

<b>Property Address:</b>	1217 S DALLAS ST	<b>IAS Order #:</b>	1790484
<b>City, State, Zip:</b>	MIDLAND, TX 79701	<b>Project ID:</b>	LOANMARKET102312
<b>Loan:</b>	93974	<b>Mortgagor:</b>	UNKNOWN,
<b>2nd Loan/Client #:</b>	LoanMarket	<b>Investor #:</b>	

**SUBJECT PROPERTY**      **Occupancy Status:**  VACANT  OCCUPIED      **Property Appears Secure?**  YES  NO

Location	Currently Listed	Current List Broker	List Broker Phone	Date Last Sold	Last Sold Amount	Previous List Date	Previous List Amount	Taxes	Taxes Delinquent
Urban	NO			2/1/2002	\$11,000.00			\$900.00	\$0.00

APN#:       **Special Assessments:**

**Subject Comments:**  
Same boundaries as stated on page one and this is just a poorer area of town.

Property Info	Subject	Sold Comp 1	Sold Comp 2	Sold Comp 3	Listed Comp 1	Listed Comp 2	Listed Comp 3
							
<b>Address</b>	1217 S DALLAS ST	1106 E New York	209 E Peck	811 W Taylor	1001 S Jefferson	602 S Colorado	110 N Marshall
<b>Zip</b>	79701	79701	79701	79701	79701	79701	79701
<b>Proximity</b>		0.60 Miles	0.61 Miles	0.99 Miles	0.32 Miles	0.64 Miles	0.85 Miles
<b>Subdivision</b>	Park Hill	Park Ave Heghts	Bizzell Kiser	Haley Heights	South Park	Southern	Original Town
<b>MLS Number</b>		88954	87474	89608	92321	91584	91337
<b>Data Source</b>	MLS	MLS	MLS	MLS	MLS	MLS	MLS
<b>Sale Type</b>	REO	Fair Market	Fair Market	Fair Market	Fair Market	Fair Market	Fair Market
<b>Orig List Date</b>		02/01/12	08/18/11	01/05/12	10/17/12	09/20/12	09/10/12
<b>Orig List Price</b>		\$82,500	\$79,000	\$59,900	\$96,000	\$55,000	\$65,000
<b>Current List Date</b>					10/24/2012	10/24/2012	10/24/2012
<b>Current List Price</b>					\$96,000	\$35,000	\$45,000
<b>Sale Date</b>		06/01/12	04/30/12	05/04/12			
<b>List Price at Sale</b>		\$79,900	\$79,000	\$59,900			
<b>Sale Price</b>		\$79,900	\$77,000	\$59,900			
<b>Seller Concessions</b>		unknown	unknown	unknown			
<b>DOM (Curr / Total)</b>	/	30 / 62	127 / 127	59 / 59	8 / 8	10 / 35	15 / 45
<b>Num of Units</b>	1	1	1	1	1	1	1
<b>PropertyType</b>	Single Family Detached	Single Family Detached	Single Family Detached	Single Family Detached	Single Family Detached	Single Family Detached	Single Family Detached
<b>Property Style</b>	Ranch	Ranch	Ranch	Ranch	Ranch	Ranch	Ranch
<b>Condition</b>	Average	Average	Good	Average	Good	Fair	Fair
<b>Year Built</b>	1950	1950	1970	1945	1959	1950	1960
<b>Lot Size</b>	0.16 Acres	0.13 Acres	0.30 Acres	0.30 Acres	0.19 Acres	0.16 Acres	0.16 Acres
<b>Above Grade Room Count</b>	3/2/0/0	3/2/0/0	3/1/0/0	3/1/0/0	3/2/0/0	3/2/0/0	2/1/0/0
<b>Gross Living Area</b>	1234	1272	1041	1128	1270	1000	940
<b>Basement sq ft</b>	0	0	0	0	0	0	0
<b>Basement (% fin)</b>							
<b>Price per sq ft</b>		\$62.81	\$73.97	\$53.10	\$75.59	\$35.00	\$47.87
<b>Garage/Carpport</b>	None	1 Garage - Attached	1 Garage - Attached	1 Garage - Attached	None	None	None
<b>Fireplace</b>	0	0	0	0	0	0	0
<b>Pool</b>	No	NO	NO	NO	NO	NO	NO
<b>View Type</b>	Neighborhood	Neighborhood	Neighborhood	Neighborhood	Panoramic	Neighborhood	Neighborhood
<b>Inferior/Superior</b>		Superior	Inferior	Inferior	Superior	Inferior	Inferior

