

Property Address:	607 PARKER CIR	IAS Order #:	1790478
City, State, Zip:	GARLAND, TX 75040	Project ID:	LOANMARKET102312
Loan:	93953	Mortgagor:	UNKNOWN,
2nd Loan/Client #:	LoanMarket	Investor #:	

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			unknown	unknown			\$1,001.00	\$0.00

APN#: **Special Assessments:**

Subject Comments:
subject property close to major freeways, shopping and entertainment. over the last six months there ware 8 reo sales, 2 shortsals and 0 FMV comps in market area.

Property Info	Subject	Sold Comp 1	Sold Comp 2	Sold Comp 3	Listed Comp 1	Listed Comp 2	Listed Comp 3
							
Address	607 PARKER CIR	905 Quincy Ln	1206 Shorehaven Dr	1513 Whiteoak Dr	834 Quebec	2037 Edna Smith Dr	1204 Cove Dr
Zip	75040	75040	75040	75040	75040	75040	75040
Proximity		0.24 Miles	0.75 Miles	0.94 Miles	0.84 Miles	1.54 Miles	0.94 Miles
Subdivision	Rainbow Estates	Rainbow Estates	Shorehaven Dr	Northlake Estates	Northlake Estates	Northview Estates	Quail Creek
MLS Number		11736957	11802380	11784533	11836337	11826394	11831356
Data Source	MLS	MLS	MLS	MLS	MLS	MLS	MLS
Sale Type	Fair Market	REO	Short Sale	REO	REO	REO	REO
Orig List Date		03/12/12	07/09/12	06/07/12	09/13/12	08/22/12	08/31/12
Orig List Price		\$30,000	\$28,500	\$49,900	\$31,000	\$55,000	\$35,999
Current List Date					9/13/2012	07/09/2012	08/31/2012
Current List Price					\$31,000	\$55,000	\$35,999
Sale Date		07/10/12	09/14/12	07/09/12			
List Price at Sale		\$30,000	\$28,500	\$49,900			
Sale Price		\$30,000	\$43,500	\$56,500			
Seller Concessions		unknown	unknown	unknown			
DOM (Curr / Total)	/	72 / 72	29 / 29	5 / 5	12 / 12	14 / 14	15 / 15
Num of Units	1	1	1	1	1	1	1
PropertyType	Single Family Detached	Single Family Detached	Single Family Detached	Single Family Detached	Single Family Detached	Single Family Detached	Single Family Detached
Property Style	ranch	ranch	ranch	ranch	ranch	ranch	ranch
Condition	Average	Average	Average	Average	Average	Average	Average
Year Built	1972	1968	1968	1977	1970	1970	1970
Lot Size	0.17 Acres	0.14 Acres	0.17 Acres	0.16 Acres	0.17 Acres	0.16 Acres	0.18 Acres
Above Grade Room Count	3/1/0/5	2/1/0/0	3/1/0/1	3/2/0/0	3/1/0/1	3/2/0/0	3/2/0/0
Gross Living Area	1011	880	1038	1204	960	1119	1157
Basement sq ft	0	0	0	0	0	0	0
Basement (% fin)							
Price per sq ft		\$34.09	\$41.91	\$46.93	\$32.29	\$49.15	\$31.11
Garage/Carport	None	1 Garage - Attached	1 Garage - Attached	2 Garage - Attached	None	None	1 Carport - Attached
Fireplace	0	0	0	0	0	1	0
Pool	No	NO	NO	NO	NO	NO	NO
View Type	Neighborhood	Neighborhood	Neighborhood	Neighborhood	Neighborhood	Neighborhood	Neighborhood
Inferior/Superior		Inferior	Superior	Superior	Inferior	Superior	Inferior

Sale 1 Comments	Please see the comments addendum page.
Sale 2 Comments	superior in square feet MLS: : Multiple Offers - Highest And Best Offer Deadline: 7-16-2012 10:00 AM CST. Very Cute 3 bedroom 1.5 Bath brick home with 1 car garage. Great Investment Property!
Sale 3 Comments	superior in square feet MLS: bedroom 2 bath with 2 car garage on established street in great location near George Bush Freeway. Some updates started, fireplace, treed yard, open floor plan, great price for investors

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

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

BROKER COMMENTS REGARDING VALUE CONCLUSION:

conclusion based on sold comps in market area. over the last six months there ware 8 reo sales, 2 shortsals and 0 FMV comps in market area. QA NOTE: external comp search confirmed value trends in line with broker conclusion.

