

<b>Property Address:</b> 5512 WESTCREST DR	<b>IAS Order #:</b> 1790475
<b>City, State, Zip:</b> FORT WORTH, TX 76134	<b>Project ID:</b> LOANMARKET102312
<b>Loan:</b> 93970	<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
Suburban	NO			5/27/2005	\$70,000.00			\$53,600.00	\$0.00

APN#:       **Special Assessments:**

**Subject Comments:**  
Please see the subject comments addendum page.

Property Info	Subject	Sold Comp 1	Sold Comp 2	Sold Comp 3	Listed Comp 1	Listed Comp 2	Listed Comp 3
							
<b>Address</b>	5512 WESTCREST DR	4752 Staples	1500 Cairn	5209 Westcreek	1413 Cairn Circle	1513 Cameron	4936 Rutland
<b>Zip</b>	76134	76133	76134	76133	76134	76115	76133
<b>Proximity</b>		1.00 Miles	1.00 Miles	1.00 Miles	1.00 Miles	1.00 Miles	1.00 Miles
<b>Subdivision</b>	Edgepark Add	South Hills	Greenbriar	South Hills	Gteenbriar	Greenbriar	Wilshire
<b>MLS Number</b>		11652302	11797920	11758980	11827447	11838425	11808823
<b>Data Source</b>	MLS	MLS	MLS	MLS	MLS	MLS	MLS
<b>Sale Type</b>	Fair Market	Fair Market	Fair Market	Fair Market	Fair Market	Fair Market	Fair Market
<b>Orig List Date</b>		08/31/11	07/01/12	04/23/12	08/24/12	09/04/12	07/19/12
<b>Orig List Price</b>		\$65,000	\$50,500	\$69,000	\$72,500	\$60,000	\$89,900
<b>Current List Date</b>					10/5/2012	09/04/2012	10/02/2012
<b>Current List Price</b>					\$69,999	\$60,000	\$78,500
<b>Sale Date</b>		04/30/12	08/27/12	06/29/12			
<b>List Price at Sale</b>		\$64,000	\$54,500	\$69,000			
<b>Sale Price</b>		\$64,000	\$54,500	\$69,900			
<b>Seller Concessions</b>		(\$3,000.00)	(\$1,100.00)	(\$3,000.00)			
<b>DOM (Curr / Total)</b>	/	34 / 226	12 / 12	31 / 31	21 / 63	51 / 51	23 / 98
<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>	Contemporary	Contemporary	Contemporary	Contemporary	Contemporary	Contemporary	Contemporary
<b>Condition</b>	Average	Average	Average	Average	Average	Average	Average
<b>Year Built</b>	1960	1951	1955	1962	1956	1952	1955
<b>Lot Size</b>	0.17 Acres	0.25 Acres	0.24 Acres	0.20 Acres	0.20 Acres	0.19 Acres	0.20 Acres
<b>Above Grade Room Count</b>	3/2/0/0	2/1/0/0	3/1/0/0	3/2/0/0	3/1/0/0	3/1/0/0	3/2/0/0
<b>Gross Living Area</b>	996	945	1100	1172	1262	1044	1213
<b>Basement sq ft</b>	0	0	0	0	0	0	0
<b>Basement (% fin)</b>							
<b>Price per sq ft</b>		\$67.72	\$49.55	\$59.64	\$55.47	\$57.47	\$64.72
<b>Garage/Carport</b>	1 Garage - Attached	1 Garage - Attached	None	2 Garage - Attached	1 Garage - Attached	2 Garage - Attached	1 Garage - Attached
<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	Neighborhood	Neighborhood	Neighborhood
<b>Inferior/Superior</b>		Inferior	Superior	Superior	Superior	Superior	Superior

Sale 1 Comments	Please see the comments addendum page.
Sale 2 Comments	Please see the comments addendum page.
Sale 3 Comments	Please see the comments addendum page.

Listing 1 Comments	Please see the comments addendum page.
Listing 2 Comments	Please see the comments addendum page.
Listing 3 Comments	Please see the comments addendum page.

**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:**

**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**

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

**BROKER COMMENTS REGARDING VALUE CONCLUSION:**

Listed comp 1 and sold comp 1 are most comparable to the subject.

