



# HomeSmart Reports Home Risk Report

## Market Risk Summary

Report Invoice Number: **D1128393872572U32**

### Market Risk Score:

**A**

Low Market Risk Conditions exist. Sales trends are consistent and market activity is normal.

## Property Summary

| Address        | City          | State | Zip   | Parcel Number | Report Date  |
|----------------|---------------|-------|-------|---------------|--------------|
| 28391 LA FALDA | LAGUNA NIGUEL | CA    | 92677 | 637 -531 -33  | Nov 12, 2007 |

Parcel Number is the tax assessors identification number.

## Market Summary

|                          |           |                        |             |
|--------------------------|-----------|------------------------|-------------|
| Market Appreciation:     | 6.5%      | User Estimated Price:  | No Entry    |
| Market Foreclosure Rate: | 5.7%      | Property Foreclosure:  | No          |
| Nearby Property Flips:   | 5         | Property Flip Caution: | Low         |
| Average Area Price:      | \$925,104 | Median Area Price:     | \$850,000   |
| Low Area Sale Price:     | \$748,783 | High Area Sale Price:  | \$1,100,000 |

## Property Information

|                       |                                 |                |       |
|-----------------------|---------------------------------|----------------|-------|
| Property Type:        | RSFR                            | Zoning:        |       |
| Last Sale Amount:     | \$840,000                       | Building SqFt: | 1,801 |
| Last Sale Date:       | Feb 14, 2006                    | Lot Size:      | 6000  |
| Assessed Value:       | \$856,800                       | Cost Per SqFt: | \$466 |
| Assessed Improvement: | 20%                             | Bedrooms:      | 3     |
| Tax Amount:           | \$3189                          | Bathrooms:     | 2     |
| Pool:                 | 0                               | Rooms:         | 7     |
| Fireplace:            | Undefined Type - 1<br>Fireplace | Year Built:    | 1985  |
| Garage:               |                                 | Cooling:       | 001   |
| Stories:              | 1                               |                |       |

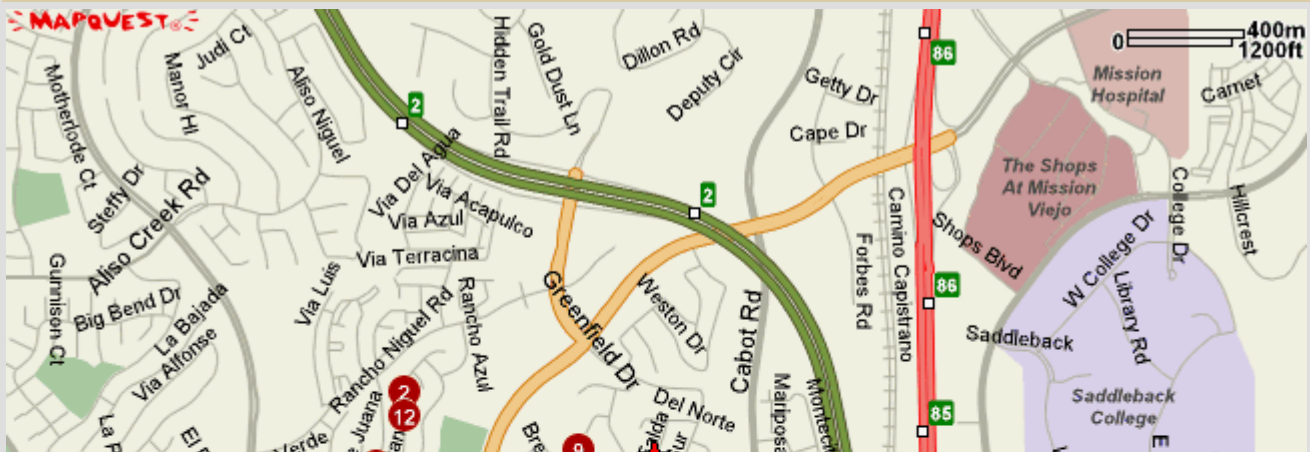
**Important:** This information is meant as a guideline and may vary from the actual characteristics of the home if additions or changes have been made to the home. The above information is taken from public records available from county tax assessor records.