VALUE CONCLUSION:

		<u>90-120 DAY MARKET TIME</u>			
	AS-IS Sale Strategy	REPAIRED Sale Strategy	ESTIMATED LAND ONLY VALUE		
RECOMMENDED LIST PRICE:	\$49,000	\$49,000	\$19,130		
ANTICIPATED SALE PRICE:	\$43,000	\$43,000			
<u>30 DAY QUICK SALE MARKET TIME</u>		<u>OTHER VALUES</u>			
	Quick Sale Strategy		Recommended Sales Strategy:		
RECOMMENDED LIST PRICE:	\$35,000	6 MONTH FUTURE VALUE:	NVA	<input checked="" type="checkbox"/> AS IS <input type="checkbox"/> REPAIRED	
ANTICIPATED SALE PRICE:	\$35,000	FAIR MARKET RENT VALUE:	\$750		
<i>"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."</i>					

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: SHAROLYN WRIGHT-WOODARD

BPO Date: 10/30/2012

IAS Order #: 1790478

Broker Company: CENTURY 21 JUDGE FITE 214.642.6562

Loan: 93953

Property Address: 607 PARKER CIR

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:

COMP LISTING # 1 COMMENTS ADDENDUM:

inferior in square feet MLS: AUCTION!!!! FORECLOSURE-- GET YOUR REALTOR TO SHOW YOU THIS PROPERTY AND THEN BID. YOUR REALTOR WILL BE ABLE TO GIVE FULL INFORMATION AND INSTRUCTIONS FOR THIS TIME LIMIT BID. PROPERTY SOLD AS IS WITHOUT REPAIR, WARRANTY OR SELLER DISCLOSURE - DUE DILIGENCE TO BE DONE PRIOR TO BIDDING. BUYER OR BUYER S AGENT TO VERIFY ALL INFORMATION: SCHOOLS, TAXES, RESTRICTIONS AND ROOM SIZES, ETC. SOLD AS IS.

COMP LISTING # 2 COMMENTS ADDENDUM:

superior in square feet MLS: Wonderful Home features open floor plan & fireplace! You will enjoy the spacious lot with covered rear patio; great for entertaining! A good find! Buyer to verify all information contained herein prior to closing.Property is being sold subject to 24 CFR 206.125.Please allow 2-3 business days for seller response. Great candidate for improved FHA 203 rehab loans.

COMP LISTING # 3 COMMENTS ADDENDUM:

superior in square feet MLS: BRING YOUR CONTRACTOR AND DECORATOR IDEAS TO FIX UP AND MAKE HOME.OVERSIZE BACKYARD WITH MATURE TREES.OPEN FLOORPLAN.CLOSE TO PARKS,SCHOOLS,FREEWAYS AND MINUTES FROM LAKE RAY HUBARD.BUYERS AGENT TO VERIFY ALL INFORMATION CONTAINED HEREIN

COMP SALES # 1 COMMENTS ADDENDUM:

inferior in square feet MLS: Great investment property! Bring your renovation ideas & makes this house a home! Property features include 2 bedrooms, 1 bath, 1 car garage with ceiling fans! Buyer to verify all information contained herein prior to closing. Property is being sold subject to 24 CFR 206.125. Please allow 2-3 business days for seller response.

COMP SALES # 2 COMMENTS ADDENDUM:

COMP SALES # 3 COMMENTS ADDENDUM:

PHOTOS:

IAS Number: PARKE607
Loan Number: 93953
Address: 607 PARKER CIR , GARLAND, TX 75040 (Dallas)

Description: Subject



Description: House Number Verification



PHOTOS:

IAS Number: PARKE607
Loan Number: 93953
Address: 607 PARKER CIR , GARLAND, TX 75040 (Dallas)

Description: StreetView



Description: StreetView



PHOTOS:

IAS Number: PARKE607
Loan Number: 93953
Address: 607 PARKER CIR , GARLAND, TX 75040 (Dallas)

Description: CompListing1 Address: 834 Quebec ,Garland TX 75040



Description: CompListing2 Address: 2037 Edna Smith Dr,Garland TX 75040



PHOTOS:

IAS Number: PARKE607
Loan Number: 93953
Address: 607 PARKER CIR , GARLAND, TX 75040 (Dallas)

Description: CompListing3 Address: 1204 Cove Dr,Garland TX 75040



Description: CompSale1 Address: 905 Quincy Ln,Garland TX 75040



PHOTOS:

IAS Number: PARKE607
Loan Number: 93953
Address: 607 PARKER CIR , GARLAND, TX 75040 (Dallas)

