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## VALUEPOINT4 DEFAULT™

A First American CoreLogic Product

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### CONCLUSION

**Disposition Value: \$233,793**

**Estimated Disposition Value Range: \$203,861 - \$268,120**

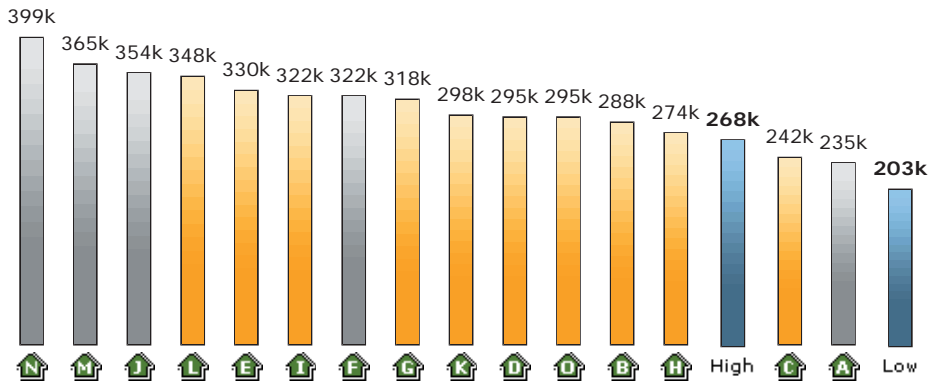
> **USER ENTRY INFORMATION:**

**Processed Date:** 01/04/2008  
**Address:** 9272 MAIN ST  
**City-State-Zip:** ANYTOWN, USA 12345

> **MARKET ANALYSIS SUMMARY:**

**High Price:** \$460,000  
**Average Price:** \$324,103  
**Median Price:** \$318,700  
**Low Price:** \$235,000

> **PRICES FOR RECENT SALES:**



Recent nearby sales sorted by value from high to low. All values in thousands of dollars.

Properties which have had a foreclosure in the last 3 years are shown in **yellow**.

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### SUBJECT DETAIL

**APN:** 000-0000-000-0

**County:** Any County

**MSA Name:** Anytown, USA

**Legal Desc:** ANYTOWN 03A

**School District:** ANYTOWN UNIFIED

**Census Tract:** 00000000000

The data within this report is compiled by First American CoreLogic from public and private sources. If desired, please verify the accuracy of this data with the county or municipality.

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A First American Company (NYSE: FAF)

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18-VP4D-0108-00

> **OWNER INFORMATION:**

Current Owner: SAMPLE JOHN Q  
 Second Owner:  
 Spouse:

> **ASSESSMENT:**

Assessed Land: \$63,672  
 Assessed Improvement: \$212,241  
 Assessed Total: \$275,913  
 Year Assessed: 2006

> **PROPERTY DETAILS:**

Use Code: RSFR	Building Sqft: 1155	Living Sqft: 1155	\$ per Sqft: \$225
Lot Size: 4725sq ft	Bedrooms: 3	Bathrooms: 2.0	Total rooms: 5
View:	Improved: 76.0%	Heating: Central	Cooling: AC Central
Tax Amount: \$2,915	Garage: 1 Car	Stories: 1.0	Year Built: 1993
No. of Units:	Pool:	Zoning: RD 7	Fire Place:

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**SUBJECT PROPERTY SALES & LOAN HISTORY**

Transfer Date	Transfer Value	1st Loan	2nd Loan	Transfer Type
Mar 9, 2007	\$0	\$25,000	\$0	Refinance or Equity Line of Credit

Buyer: SAMPLE JOHN Q	Deed Type: TRUST	Valued Sale:
Seller:	Loan Type: CNV	Document Number:
Lender: ANYTOWN BANK	Rate Type: ADJ	

Transfer Date	Transfer Value	1st Loan	2nd Loan	Transfer Type
Jan 11, 2006	\$0	\$267,000	\$0	Refinance or Equity Line of Credit

Buyer: SAMPLE JOHN Q	Deed Type: TRUST	Valued Sale:
Seller:	Loan Type: CNV	Document Number:
Lender: ANYTOWN BANK	Rate Type: FIX	

Transfer Date	Transfer Value	1st Loan	2nd Loan	Transfer Type
Mar 1, 2004	\$260,000(F)	\$208,000	\$0	Resale

Buyer: SAMPLE JOHN Q	Deed Type: GRANT	Valued Sale: FULL
Seller: CRAWFORD AEDDON	Loan Type: CNV	Document Number:
Lender: ANYTOWN BANK	Rate Type: FIX	