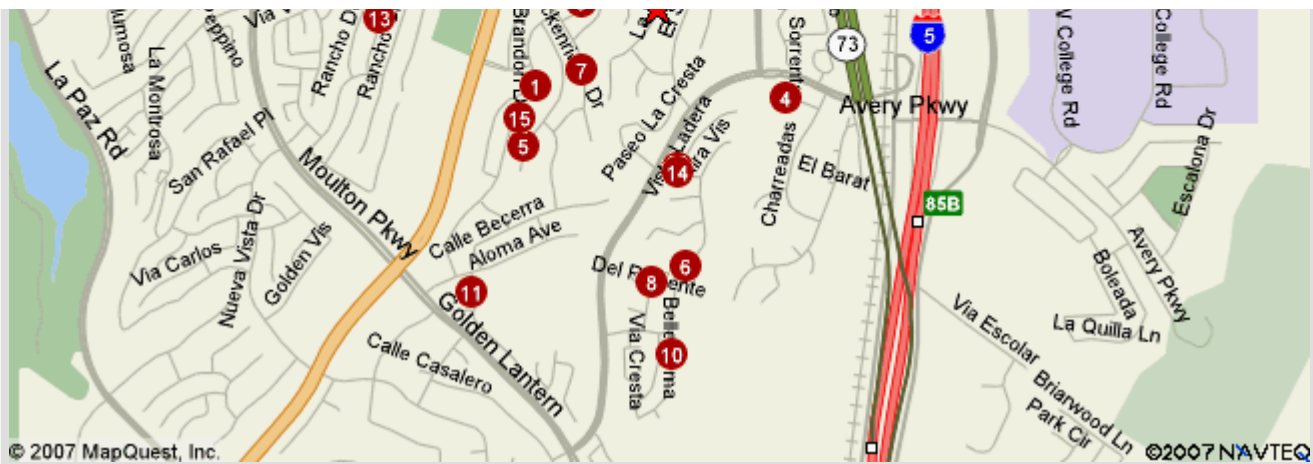
## Sales History for 28391 LA FALDA, 92677

| Sale Date    | Sale Price | Loan Amount (if available) |
|--------------|------------|----------------------------|
| Aug 25, 2006 | 0          | \$672,000                  |
| Aug 25, 2006 | 0          | \$73,000                   |
| Apr 3, 2006  | 0          | \$672,000                  |
| Apr 3, 2006  | 0          | \$60,000                   |
| Feb 14, 2006 | \$840,000  | \$672,000                  |
| Nov 4, 2005  | 0          | \$100,000                  |
| Oct 3, 2003  | 0          | \$50,000                   |

If publicly recorded sales or loan activity has occurred on the property in recent times, this report attempts to provide that information. The depth of history will depend on how long information has been compiled in the area.

## Map shows the property address (red star) and numbered nearby sales.\*





\*info on numbered map points can be found in nearby sales table below

### Nearby Sales

|       |   |             |              |            |               |     |      |
|-------|---|-------------|--------------|------------|---------------|-----|------|
| Miles | Address   | Living SqFt | Lot SqFt     | \$ SqFt    | Assessment    | Bed | Bath |
| 0.3   | 28551 SPRINGFIELD DR<br><b>(1)</b> LAGUNA NIGUEL, CA 92677  | 2048        | 7200         | 389        | 979200        | 3   | 1    |
|       | Sale Date   | Sale Price  | 1st Loan Amt | Year Built | Property Type |     |      |
|       | Sep 05, 2007  | 798150      | 669600       | 1978       | RSFR          |     |      |
| Miles | Address   | Living SqFt | Lot SqFt     | \$ SqFt    | Assessment    | Bed | Bath |
| 0.52  | 28262 RANCHO GRANDE<br><b>(2)</b> LAGUNA NIGUEL, CA 92677   | 2690        | 5500         | 297        | 498122        | 0   | 0    |
|       | Sale Date   | Sale Price  | 1st Loan Amt | Year Built | Property Type |     |      |
|       | Aug 23, 2007  | 800000      | 150000       | 0          | RSFR          |     |      |
| Miles | Address   | Living SqFt | Lot SqFt     | \$ SqFt    | Assessment    | Bed | Bath |
| 0.28  | 28612 VISTA LADERA<br><b>(3)</b> LAGUNA NIGUEL, CA 92677    | 2040        | 7200         | 411        | 449876        | 4   | 2    |
|       | Sale Date   | Sale Price  | 1st Loan Amt | Year Built | Property Type |     |      |
|       | Jul 31, 2007  | 840000      | 755160       | 1983       | RSFR          |     |      |
| Miles | Address   | Living SqFt | Lot SqFt     | \$ SqFt    | Assessment    | Bed | Bath |
| 0.35  | 25902 PASOFINO<br><b>(4)</b> LAGUNA NIGUEL, CA 92677        | 2250        | 0            | 366        | 362187        | 4   | 0    |
|       | Sale Date   | Sale Price  | 1st Loan Amt | Year Built | Property Type |     |      |
|       | Jul 26, 2007  | 825000      | 660000       | 1985       | RSFR          |     |      |
| Miles | Address   | Living SqFt | Lot SqFt     | \$ SqFt    | Assessment    | Bed | Bath |
| 0.41  | 28711 BRECKENRIDGE DR<br><b>(5)</b> LAGUNA NIGUEL, CA 92677 | 2486        | 6380         | 301        | 879000        | 4   | 1    |
|       | Sale Date   | Sale Price  | 1st Loan Amt | Year Built | Property Type |     |      |
|       | Jul 18, 2007  | 748783      | 703200       | 1978       | RSFR          |     |      |
| Miles | Address   | Living SqFt | Lot SqFt     | \$ SqFt    | Assessment    | Bed | Bath |
| 0.49  | 28961 MIRA VIS<br><b>(6)</b> LAGUNA NIGUEL, CA 92677        | 2660        | 7000         | 362        | 984300        | 5   | 3    |
|       | Sale Date   | Sale Price  | 1st Loan Amt | Year Built | Property Type |     |      |
|       | Jul 16, 2007  | 965000      | 768500       | 1987       | RSFR          |     |      |
| Miles | Address   | Living SqFt | Lot SqFt     | \$ SqFt    | Assessment    | Bed | Bath |
| 0.21  | 28572 SILVERTON DR<br><b>(7)</b> LAGUNA NIGUEL, CA 92677    | 2048        | 6300         | 415        | 283891        | 3   | 2    |
|       | Sale Date   | Sale Price  | 1st Loan Amt | Year Built | Property Type |     |      |
|       | Jul 10, 2007  | 850000      | 765000       | 1980       | RSFR          |     |      |
| Miles | Address   | Living SqFt | Lot SqFt     | \$ SqFt    | Assessment    | Bed | Bath |
| 0.47  | 28932 LA CARRETERRA<br><b>(8)</b> LAGUNA NIGUEL, CA 92677   | 2200        | 6000         | 386        | 701580        | 4   | 3    |
|       | Sale Date   | Sale Price  | 1st Loan Amt | Year Built | Property Type |     |      |
|       | Jul 10, 2007  | 850000      | 680000       | 1984       | RSFR          |     |      |
| Miles | Address   | Living SqFt | Lot SqFt     | \$ SqFt    | Assessment    | Bed | Bath |
| 0.16  | 28371 LAKEWOOD DR<br><b>(9)</b> LAGUNA BEACH, CA 92677      | 2500        | 6500         | 380        | 951150        | 4   | 2    |
|       | Sale Date   | Sale Price  | 1st Loan Amt | Year Built | Property Type |     |      |
|       | Jun 07, 2007  | 950000      | 417000       | 1980       | RSFR          |     |      |
| Miles | Address   | Living SqFt | Lot SqFt     | \$ SqFt    | Assessment    | Bed | Bath |
| 0.6   | 29082 MIRA VIS<br><b>(10)</b> LAGUNA NIGUEL, CA 92677       | 1988        | 8700         | 382        | 247975        | 4   | 4    |
|       | Sale Date   | Sale Price  | 1st Loan Amt | Year Built | Property Type |     |      |
|       | May 31, 2007  | 760000      | 417000       | 1983       | RSFR          |     |      |