**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:	\$62,000		\$62,000		\$8,000
ANTICIPATED SALE PRICE:	\$60,000		\$60,000		
<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:	\$56,000	6 MONTH FUTURE VALUE:	\$59,713	<input checked="" type="checkbox"/> AS IS	<input type="checkbox"/> REPAIRED
ANTICIPATED SALE PRICE:	\$54,000	FAIR MARKET RENT VALUE:	\$500		
<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: AARON KINN	BPO Date: 10/26/2012	IAS Order #: 1790475
Broker Company: KINN REAL ESTATE 817-939-6584		Loan: 93970
Property Address: 5512 WESTCREST DR		

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

**SUBJECT PROPERTY COMMENTS ADDENDUM:**

The subject is an appropriate improvement for the area and is in average condition. No other comparables are available that are closer to the subject in age, SF, acreage, style, room count, location or condition. The subdivision is well maintained and it is convenient to schools, major highways and shopping. As of 2012, Fort Worth (zip 76134)'s population is 23,704 people. Since 2000, it has had a population growth of 35.14 percent. Compared to the rest of the country, Fort Worth (zip 76134)'s cost of living is 8.50% Lower than the U.S. average. The unemployment rate in Fort Worth (zip 76134) is 7.60 percent(U.S. avg. is 8.60%). Recent job growth is Positive. Fort Worth (zip 76134) jobs have Increased by 0.64 percent.

**COMP LISTING # 1 COMMENTS ADDENDUM:**

Less bath count. Located in the same general area and attends the same schools. MLS: Big kitchen with Island, has lots of cabinets and tiled countertops. One car attached garage with new garage door. Detached 24x16 garage-shop on slab with alley access. Large back yard.

**COMP LISTING # 2 COMMENTS ADDENDUM:**

Higher bath count. Located in the same general area and attends the same schools. MLS: It has gorgeous tile floors throughout the house, spacious closets in each room, an open floor plan in the kitchen, and a large living area that is perfect for entertaining.

**COMP LISTING # 3 COMMENTS ADDENDUM:**

Does not differ from the subject. Located in the same general area and attends the same schools. MLS: WOW Great New Price! Down 11K from original. Owner says get this one sold!! Adorable 3-2-1. Well cared for with warm neutral colors & great floor plan. Nice hardwoods.

**COMP SALES # 1 COMMENTS ADDENDUM:**

Less bed and bath count. Located in the same general area and attends the same schools. MLS: Looking for the perfect starter home? Look no further! This home features refinished original hardwoods, updated lighting and fans.

**COMP SALES # 2 COMMENTS ADDENDUM:**

Less bath count. Located in the same general area and attends the same schools. MLS: Must See. Move-in ready. Very well maintained home. Stained hardwood flooring. Freshed painted. Oversized back yard. Bring your picky buyers.

**COMP SALES # 3 COMMENTS ADDENDUM:**

Does not differ from the subject. Located in the same general area and attends the same schools. MLS: Comfortable 3-2-2 home in pleasant neighborhood. Nice front lawn with a big shady tree. Ceramic tile throughout the house, carpet in bdrms. Decorative lighting and ceiling fans are also included. The breakfast nook is in kitchen area, & the formal dining is off the living rm, or can be an extended living area! Plus, the master includes 2 closets! Sliding glass patio doors lead to a large covered patio and a pool-size bkyd with lots of shade!

PHOTOS:

IAS Number: WES5512B  
Loan Number: 93970  
Address: 5512 WESTCREST DR , FORT WORTH, TX 76134 (Tarrant)

Description: Subject



Description: Subject



PHOTOS:

IAS Number: WES5512B  
Loan Number: 93970  
Address: 5512 WESTCREST DR , FORT WORTH, TX 76134 (Tarrant)

Description: Front



Description: Side View



PHOTOS:

IAS Number: WES5512B  
Loan Number: 93970  
Address: 5512 WESTCREST DR , FORT WORTH, TX 76134 (Tarrant)

Description: House Number Verification



Description: StreetView



PHOTOS:

IAS Number: WES5512B  
Loan Number: 93970  
Address: 5512 WESTCREST DR , FORT WORTH, TX 76134 (Tarrant)

Description: StreetView



Description: CompListing1

Address: 1413 Cairn Circle ,Fort Worth TX 76134





PHOTOS:

IAS Number: WES5512B  
Loan Number: 93970  
Address: 5512 WESTCREST DR , FORT WORTH, TX 76134 (Tarrant)

Description: CompListing2 Address: 1513 Cameron ,Fort Worth TX 76115



Description: CompListing3

Address: 4936 Rutland ,Fort Worth TX 76133



PHOTOS:

IAS Number: WES5512B  
Loan Number: 93970  
Address: 5512 WESTCREST DR , FORT WORTH, TX 76134 (Tarrant)