Transfer Date	Transfer Value	1st Loan	2nd Loan	Transfer Type
Sep 30, 2002	\$0(U)	\$150,000	\$0	Nominal

Buyer: CRAWFORD AEDDON	Deed Type: GRANT	Valued Sale:
Seller: CRAWFORD AEDDON	Loan Type: CNV	Document Number:
Lender: AMERICAN FSB	Rate Type: ADJ	

Transfer Date	Transfer Value	1st Loan	2nd Loan	Transfer Type
Aug 21, 2001	\$167,500(F)	\$164,944	\$0	Resale

Buyer: CRAWFORD AEDDON	Deed Type: GRANT	Valued Sale: FULL
Seller: BROWN JEROME	Loan Type: FHA	Document Number:
Lender: SAMPLE BANK	Rate Type:	

Transfer Date	Transfer Value	1st Loan	2nd Loan	Transfer Type
Sep 30, 1997	\$100,000	\$0	\$0	Resale

Buyer: BROWN JEROME	Deed Type: GRANT	Valued Sale:
Seller: SCHWARTZ ORI & RACHEL	Loan Type:	Document Number: 0
Lender:	Rate Type:	

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### AREA DISTRESSED PROPERTY SUMMARY

<a href="#">Prop#/Miles</a>	<a href="#">Address</a>	<a href="#">Transaction Type</a>	<a href="#">Auction Date</a>	<a href="#">Orig. Loan Amt</a>
1 0.03	9283 MAIN ST, ANYTOWN, USA 12345	Notice of Default		\$250,500
2 0.04	9347 MAIN ST, ANYTOWN, USA 12345	Notice of Trustee's Sale	Oct 29, 2007	\$330,000
3 0.04	9351 MAIN ST, ANYTOWN, USA 12345	Notice of Trustee's Sale	Nov 13, 2007	\$276,000
4 0.05	9389 SAMPLE BLVD, ANYTOWN, USA 12345	Notice of Default		\$240,000
5 0.07	9342 PARK PL, ANYTOWN, USA 12345	Notice of Default		\$354,541
6 0.1	8204 FIRST ST, ANYTOWN, USA 12345	Notice of Trustee's Sale	Dec 21, 2007	\$279,200
7 0.11	9351 PARK PL, ANYTOWN, USA 12345	Notice of Trustee's Sale	Oct 30, 2007	\$345,000
8 0.19	8248 MORSE AVE, ANYTOWN, USA 12345	Notice of Default		\$337,495
9 0.2	8153 POPPY LN, ANYTOWN, USA 12345	Notice of Trustee's Sale	Oct 11, 2007	\$332,000
10 0.21	8133 SAMPLE CT, ANYTOWN, USA 12345	Notice of Default		\$302,400









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### RECENT FORECLOSURE SALES SUMMARY

<a href="#">Prop#/Miles</a>	<a href="#">Address</a>	<a href="#">Seller</a>	<a href="#">Sale Date</a>	<a href="#">Sale Price</a>
1 0.04	9351 MAIN ST, ANYTOWN, USA 12345		Nov 13, 2007	\$288,697
2 0.11	9351 FIRST ST, ANYTOWN, USA 12345		Oct 30, 2007	\$295,000
3 0.14	8171 PARK PL, ANYTOWN, USA 12345		Oct 5, 2007	\$318,700
4 0.2	8153 DOREEN DR, ANYTOWN, USA 12345		Oct 11, 2007	\$330,150
5 0.23	9410 MAIN PL, ANYTOWN, USA 12345		Nov 5, 2007	\$242,555
6 0.23	9291 MAIN BLVD, ANYTOWN, USA 12345		Sep 25, 2007	\$322,942
7 0.25	9409 MAIN PL, ANYTOWN, USA 12345		Jul 6, 2007	\$298,775
8 0.27	9295 SAMPLE ST, ANYTOWN, USA 12345		Sep 27, 2007	\$274,275
9 0.28	9372 POPPY LN, ANYTOWN, USA 12345		Nov 26, 2007	\$303,750
10 0.29	9480 PARK BLVD, ANYTOWN, USA 12345		Oct 11, 2007	\$278,596

