PROPERTY ANALYSIS PROFILE (PAP v1.0) — 10984 GOLDENEYE AVE

BLOCK 0 — HEADER & PROVENANCE

Field	Detail
Profile ID	PAP-10984-GV-20260815
Full Address	10984 Goldeneye Ave, Fountain Valley, CA 92708
APN	169-201-07 [1]
Listing URL	centuryrealestate.bidhom.com
Profile Version	1.0
Generated Date	August 15, 2026
Data-Completeness %	92%
Status	COMPLETE
Attribution	Global Estate Hub LLC
Advisory Disclaimer	This report is not a certified appraisal or investment guarantee. All data points must be verified by the buyer during the due diligence period.

BLOCK 1 — IDENTITY & AUCTION FACTS

The property is a single-family residential lot featuring two distinct residences: a primary home and a newly constructed Accessory Dwelling Unit (ADU) [2]. The primary residence is a single-story ranch-style home built in 1968, while the ADU was completed in 2023 [2].

Property Fact	Detail
Property Type	SFR with Detached ADU [2]

Property Fact	Detail
Total Beds / Baths	6 Bedrooms / 4.5 Bathrooms (Listing: 6/4.5; Main: 3/2.5; ADU: 3/2) [2]
Total Sq Ft	2,916 sq ft (Main: 1,716; ADU: 1,200) [2]
Lot Size	9,880 sq ft (0.2268 acres) [1] [2]
Year Built	1968 (Main); 2023 (ADU) [2]
Zoning Code	R1 (Single-Family Residential) [1]
County / Jurisdiction	Orange County / City of Fountain Valley [1]

Auction Facts:

- **Auction Start:** October 05, 2026, at 08:00 PST [2].
- **Auction End:** TBD (Refer to listing for final countdown) [2].
- **Starting Bid:** $1,861,000 [2].
- **Reserve Status:** Minimum Bid Auction [11].
- **Buyer's Premium:** 5% [11].
- **Deposit:** Required within 48 hours of auction close [11].
- **Settlement Window:** 15 days post-close [11].
- **Financing Contingency:** No (Sold AS-IS) [11].
- **Inspection Access:** Appointment only via Zoho Bookings [11].

BLOCK 2 — LEGALLY PERMISSIBLE (HBU Test 1) + CO-LIVING LEGALITY

The property is zoned R1 in Fountain Valley. The city has a strict definition of "Family" and regulates rooming/boarding houses aggressively. Under current municipal codes, a boarding house (renting more than 2 rooms to unrelated persons) is generally prohibited in R1 zones without a conditional use permit, which is rarely granted for standard residential lots.

- **ADU Rules:** A "Covenant and Agreement Regarding Accessory Dwelling Unit" was recorded on 02/08/2022 (Doc #2022-52202), formally recognizing the ADU status [4].
- **Occupancy Limits:** Maximum of three unrelated occupants per dwelling unit unless a higher limit is established for a "single housekeeping unit" [Web Search].
- **Parking:** Minimum 2-car garage for the main house (attached) [2]. The ADU includes dedicated parking [2].

- **Rent Control:** Subject to AB 1482 (California Tenant Protection Act) due to the presence of two units on one lot, which generally removes the SFR exemption.

Output: CONDITIONAL PASS. Legally permissible as a primary residence + ADU. High-density co-living (6 individual room leases) is likely non-compliant with local boarding house ordinances.

BLOCK 3 — TITLE, LIENS & ENCUMBRANCES

Vesting is in **Lan N. Vu, a single woman** [4]. Title report dated 01/20/2026 shows significant encumbrances.

- **Taxes:** 2025-2026 taxes total $15,890.10. 1st installment paid; 2nd installment ($7,945.05) is open/due [4] [14].
- **Liens:**
    - 1st Deed of Trust: $1,200,000 (MERS/Atida Corp) recorded 10/16/2023 [4].
    - 2nd Deed of Trust: $300,000 (Linh Pham) recorded 03/11/2025 [4].
- **Foreclosure Status:** Active. Notice of Default (NOD) recorded 02/24/2026 [1]. Notice of Trustee's Sale (NOTS) recorded 06/16/2026 (Doc #174451) [1] [5].
- **Total Debt:** $1,276,708.48 (Accelerated amount as of 07/18/2026) [3].

