

# BLUEBOOK<sup>®</sup> CSI Rental Market

## 123 Main Street Lake Forest CA 92630

BPO ID: **WS-00001** Bedrooms: **4** Baths: **3.0** Year Built: **1973** Total Living Area: **2,344 SF**

Property Type: **Single Family Detached** Bluebook ID#: **8036**

Date Printed: **7/31/2014 9:16:13 AM (UTC)**

Valuation Date: **5/1/2014**

### Market Rent

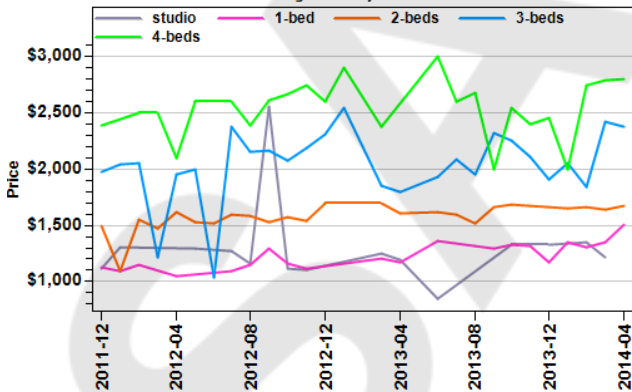
Estimated Market Rental Rate: **\$2,800** High: **\$3,400** Low: **\$2,200** Confidence Score: **79**

12-month market rent as a percentage of the market value: **5.18%**

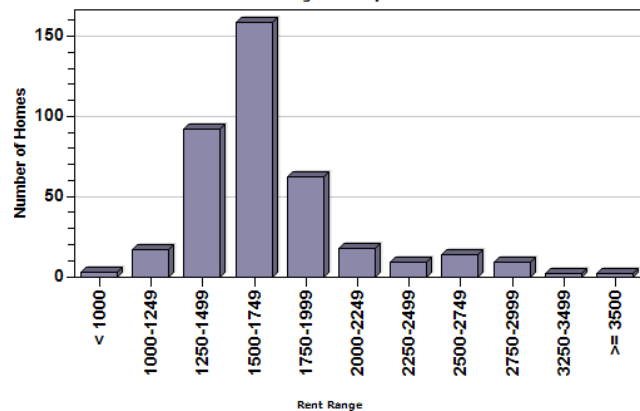
### Comparable Rental Property List

Score	Address 1	Address 2	Distance	Beds	Baths	Living Area	Lot Area	Year Built	Lease Date	Rent Amount
83	14652 PEPPER TREE CIR	LAKE FOREST, CA 92780	0.2	4	3	2,344		1976	2014-04-10	\$3,300
66	2092 FALLEN LEAF PL	LAKE FOREST, CA 92780	0.3	4	2.1	2,803	5,500	1968	2012-08-15	\$2,750
61	14882 FOXCROFT RD	LAKE FOREST, CA 92780	0.28	4	2.1	2,243		1968	2012-09-01	\$2,750
59	14711 HYANNIS PORT RD	LAKE FOREST, CA 92780	0.3	4	2	1,696		1968	2012-08-15	\$2,550
53	14762 FEATHERHILL RD	LAKE FOREST, CA 92780	0.33	3	2	1,648	5,445	1968	2012-08-15	\$2,700
53	14261 SHADYBROOK DR	LAKE FOREST, CA 92780	0.69	3	2	1,414	7,920	1968	2012-06-15	\$1,900
49	2241 CRANBERRY RD	LAKE FOREST, CA 92780	0.73	3	1.1	1,168	1,076	1975	2014-02-11	\$2,095
46	2052 FALLEN LEAF PL	LAKE FOREST, CA 92780	0.34	3	2	1,268	5,500	1968	2012-09-10	\$2,700
43	2294 CLOVER DR	LAKE FOREST, CA 92780	0.62	3	2	1,234		1975	2013-06-20	\$1,800
42	2252 CRANBERRY RD	LAKE FOREST, CA 92780	0.72	3	2	1,234		1975	2013-06-20	\$1,850
42	2314 CONIFER LN	LAKE FOREST, CA 92780	0.68	3	2	1,234		1975	2012-12-06	\$1,900
41	2224 CRANBERRY RD	LAKE FOREST, CA 92780	0.72	2	2	1,054	1,967	1975	2013-12-16	\$1,700
32	2161 FOXGLOVE RD	LAKE FOREST, CA 92780	0.68	2	2	1,054	1,966	1973	2013-03-10	\$1,695
27	2161 DOGWOOD RD	LAKE FOREST, CA 92780	0.75			1,234		1973	2012-11-15	\$1,090

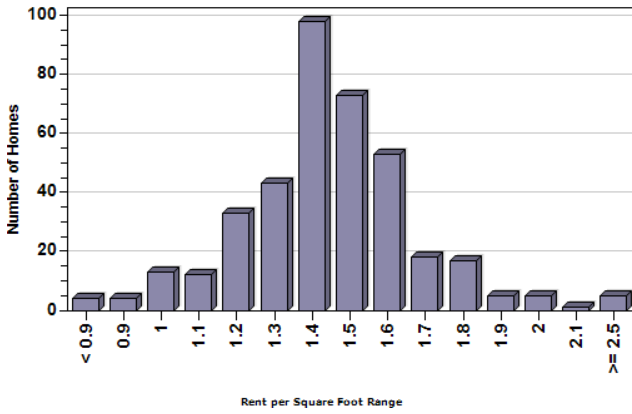
**Average Rental Price**  
Single Family



**Rent Distribution**  
Single Family



**Rent per Living Area Distribution**  
Single Family



**Gross Rental Yields By Bedroom**  
Single Family



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