does not have a garage the displacees currently have a 2 car garage. (photographs on page 2, if available)			Action	Name & Title	Initial	Date
			EPIC Recom- mended:	Christine Wasfi ROW Agent	cw	6/6/2023
			EPIC Reviewed:	Mellissa Mann Project Manager	ММ	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.

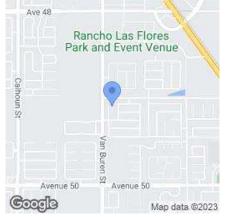


84494 Calle Cathron

STATUS: Active

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

Submit Offer

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:
 C

 SHOW CONTACT NAME:
 C

 SHOW CONTACT PHONE:
 S

 LOCK BOX:
 /See Remarks

 LOCK BOX:
 /See Remarks

 SHOWING INSTRUCTIONS:
 24-Hour Notice,

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

PRIVATE REMARKS: by appointment only AGENT / OFFICE DATES 1.LA DIRECT: LA: (CDAR-D78311) Ana Perez LIST CONTRACT DT: 09/14/22 LA State License: 01935343 2.LA EMAIL: ON MARKET DATE: 05/24/23 LO: (CDAR-oD23355) Gina Fernandez, PRICE CHG TSTP: STATUS CHG TSTP: 05/24/23 **Broker** LO State License: MOD TSTP: 05/25/23 PURCH CONTRACT DT: CoLA: CoLA State License: ENDING DATE: 05/24/23

CoLO: CoLO State License:

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

AGENT MEDIUM: Residential LISTING ID: 219095414DA

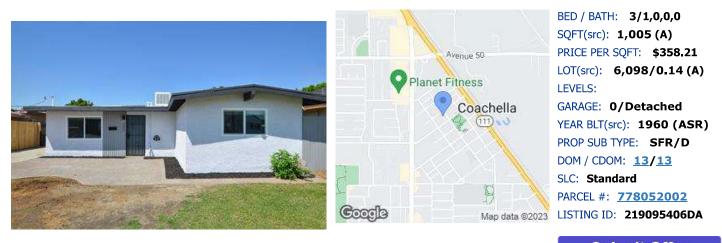
Printed by Christine Wasfi, State Lic: 01936746 on 06/06/2023 9:10:19 AM

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

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



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 aww. RV access for all your toys and much more! Don't wait schedule your private tour today.

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: **\$360,000** CMN WALLS: # OF UNITS: # UNITS IN COMMUNITY: PARKING: **Street, Direct Garage Access** HORSE: SENIOR COMMUNITY?: **No** HIGH SD: ROOM TYPE: Family Room EATING AREA: COOLING: **Evaporative Cooling** HEATING: VIEW: WATERFRONT: POOL: LAUNDRY:

SHOWING / LISTING

SHOW CONTACT TYPE: SHOW CONTACT NAME: SHOW CONTACT PHONE: LOCK BOX: OCCUPANT TYPE: OWNER'S NAME: SIGN ON PROPERTY?: No LIST AGRMT: Seller Reserved BAC: **2.5%** DUAL/VARI COMP?: **No** POSSESSION: LEASE CONSIDERED?: **No**

SHOWING INSTRUCTIONS: Call Listing Agent 1,Go Direct, ,

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

AGENT / OFFICE

LA: (CDAR-D80316) Daniel Calderon LA State License: 01976140 LO: (CDAR-oD2174) Coldwell Banker Realty LO State License: 00616212 CoLA: CoLA State License: CoLO: CoLO State License: 1.LA DIRECT: 2.LA EMAIL: 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**

LO PHONE: (760) 345-2527 LO FAX: (760) 360-1342

AGENT MEDIUM: Residential LISTING ID: 219095406DA

Printed by Christine Wasfi, State Lic: 01936746 on 06/06/2023 9:10:19 AM 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 SOFT: \$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: 0C23096009

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 LIST \$ ORIGINAL: \$419,000 SUBDIVISION: Loma Vista CMN WALLS: No Common (31506)/Loma Vista (31506) Walls HOA: **\$0** # OF UNITS: 1 LAND LEASE?: No STRUCTURE TYPE: House PARKING: COMMON INTEREST: None HORSE: CERTIFIED 433A?: PROBATE AUTHORITY:

SHOWING / LISTING

SHOW CONTACT TYPE: Other, See Remarks SHOW CONTACT NAME: SHOW CONTACT PHONE: LOCK BOX: Combo, See

Remarks/Email Listing Broker

UNITS IN COMMUNITY: 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

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

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:

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

DATES