Description: CompSale2 Address: 1206 Shorehaven Dr, Garland TX 75040



Description: CompSale3 Address: 1513 Whiteoak Dr, Garland TX 75040

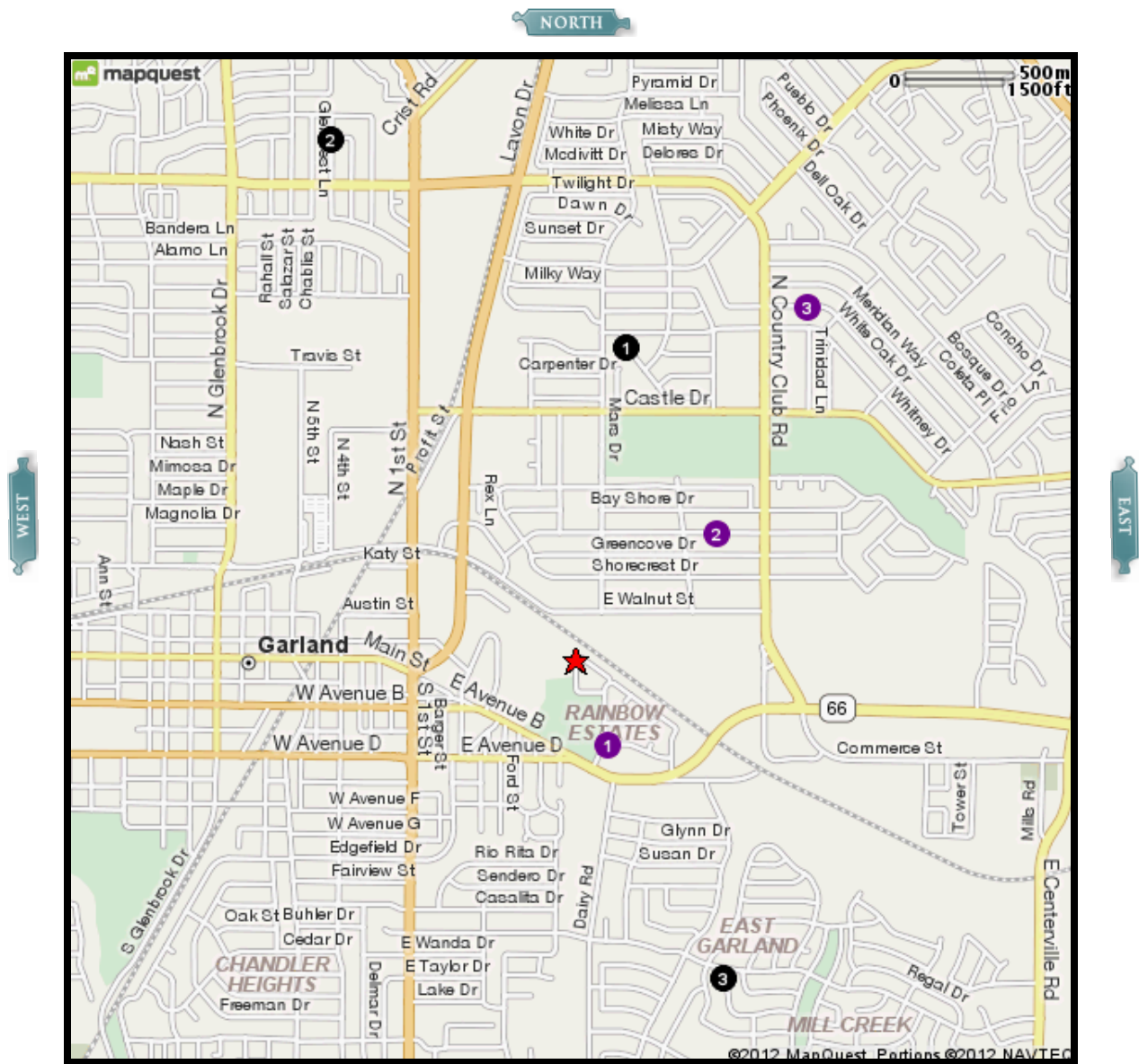


PHOTOS:

IAS Number: PARKE607
Loan Number: 93953
Address: 607 PARKER CIR , GARLAND, TX 75040 (Dallas)

Description: Misc





SOUTH

Order Number: PARKE607
Loan Number: 93953

★ Subject Property:

607 PARKER CIR
 GARLAND, TX 75040

Distance from Subject to Broker Office: 3.5025449640 Miles

~Distances not Guaranteed~

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

- 1 Comp. Listing 1:**
 834 Quebec
 Garland, TX 75040
 Dist. From Subject: 0.8417507569 Miles
- 2 Comp. Listing 2:**
 2037 Edna Smith Dr
 Garland, TX 75040
 Dist. From Subject: 1.5409136464 Miles
- 3 Comp. Listing 3:**
 1204 Cove Dr
 Garland, TX 75040
 Dist. From Subject: 0.9382864482 Miles

- 1 Closed Sale 1:**
 905 Quincy Ln
 Garland, TX 75040
 Dist. From Subject: 0.2416429831 Miles
- 2 Closed Sale 2:**
 1206 Shorehaven Dr
 Garland, TX 75040
 Dist. From Subject: 0.5202585617 Miles
- 3 Closed Sale 3:**
 1513 Whiteoak Dr
 Garland, TX 75040
 Dist. From Subject: 1.1412149677 Miles