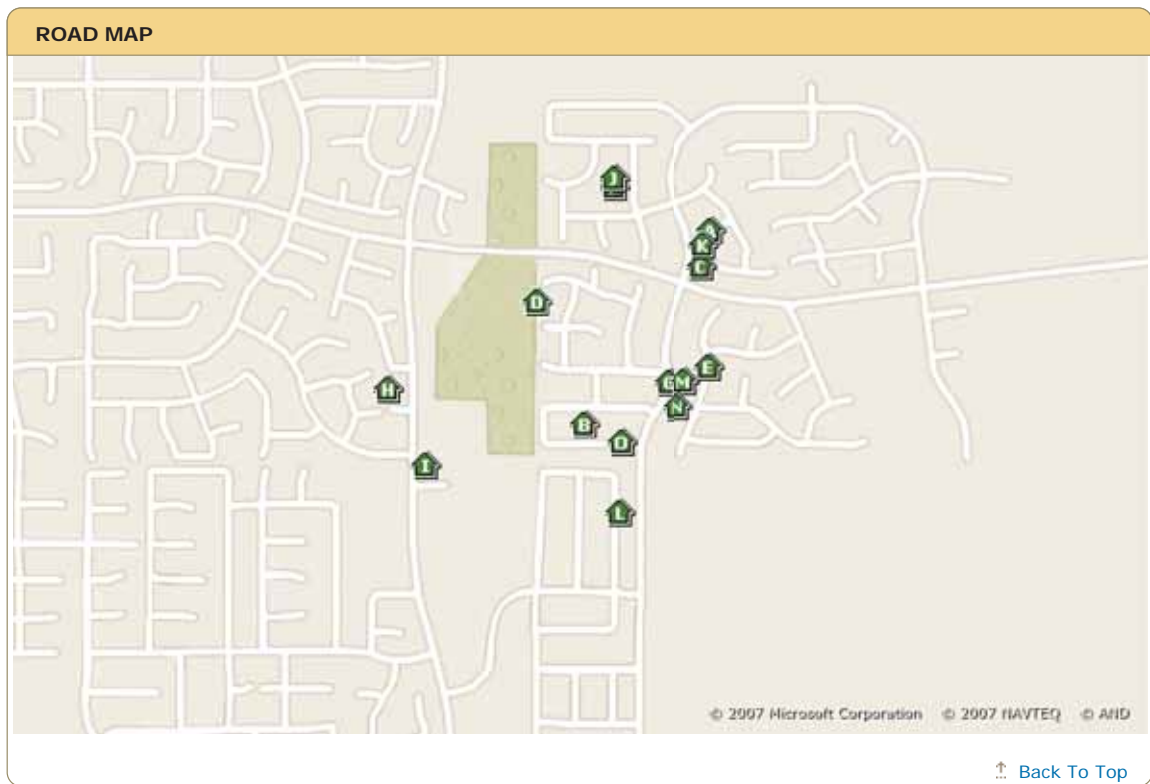
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### NEARBY SALES

<a href="#">Comp#/ Miles</a>	<a href="#">Address</a>	<a href="#">Sale Date</a>	<a href="#">Sale Value</a>	<a href="#">SqFt</a>	<a href="#">Bed/ Bath</a>	<a href="#">Year Blt</a>	<a href="#">Land Use</a>
 Subject	9272 MAIN ST, ANYTOWN, USA 12345	Mar 1, 2004	\$260,000 (FULL)	1155	3/2	1993	RSFR
 0.26	9404 ANYTOWN BLVD, ANYTOWN, USA 12345	Nov 16, 2007	\$235,000 (FULL)	1040	2/2	1994	RSFR
 0.04	9351 MAIN ST, ANYTOWN, USA 12345	Nov 13, 2007	\$288,697	1155	3/2	1993	RSFR
 0.23	9410 MAIN PL, ANYTOWN, USA 12345	Nov 5, 2007	\$242,555	1155	3/2	1994	RSFR
 0.11	9351 FIRST ST, ANYTOWN, USA 12345	Oct 30, 2007	\$295,000	1160	3/2	1992	RSFR
 0.2	8153 DOREEN DR, ANYTOWN, USA 12345	Oct 11, 2007	\$330,150	1697	3/2	1999	RSFR
 0.23	8050 YOUR TOWN AVE, ANYTOWN, USA 12345	Oct 8, 2007	\$322,000 (FULL)	1864	3/2	1996	RSFR
 0.14	8171 PARK PL, ANYTOWN, USA 12345	Oct 5, 2007	\$318,700	2447	5/3	1999	RSFR