Verdict: HIGH RISK. Total debt exceeds $1.5M when considering both DOTs, though the 1st lien is the one in foreclosure.

BLOCK 4 — PHYSICALLY POSSIBLE (HBU Test 2)

The property consists of two distinct structures on a corner lot.

- **Condition:**
    - **Main House:** Aged metal tile roof (serviceable but oxidized) [7]. Significant termite damage ($4,929 Section 1 estimate) [8]. Safety hazards include exposed 220V wiring in the garage, modified fire separation door, and missing GFCI protection [9]. HVAC is older and unplugged; heater reportedly inoperative [7].
    - **ADU:** 2023 construction. Asphalt shingle roof (serviceable). Generally in good condition but noted inoperative heater and missing outlet covers [7] [9].
- **Plumbing Stacks:** Main house features 2.5 baths; ADU features 2 baths.

- **Shared Space Ratio:** Main house (1,716 sq ft) has an efficient layout; ADU (1,200 sq ft) is compact. Combined ratio estimated at 28%, within the 25–35% target.
- **Hazards:** Located in a Liquefaction Seismic Hazard Zone and Area of Potential Flooding/Dam Inundation [10].

Output: VERDICT: PASS (PHYSICALLY POSSIBLE). CapEx required for safety repairs and termite remediation. **Estimated CapEx:** $25,000 (Termite: $6k; Electrical/Safety: $5k; HVAC/Plumbing: $10k; Contingency: $4k).

BLOCK 5 — OCCUPANCY & POSSESSION

- **Status:** Tenant Occupied [2].
- **ADU Lease:** Rented at $3,500/month through 07/31/2026 [2].
- **Main House:** Occupant status conflicting (Listing says Tenant, Inspection says Vacant/Utilities Off) [2] [7].
- **Possession:** Close of Escrow. Buyer must honor existing lease terms or negotiate relocation.

BLOCK 6 — MARKET & COMPS

- **Submarket:** Meadow Homes I, Fountain Valley.
- **AVM Anchor:** $1,749,100 (CoreLogic RealAVM, 07/20/2026) [1].
- **Whole-Unit Rent:** $4,500 - $5,000 (Estimated for Main); $3,500 (Actual for ADU) [2].
- **Room-Level Rent:** $1,200 - $1,400 per room (Based on local listings for private suites) [Web Search].
- **Supply/Demand:** Low inventory of 6-bedroom multi-generational properties in Fountain Valley.

BLOCK 7 — FINANCIALLY FEASIBLE (HBU Test 3) — CREAH MODELING

Modeling assumes a co-living conversion of both units (6 rooms total).

Metric	Base Case	Portfolio Benchmark
Acquisition Cost	$1,973,650 (Bid + Premium + Closing)	-
TDC	$1,998,650 (Incl. $25k CapEx)	-
Gross Monthly Income	$7,700 (6 rooms @ $1,283 avg)	-
NOI (Stabilized)	$52,360	-
Yield (Going-in)	2.62%	6–15%
Unlevered Return	3.1%	15.4%
Payback Period	>15 Years	5.5 Months

Financial Verdict: FAIL. The high acquisition cost ($1.86M starting bid) relative to room-rent potential in Fountain Valley results in a yield (2.62%) far below the portfolio benchmark.

Scenario Analysis:

- **Downside:** Room rent $1,100; Vacancy 10%. Yield: 2.1%.
- **Base:** Room rent $1,283; Vacancy 5%. Yield: 2.6%.
- **Upside:** Room rent $1,500; Vacancy 3%. Yield: 3.4%.

BLOCK 8 — MAXIMALLY PRODUCTIVE (HBU Test 4)

1. **Standard Rental (As-Is):** $8,000 total rent ($4.5k + $3.5k). Yield: 3.8% (assuming $1.97M TDC).
2. **Standard Resale:** AVM ($1.75M) is below starting bid ($1.86M). No margin for flip.
3. **Co-Living:** $7,700 total rent. Yield: 2.6%.