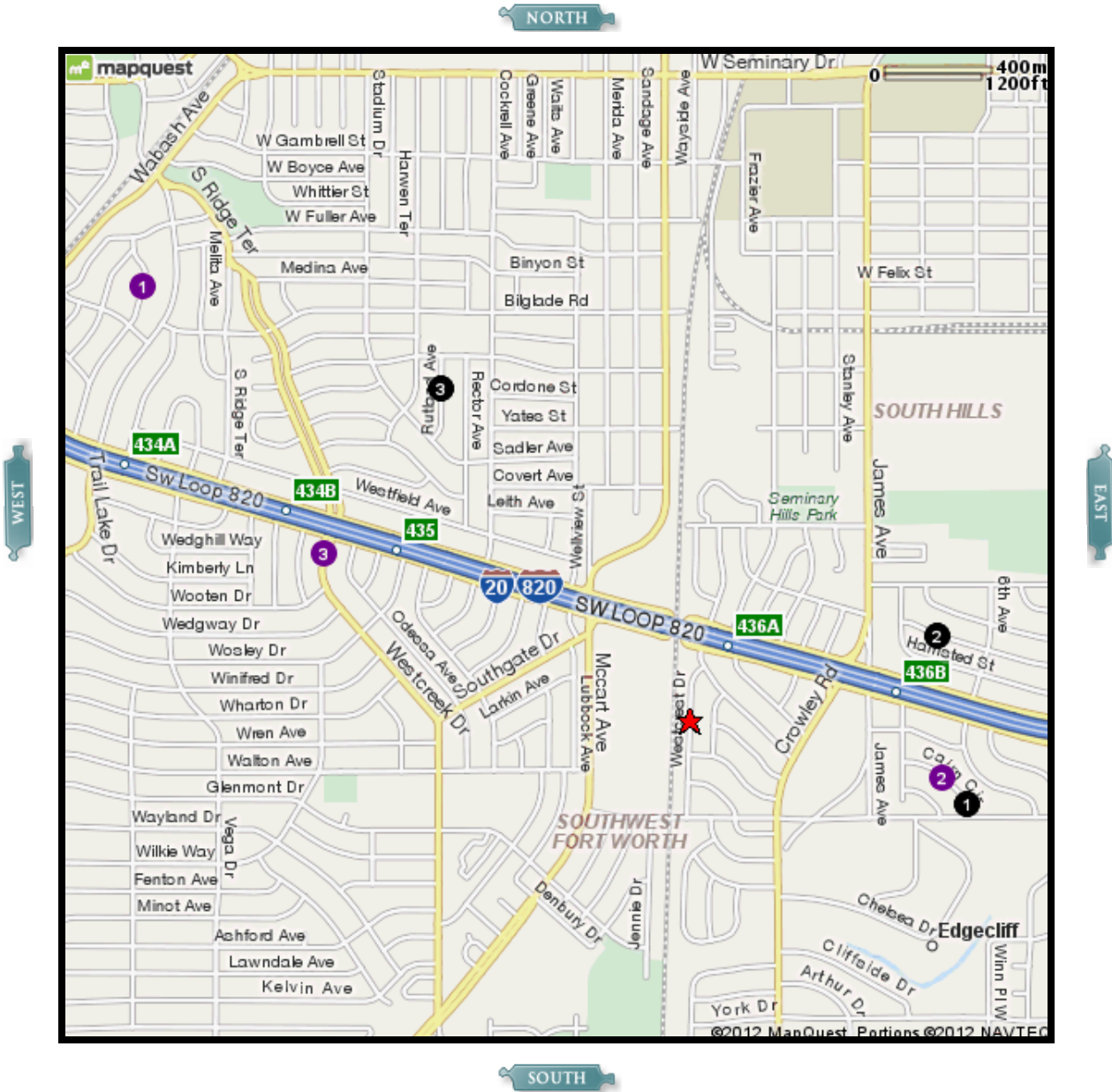
Description: CompSale1                      Address: 4752 Staples ,Fort Worth TX 76133



Description: CompSale2                      Address: 1500 Cairn ,Fort Worth TX 76134







SOUTH

**Order Number:** WES5512B  
**Loan Number:** 93970

**★ Subject Property:**  
 5512 WESTCREST DR

FORT WORTH, TX 76134

Distance from Subject to Broker Office: 20.284375331 Miles

~Distances not Guaranteed~

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

- 1 Comp. Listing 1:**  
 1413 Cairn Circle  
 Fort Worth, TX 76134  
 Dist. From Subject: 0.6573774954 Miles
- 2 Comp. Listing 2:**  
 1513 Cameron  
 Fort Worth, TX 76115  
 Dist. From Subject: 0.5945936670 Miles
- 3 Comp. Listing 3:**  
 4936 Rutland  
 Fort Worth, TX 76133  
 Dist. From Subject: 0.9118052459 Miles

- 1 Closed Sale 1:**  
 4752 Staples  
 Fort Worth, TX 76133  
 Dist. From Subject: 1.5571328448 Miles
- 2 Closed Sale 2:**  
 1500 Cairn  
 Fort Worth, TX 76134  
 Dist. From Subject: 0.5878415185 Miles
- 3 Closed Sale 3:**  
 5209 Westcreek  
 Fort Worth, TX 76133  
 Dist. From Subject: 0.9071213965 Miles