 0.27	9295 SAMPLE ST, ANYTOWN, USA 12345	Sep 27, 2007	\$274,275	1137	3/2	1999	RSFR
 0.23	9291 MAIN BLVD, ANYTOWN, USA 12345	Sep 25, 2007	\$322,942	1340	3/2	1998	RSFR
 0.24	8046 MAIN ST, ANYTOWN, USA 12345	Aug 22, 2007	\$354,000 (FULL)	2078	4/2	1996	RSFR
 0.25	9409 MAIN PL, ANYTOWN, USA 12345	Jul 6, 2007	\$298,775	1765	4/3	1994	RSFR
 0.16	9458 POPPY LN, ANYTOWN, USA 12345	Jun 29, 2007	\$348,721	2126	4/3	2004	RSFR
 0.16	8160 DOREEN BLVD, ANYTOWN, USA 12345	Jun 21, 2007	\$365,000 (FULL)	2235	4/3	1993	RSFR
 0.15	8174 DOREEN BLVD, ANYTOWN, USA 12345	Jun 21, 2007	\$399,000 (FULL)	2235	4/3	1993	RSFR
 0.09	8200 PARK PL, ANYTOWN, USA 12345	May 9, 2007	\$295,000	1350	3/2	1994	RSFR

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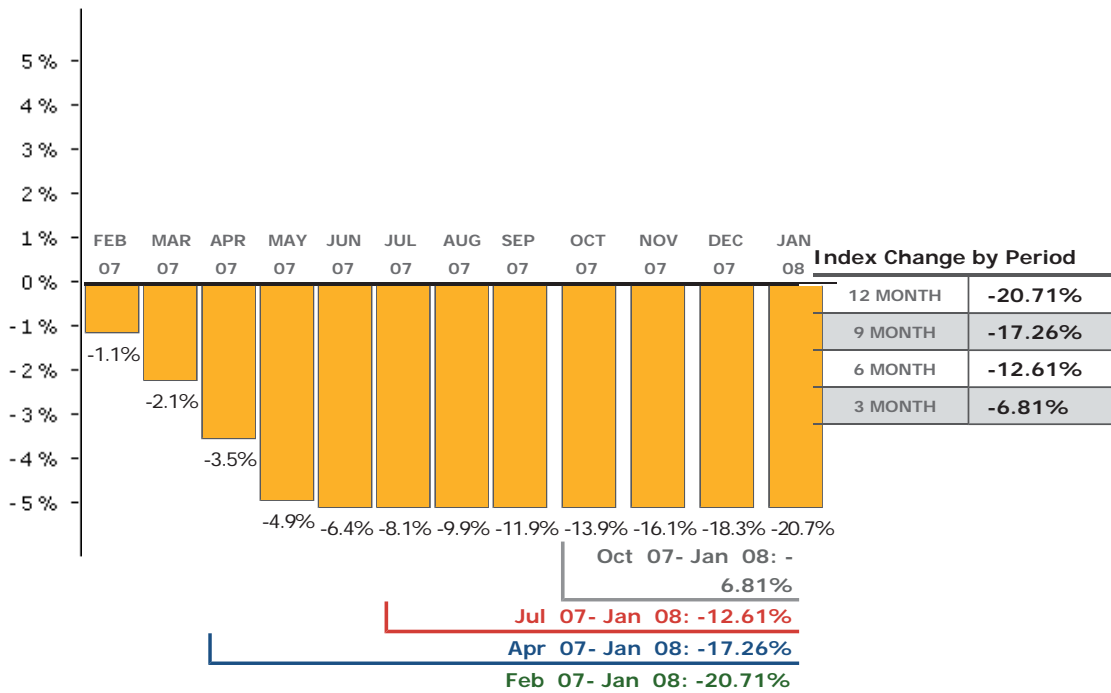
**AERIAL MAP**



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**12 MONTH PRICE TREND**

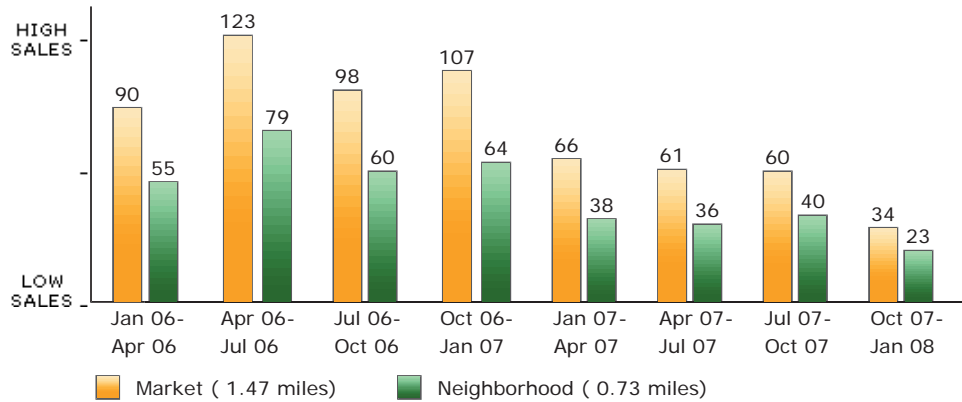
Each monthly % change in value is compared to the beginning of the 12 month period.