Sale 1 Comments	This is a maintained home and not in bad shape at all. MLS: This is in average shape and is most lik subject.
Sale 2 Comments	New carpet and paint inside. MLS: Nice home with new carpet and paint inside.
Sale 3 Comments	Maintained home but needs general cosmetic updates. MLS: Maintained home but needs general cosmetic updates.

Listing 1 Comments	Totally updated home with new carpet and paint. MLS: This is actually most like subject bc of size but subject is not worth as much as this one.
Listing 2 Comments	As is where is and started out way to high in price for condition. MLS: This is as is where is and needs a lot of work.
Listing 3 Comments	This started out too high in price for condition. MLS: This is as is where is and needs a lot of repairs to be done.

**NEIGHBORHOOD DATA:**

**Neighborhood Value Trend:**  Improving  Stable  Declining **Monthly rate (%) of change?**  **# months for Value trend change**

**Neighborhood Pride of Ownership:**  Excellent  Good  Fair  Poor **New Construction in area?**

**Average Marketing Time of Comparable Listings:**  **Average Marketing Time of Comparable Sales:**

**Price Range of Competing Properties:**  to  **Number of Competing Listings in Neighborhood:**

**Predominate Value for Immediate Area:**

**Describe any negative neighborhood factors that will detract from subject:**  
 The subject is not in bad shape BUT it is located in an area of town thats poor

**Economic outlook for region/subject's market:**

**Rent Control:**  Yes  No

**Comments:**

**MARKETABILITY OF SUBJECT:**

**Number of REO/Short Sale properties in the subjects market**  **Number of REO/Short Sale properties on the subject's block**

**Is the presence of REO/Short Sale properties in the subject's market adversely affecting overall values?**

**Average marketing time for lender owned properties in subject's market**

**In the subject's market, what is the average % discount required to sell a lender owned property compared to a comparable non-lender owned property?**

**\* Will this property be a problem for resale? If so, why?:**

**Indicate any financing subject will NOT qualify for:**

**Most likely buyer:**

**Explain any functional/economic obsolescence:**

**PROPERTY COMMENTS AND FEATURES**

**Please Describe Any Negative Features or Condition of the Property:**

**Please Describe Any Positive Features or Condition of the Property:**

**REPAIRS**

Does Property have any damage that may qualify as an Insurance claim ?	<input type="text" value="No"/>	Description:	<input type="text"/>
Insurance Repairs Estimated Amount and Description:	<input type="text" value="\$0"/>		<input type="text"/>
Interior Repairs Estimated Amount and Description:	<input type="text"/>		<input type="text"/>
Exterior Repairs Estimated Amount and Description:	<input type="text" value="\$0"/>		<input type="text"/>
Updates Needed Estimated Amount and Description:	<input type="text" value="\$0"/>		<input type="text"/>
Total Repairs	<input type="text"/>		

**BROKER COMMENTS REGARDING VALUE CONCLUSION:**

I gave most weight to sold comp 1 bc of its size and condition.