|                           |   |                       |                        |                    |                       |          |           |
|---------------------------|---|-----------------------|------------------------|--------------------|-----------------------|----------|-----------|
| Miles<br>0.63<br>(11)     | Address<br>28961 PASEO DE OCASO<br>LAGUNA NIGUEL, CA 92677  | Living SqFt<br>1638   | Lot SqFt<br>9440       | \$ SqFt<br>671     | Assessment<br>408988  | Bed<br>4 | Bath<br>2 |
| Sale Date<br>May 21, 2007 |   | Sale Price<br>1100000 | 1st Loan Amt<br>840000 | Year Built<br>1972 | Property Type<br>RSFR |          |           |
| Miles<br>0.53<br>(12)     | Address<br>28321 RANCHO GRANDE<br>LAGUNA NIGUEL, CA 92677   | Living SqFt<br>0      | Lot SqFt<br>5250       | \$ SqFt<br>0       | Assessment<br>377150  | Bed<br>0 | Bath<br>0 |
| Sale Date<br>May 18, 2007 |   | Sale Price<br>990000  | 1st Loan Amt<br>75000  | Year Built<br>0    | Property Type<br>RSFR |          |           |
| Miles<br>0.6<br>(13)      | Address<br>28441 RANCHO DE LINDA<br>LAGUNA NIGUEL, CA 92677 | Living SqFt<br>0      | Lot SqFt<br>5500       | \$ SqFt<br>0       | Assessment<br>291036  | Bed<br>3 | Bath<br>0 |
| Sale Date<br>May 09, 2007 |   | Sale Price<br>750000  | 1st Loan Amt<br>417000 | Year Built<br>0    | Property Type<br>RSFR |          |           |
| Miles<br>0.26<br>(14)     | Address<br>28605 VISTA LADERA<br>LAGUNA NIGUEL, CA 92677    | Living SqFt<br>2636   | Lot SqFt<br>6000       | \$ SqFt<br>360     | Assessment<br>728498  | Bed<br>4 | Bath<br>1 |
| Sale Date<br>Apr 30, 2007 |   | Sale Price<br>950000  | 1st Loan Amt<br>665000 | Year Built<br>1983 | Property Type<br>RSFR |          |           |
| Miles<br>0.33<br>(15)     | Address<br>28605 PLACIDA AVE<br>LAGUNA NIGUEL, CA 92677     | Living SqFt<br>2640   | Lot SqFt<br>8200       | \$ SqFt<br>303     | Assessment<br>800000  | Bed<br>3 | Bath<br>3 |
| Sale Date<br>Apr 27, 2007 |   | Sale Price<br>800000  | 1st Loan Amt<br>600000 | Year Built<br>1978 | Property Type<br>RSFR |          |           |

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