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### SALES ACTIVITY TREND GRAPH

The Sales Activity Trend reflects the quantity of sales for 90-day time periods for the immediate market surrounding the subject property. Low sales quantities relative to other periods will typically mean that sales prices are going down and that time on market is increasing. When the bar on the right is increasing relative to prior periods then market times are shortening and prices should stabilize or increase.



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### AREA DISTRESSED PROPERTIES - PRE-FORECLOSURE INITIATED

**1** 0.03 9283 MAIN ST, ANYTOWN, USA 12345

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#### > PROPERTY INFORMATION

Living Area SqFt: 1155  
Lot Site: 4905

Number of Bedrooms: 3  
Number of Bathrooms: 2

Year Built: 1993

#### > PRE FORECLOSURE DETAILS

Pre-FrcI Recording/Filing Date:  
10/03/2007

Date of Default: 10/02/2007  
First Missed Payment Date:

Auction Date:  
Opening Bid:\$0

Amn of Default/Delq Amn: \$6,552

Final judgement Amn/Unpaid Balance: \$0

#### > MORTGAGE DATA

Original Loan Amount: \$250,500

Original Loan Recording Date: 5/03/2005

Plaintiff/Foreclosing Lender Company Name:

#### > VALUE FACTOR

Last Full Value Sale Amount: \$253,000

Current Land Value: \$63,672

Last Full Value Sale Date: 3/23/2004

Current Improvement Value: \$204,812

Est. Debt of All Open Mortgages:  
\$250,500

**2** 0.04 9347 MAIN ST, ANYTOWN, USA 12345

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#### > PROPERTY INFORMATION

Living Area SqFt: 1350  
Lot Site: 4725

Number of Bedrooms: 3  
Number of Bathrooms: 2

Year Built: 1993

#### > PRE FORECLOSURE DETAILS

Pre-FrcI Recording/Filing Date:  
10/10/2007

Date of Default:  
First Missed Payment Date:

Auction Date:  
10/29/2007

Amn of Default/Delq Amn: \$0

Opening Bid:\$0

Final judgement Amn/Unpaid Balance: \$339,492

> MORTGAGE DATA

Original Loan Amount: \$330,000      Original Loan Recording Date: 9/02/2005  
Plaintiff/Foreclosing Lender Company Name:

> VALUE FACTOR

Last Full Value Sale Amount: \$122,000      Current Land Value: \$59,620  
Last Full Value Sale Date:                      Current Improvement Value: \$95,077  
Est. Debt of All Open Mortgages:  
\$376,507

**3** 0.04 9351 MAIN ST, ANYTOWN, USA 12345

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> PROPERTY INFORMATION

Living Area SqFt: 1155                              Number of Bedrooms: 3                              Year Built: 1993  
Lot Site: 4725    Number of Bathrooms: 2

> PRE FORECLOSURE DETAILS

Pre-Frcl Recording/Filing Date:                      Date of Default:    Auction Date:  
10/22/2007    First Missed Payment Date:                              11/13/2007  
Amn of Default/Delq Amn: \$0                              Opening Bid:\$0  
Final judgement Amn/Unpaid Balance: \$287,066

> MORTGAGE DATA

Original Loan Amount: \$276,000      Original Loan Recording Date: 8/11/2005  
Plaintiff/Foreclosing Lender Company Name:

> VALUE FACTOR

Last Full Value Sale Amount: \$345,000      Current Land Value: \$90,780  
Last Full Value Sale Date: 8/05/2005      Current Improvement Value: \$222,411  
Est. Debt of All Open Mortgages:  
\$345,000

**4** 0.05 9389 FIRST ST, ANYTOWN, USA 12345

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> PROPERTY INFORMATION

Living Area SqFt: 1284                              Number of Bedrooms: 3                              Year Built: 1991  
Lot Site: 4500    Number of Bathrooms: 2

> PRE FORECLOSURE DETAILS

Pre-Frcl Recording/Filing Date:                      Date of Default: 10/23/2007                              Auction Date:  
10/23/2007    First Missed Payment Date:                              Opening Bid:\$0  
Amn of Default/Delq Amn: \$13,550  
Final judgement Amn/Unpaid Balance: \$0

> MORTGAGE DATA

Original Loan Amount: \$240,000      Original Loan Recording Date: 11/02/2004  
Plaintiff/Foreclosing Lender Company Name:

> VALUE FACTOR

Last Full Value Sale Amount: \$240,000      Current Land Value: \$47,754  
Last Full Value Sale Date: 10/08/2003      Current Improvement Value: \$206,935  
Est. Debt of All Open Mortgages:  
\$275,000

**5** 0.07 9342 MAIN ST, ANYTOWN, USA 12345[Back To Summary](#)**> PROPERTY INFORMATION**

Living Area SqFt: 1350	Number of Bedrooms: 3	Year Built: 1993
Lot Site: 5195	Number of Bathrooms: 2	

**> PRE FORECLOSURE DETAILS**

Pre-FrcI Recording/Filing Date: 11/27/2007	Date of Default: 11/27/2007 First Missed Payment Date:	Auction Date: Opening Bid:\$0
Amn of Default/Delq Amn: \$15,596		
Final judgement Amn/Unpaid Balance: \$0		

**> MORTGAGE DATA**

Original Loan Amount: \$354,541	Original Loan Recording Date: 9/26/2005
Plaintiff/Foreclosing Lender Company Name:	

**> VALUE FACTOR**

Last Full Value Sale Amount: \$124,000	Current Land Value: \$59,620
Last Full Value Sale Date:	Current Improvement Value: \$97,610
Est. Debt of All Open Mortgages: \$630,041	

**6** 0.1 8204 PARK PL, ANYTOWN, USA 12345[Back To Summary](#)**> PROPERTY INFORMATION**

Living Area SqFt: 1155	Number of Bedrooms: 3	Year Built: 1994
Lot Site: 5186	Number of Bathrooms: 2	

**> PRE FORECLOSURE DETAILS**

Pre-FrcI Recording/Filing Date: 12/04/2007	Date of Default: First Missed Payment Date:	Auction Date: 12/21/2007 Opening Bid:\$0
Amn of Default/Delq Amn: \$0		
Final judgement Amn/Unpaid Balance: \$299,465		

**> MORTGAGE DATA**

Original Loan Amount: \$279,200	Original Loan Recording Date: 1/10/2006
Plaintiff/Foreclosing Lender Company Name:	

**> VALUE FACTOR**

Last Full Value Sale Amount: \$349,500	Current Land Value: \$93,840
Last Full Value Sale Date: 1/04/2006	Current Improvement Value: \$233,820
Est. Debt of All Open Mortgages: \$349,000	

**7** 0.11 9351 POPPY LN, ANYTOWN, USA 12345[Back To Summary](#)**> PROPERTY INFORMATION**

Living Area SqFt: 1160	Number of Bedrooms: 3	Year Built: 1992
Lot Site: 4810	Number of Bathrooms: 2	

**> PRE FORECLOSURE DETAILS**

Pre-FrcI Recording/Filing Date: 10/11/2007	Date of Default: First Missed Payment Date:	Auction Date: 10/30/2007 Opening Bid:\$0
Amn of Default/Delq Amn: \$0		
Final judgement Amn/Unpaid Balance: \$364,033		

> MORTGAGE DATA

Original Loan Amount: \$345,000      Original Loan Recording Date: 10/13/2005  
Plaintiff/Foreclosing Lender Company Name:

> VALUE FACTOR

Last Full Value Sale Amount: \$136,000      Current Land Value: \$44,985  
Last Full Value Sale Date: 10/26/2000      Current Improvement Value: \$107,574  
Est. Debt of All Open Mortgages:  
\$345,000

**8** 0.19 8248 MORSE AVE, ANYTOWN, USA 12345

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> PROPERTY INFORMATION

Living Area SqFt: 2320      Number of Bedrooms: 4      Year Built: 2004  
Lot Site: 6034      Number of Bathrooms: 3

> PRE FORECLOSURE DETAILS

Pre-FrcI Recording/Filing Date:      Date of Default: 11/30/2007      Auction Date:  
12/03/2007      First Missed Payment Date:      Opening Bid:\$0  
Amn of Default/Delq Amn: \$18,078  
Final judgement Amn/Unpaid Balance: \$0

> MORTGAGE DATA

Original Loan Amount: \$337,495      Original Loan Recording Date: 10/01/2004  
Plaintiff/Foreclosing Lender Company Name:

> VALUE FACTOR

Last Full Value Sale Amount: \$422,000      Current Land Value: \$98,838  
Last Full Value Sale Date: 9/29/2004      Current Improvement Value: \$340,074  
Est. Debt of All Open Mortgages:  
\$455,195

**9** 0.2 8153 DOREEN DR, ANYTOWN, USA 12345

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> PROPERTY INFORMATION

Living Area SqFt: 1697      Number of Bedrooms: 3      Year Built: 1999  
Lot Site: 6020      Number of Bathrooms: 2