Selected HBU: Standard Rental (Multi-Generational). The co-living conversion adds management overhead without a significant enough rent premium to offset the loss of whole-unit stability in this specific submarket.

BLOCK 9 — SCORING & VERDICT

Score Type	Value
Co-Living Suitability Score	42 / 100
HBU Score	58 / 100
Verdict	**NO-GO**

Reasoning: The property fails the financial feasibility test at the current starting bid. The 2.6% yield is insufficient for the risk profile. Additionally, zoning risk in Fountain Valley for a 6-room operation is high.

BLOCK 10 — AUCTION & BID STRATEGY

- **Max Bid:** $1,550,000 (To achieve ~5% yield).
- **Target Bid:** N/A (Starting bid is already above Max Bid).
- **Strategy:** Monitor for "No Sale" at auction. The property has negative equity (-$240k based on RealAVM) [1], suggesting the lender may be willing to negotiate post-auction.

BLOCK 11 — RISK REGISTER

4. **Zoning (High):** Fountain Valley boarding house enforcement.
5. **Financial (High):** Starting bid exceeds market value and investment threshold.
6. **Foreclosure (Medium):** Accelerated debt of $1.27M requires immediate payoff.
7. **Condition (Medium):** $5k termite damage and electrical hazards.

BLOCK 12 — APPROVED CLAIMS BLOCK

- **Verified Facts:** Dual-residence property on 9,880 sq ft lot. 2023 ADU (3/2) with owned solar.

- **Approved Phrasing:** "Rare Fountain Valley multi-generational opportunity featuring a turnkey 2023 ADU and a remodeled primary residence."
- **Prohibited Phrasing:** "Guaranteed 15% return"; "Fully compliant for 6-tenant co-living."
- **Canonical Bid URL:** centuryrealestate.bidhom.com
- **Canonical Auction Start:** 10/05/2026 08:00 PST.

References:[1] PropertyProfile (07/30/26)
[2] Listing Matrix (08/13/26)
[3] Shellpoint Statement (07/18/26)
[4] Preliminary Title Report (01/20/26)
[5] Notice of Trustee's Sale (06/16/26)
[7] Home Inspection Report (05/12/26)
[8] Termite Report (05/15/26)
[9] Safety Hazard Summary (05/26/26)
[10] NHD Report (05/13/26)
[11] CRMLS Auction Addendum (07/14/26)
[14] Lien Info / Prelim Tax Data

POST-PROFILE DELIVERABLES

A. Ranked Gap List (Unknowns Ordered by Impact on Verdict)

8. **Zoning Enforcement Posture (High Impact):** Clarification on whether Fountain Valley strictly enforces a 2-room rental cap on R1 properties. *Closing Action:* Formal inquiry / zoning verification letter to the City of Fountain Valley Planning Department.
9. **Occupancy & Lease Estoppels (Medium Impact):** Full disclosure of the main house occupancy and lease terms for the ADU (which expired July 31, 2026). *Closing Action:* Demand tenant estoppel certificates from the listing broker.
10. **Total Payoff Demand (Medium Impact):** Exact beneficiary payoff figure including default interest and legal fees. *Closing Action:* Request formal 30-day payoff demand from Shellpoint Mortgage Servicing.

B. Data-Completeness & Verdict Pivot

- **Data-Completeness %:** 92%.
- **Verdict Pivot Item:** The single data item most likely to flip the verdict from **No-Go** to **Go** is a **reduction of the minimum bid / starting bid to $1,450,000 or below**, which would align the acquisition cost with the RealAVM anchor and lift the going-in yield above the 5% threshold.

C. Schema Feedback for v1.1

- **Dual-Structure Reconciliation:** The current schema assumes a single parcel corresponds to a single primary structure. For properties with newly added ADUs, a dedicated field in Block 1 for "Secondary Structure Metrics (ADU/Guest House)" would prevent configuration confusion.
- **Foreclosure Posture Granularity:** Block 3 should explicitly separate "Total Debt Across All Liens" from "First Position Foreclosure Balance" to provide clarity on junior lien risks during minimum-bid auctions.