**VALUE CONCLUSION:**

			<u>90-120 DAY MARKET TIME</u>			
	<b>AS-IS Sale Strategy</b>		<b>REPAIRED Sale Strategy</b>		<b>ESTIMATED LAND ONLY VALUE</b>	
RECOMMENDED LIST PRICE:	\$69,900		\$69,900		\$5,000	
ANTICIPATED SALE PRICE:	\$67,000		\$67,000			
<u>30 DAY QUICK SALE MARKET TIME</u>			<u>OTHER VALUES</u>			
	<b>Quick Sale Strategy</b>				<b>Recommended Sales Strategy:</b>	
RECOMMENDED LIST PRICE:	\$65,000	6 MONTH FUTURE VALUE:	NVA		<input checked="" type="checkbox"/> AS IS <input type="checkbox"/> REPAIRED	
ANTICIPATED SALE PRICE:	\$63,000	FAIR MARKET RENT VALUE:	\$900			
<small>"Future Value is a calculation based on Brokers' ASP Price and Monthly Rate % of change. This does not represent a prediction or determination of future value, it merely displays a possible value if the area market trend were to continue."</small>						

**QC COMMENTS:**

Although some market data presented falls outside generally accepted guidelines, the agent has adequately justified its use and the value conclusion is reasonable and supported.

Broker Signature: DANIEL NORWOOD

BPO Date: 10/24/2012

IAS Order #: 1790484

Broker Company: LEGACY REAL ESTATE (432)687-6500

Loan: 93974

Property Address: 1217 S DALLAS ST

**NOTE: This report is meant to be a Broker's Opinion of Value ONLY and is not to be construed as an appraisal.**

PHOTOS:

IAS Number: DAL1217  
Loan Number: 93974  
Address: 1217 S DALLAS ST , MIDLAND, TX 79701 (Midland)

Description: Subject



Description: Side View



PHOTOS:

IAS Number: DAL1217  
Loan Number: 93974  
Address: 1217 S DALLAS ST , MIDLAND, TX 79701 (Midland)

Description: House Number Verification



Description: StreetView



PHOTOS:

IAS Number: DAL1217  
Loan Number: 93974  
Address: 1217 S DALLAS ST , MIDLAND, TX 79701 (Midland)

Description: CompListing1                      Address: 1001 S Jefferson, Midland TX 79701



Description: CompListing2                      Address: 602 S Colorado, Midland TX 79701



PHOTOS:

IAS Number: DAL1217  
Loan Number: 93974  
Address: 1217 S DALLAS ST , MIDLAND, TX 79701 (Midland)

Description: CompListing3                      Address: 110 N Marshall, Midland TX 79701



Description: CompSale1                      Address: 1106 E New York, Midland TX 79701



PHOTOS:

IAS Number: DAL1217  
Loan Number: 93974  
Address: 1217 S DALLAS ST , MIDLAND, TX 79701 (Midland)