> PRE FORECLOSURE DETAILS

Pre-FrcI Recording/Filing Date:      Date of Default:      Auction Date:  
9/25/2007      First Missed Payment Date:      10/11/2007  
Amn of Default/Delq Amn: \$0      Opening Bid:\$0  
Final judgement Amn/Unpaid Balance: \$353,244

> MORTGAGE DATA

Original Loan Amount: \$332,000      Original Loan Recording Date: 11/20/2006  
Plaintiff/Foreclosing Lender Company Name:

> VALUE FACTOR

Last Full Value Sale Amount: \$415,000      Current Land Value: \$160,000  
Last Full Value Sale Date: 10/23/2006      Current Improvement Value: \$255,000  
Est. Debt of All Open Mortgages:  
\$415,000

**10** 0.21 8133 SAMPLE CT, ANYTOWN, USA 12345 [Back To Summary](#)

**> PROPERTY INFORMATION**

Living Area SqFt: 1395	Number of Bedrooms: 3	Year Built: 1999
Lot Site: 5815	Number of Bathrooms: 2	

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**> PRE FORECLOSURE DETAILS**

Pre-Frcil Recording/Filing Date: 10/19/2007	Date of Default: 10/19/2007 First Missed Payment Date:	Auction Date: Opening Bid:\$0
Amn of Default/Delq Amn: \$7,584		
Final judgement Amn/Unpaid Balance: \$0		

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**> MORTGAGE DATA**

Original Loan Amount: \$302,400	Original Loan Recording Date: 8/09/2006
Plaintiff/Foreclosing Lender Company Name:	

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**> VALUE FACTOR**

Last Full Value Sale Amount: \$378,000	Current Land Value: \$111,550
Last Full Value Sale Date: 8/01/2006	Current Improvement Value: \$255,110
Est. Debt of All Open Mortgages: \$378,000	

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**FORECLOSURE SALES (AUCTION COMPLETED)**

**1** 0.04 9351 MAIN ST, ANYTOWN, USA 12345 [Back To Summary](#)

**> PROPERTY INFORMATION**

Living Area SqFt: 1155	Number of Bedrooms: 3	Year Built: 1993
Lot Site: 4725	Number of Bathrooms: 2	

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**> FORECLOSURE SALE DETAILS**

Recording Date: 11/28/2007	REO Sales Amount: \$288,697	Sales Date: 11/13/2007
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**> VALUE FACTOR**

Last Full Value Sale Amount: \$345,000	Current Land Value: \$90,780
Last Full Value Sale Date: 8/05/2005	Current Improvement Value: \$222,411

**2** 0.11 9351 FIRST ST, ANYTOWN, USA 12345 [Back To Summary](#)

**> PROPERTY INFORMATION**

Living Area SqFt: 1160	Number of Bedrooms: 3	Year Built: 1992
Lot Site: 4810	Number of Bathrooms: 2	

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**> FORECLOSURE SALE DETAILS**

Recording Date: 11/07/2007	REO Sales Amount: \$295,000	Sales Date: 10/30/2007
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**> VALUE FACTOR**

Last Full Value Sale Amount: \$136,000	Current Land Value: \$44,985
Last Full Value Sale Date: 10/26/2000	Current Improvement Value: \$107,574

**3** 0.14 8171 PARK PL, ANYTOWN, USA 12345 [Back To Summary](#)

**> PROPERTY INFORMATION**

Living Area SqFt: 2447	Number of Bedrooms: 5	Year Built: 1999
Lot Site: 6075	Number of Bathrooms: 3	