Description: CompSale2 Address: 209 E Peck, Midland TX 79701



Description: CompSale3 Address: 811 W Taylor, Midland TX 79701





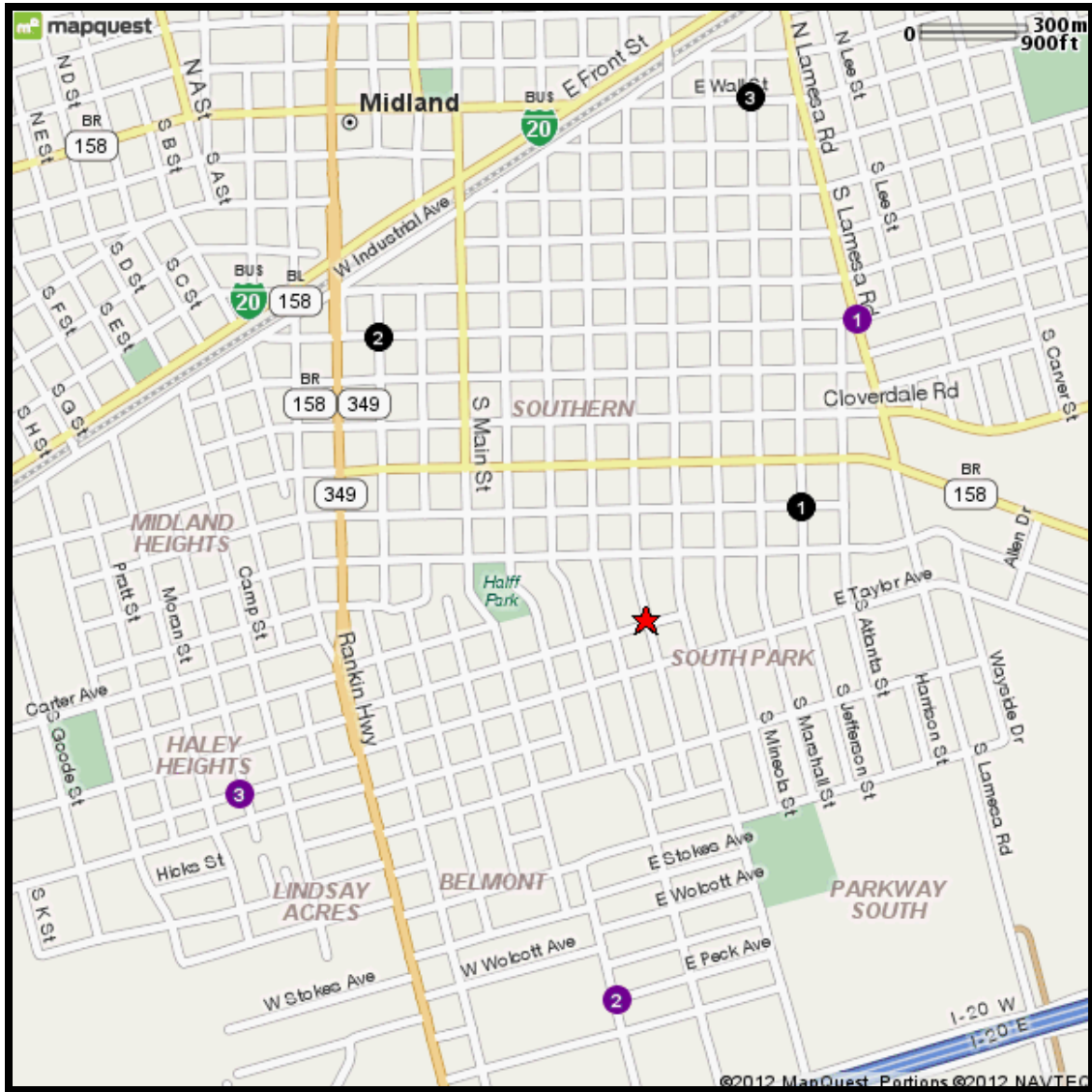
PHOTOS:

IAS Number: DAL1217  
Loan Number: 93974  
Address: 1217 S DALLAS ST , MIDLAND, TX 79701 (Midland)

Description: Misc



NORTH



SOUTH

**Order Number:** DAL1217  
**Loan Number:** 93974

**★ Subject Property:**

1217 S DALLAS ST  
 MIDLAND, TX 79701

Distance from Subject to Broker Office: 3.9751731113 Miles

~Distances not Guaranteed~

Based on MapQuest's accuracy & ability to locate addresses.

- 1 Comp. Listing 1:**  
1001 S Jefferson  
Midland, TX 79701  
Dist. From Subject: 0.3216256282 Miles
- 2 Comp. Listing 2:**  
602 S Colorado  
Midland, TX 79701  
Dist. From Subject: 0.6448017125 Miles
- 3 Comp. Listing 3:**  
110 N Marshall  
Midland, TX 79701  
Dist. From Subject: 0.8567871048 Miles

- 1 Closed Sale 1:**  
1106 E New York  
Midland, TX 79701  
Dist. From Subject: 0.6012308828 Miles
- 2 Closed Sale 2:**  
209 E Peck  
Midland, TX 79701  
Dist. From Subject: 0.6107732625 Miles
- 3 Closed Sale 3:**  
811 W Taylor  
Midland, TX 79701  
Dist. From Subject: 0.7504349072 Miles