> FORECLOSURE SALE DETAILS

Recording Date: 10/10/2007

REO Sales Amount: \$318,700

Sales Date:  
10/05/2007

> VALUE FACTOR

Last Full Value Sale Amount: \$559,000

Current Land Value: \$104,397

Last Full Value Sale Date: 8/29/2005

Current Improvement Value: \$403,063

**4** 0.2 8153 DOREEN DR, ANYTOWN, USA 12345

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> PROPERTY INFORMATION

Living Area SqFt: 1697

Number of Bedrooms: 3

Year Built: 1999

Lot Site: 6020

Number of Bathrooms: 2

> FORECLOSURE SALE DETAILS

Recording Date: 10/19/2007

REO Sales Amount: \$330,150

Sales Date:  
10/11/2007

> VALUE FACTOR

Last Full Value Sale Amount: \$415,000

Current Land Value: \$160,000

Last Full Value Sale Date: 10/23/2006

Current Improvement Value: \$255,000

**5** 0.23 9410 MAIN PL, ANYTOWN, USA 12345

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> PROPERTY INFORMATION

Living Area SqFt: 1155

Number of Bedrooms: 3

Year Built: 1994

Lot Site: 5065

Number of Bathrooms: 2

> FORECLOSURE SALE DETAILS

Recording Date: 11/13/2007

REO Sales Amount: \$242,555

Sales Date:  
11/05/2007

> VALUE FACTOR

Last Full Value Sale Amount: \$290,000

Current Land Value: \$67,626

Last Full Value Sale Date: 7/29/2004

Current Improvement Value: \$234,090

**6** 0.23 9291 MAIN BLVD, ANYTOWN, USA 12345

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> PROPERTY INFORMATION

Living Area SqFt: 1340

Number of Bedrooms: 3

Year Built: 1998

Lot Site: 6250

Number of Bathrooms: 2

> FORECLOSURE SALE DETAILS

Recording Date: 10/02/2007

REO Sales Amount: \$322,942

Sales Date:  
9/25/2007

> VALUE FACTOR

Last Full Value Sale Amount: \$182,000

Current Land Value: \$38,590

Last Full Value Sale Date: 3/19/2002

Current Improvement Value: \$162,086

**7** 0.25 9409 MAIN PL, ANYTOWN, USA 12345

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> PROPERTY INFORMATION

Living Area SqFt: 1765

Number of Bedrooms: 4

Year Built: 1994

Lot Site: 4725

Number of Bathrooms: 3

> FORECLOSURE SALE DETAILS

Recording Date: 7/12/2007

REO Sales Amount: \$298,775

Sales Date:  
7/06/2007

> VALUE FACTOR

Last Full Value Sale Amount: \$359,000

Current Land Value: \$88,434

Last Full Value Sale Date: 10/22/2004

Current Improvement Value: \$285,069

8 0.27 9295 FIRST BLVD, ANYTOWN, USA 12345

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> PROPERTY INFORMATION

Living Area SqFt: 1137

Number of Bedrooms: 3

Year Built: 1999

Lot Site: 4752

Number of Bathrooms: 2

> FORECLOSURE SALE DETAILS

Recording Date: 10/03/2007

REO Sales Amount: \$274,275

Sales Date:  
9/27/2007

> VALUE FACTOR

Last Full Value Sale Amount: \$228,000

Current Land Value: \$150,000

Last Full Value Sale Date: 11/25/2003

Current Improvement Value: \$187,000

9 0.28 9372 POPPY LN, ANYTOWN, USA 12345

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> PROPERTY INFORMATION

Living Area SqFt: 1804

Number of Bedrooms: 4

Year Built: 2004

Lot Site: 5468

Number of Bathrooms: 2

> FORECLOSURE SALE DETAILS

Recording Date: 12/04/2007

REO Sales Amount: \$303,750

Sales Date:  
11/26/2007

> VALUE FACTOR

Last Full Value Sale Amount: \$373,500

Current Land Value: \$124,848

Last Full Value Sale Date: 1/06/2005

Current Improvement Value: \$263,362

10 0.29 9480 PARK BLVD

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> PROPERTY INFORMATION

Living Area SqFt: 1266

Number of Bedrooms: 3

Year Built: 1993

Lot Site: 8289

Number of Bathrooms: 2

> FORECLOSURE SALE DETAILS

Recording Date: 10/30/2007

REO Sales Amount: \$278,596

Sales Date:  
10/11/2007

> VALUE FACTOR

Last Full Value Sale Amount: \$235,000

Current Land Value: \$84,911

Last Full Value Sale Date: 7/16/2003

Current Improvement Value: \$175,087

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\* **Disposition Value:** The most probable price that a specified interest in real property is likely to bring under all of the following conditions: 1. Consummation of a sale will occur within a limited future marketing period specified by the client. 2. The actual market conditions currently prevailing are those to which the appraised property interest is subject. 3. The buyer and seller is each acting prudently and knowledgeably. 4. The seller is under compulsion to sell. 5. The buyer is typically motivated. 6. Both parties are acting in what they consider their best interests. 7. An adequate marketing effort will be made in the limited time allowed for the completion of a sale. 8. Payment will be made in cash in U.S. dollars or in terms of financial arrangements comparable thereto. 9. The price represents the normal consideration for the property sold, unaffected by special or creative financing or sales concessions granted by anyone associated with the sale. This definition can also be modified to provide for valuation with specified financing terms. See also distress sale; forced price; liquidation value; market value. Source: The Dictionary of Real Estate Appraisal, Fourth Edition, Appraisal Institute, Chicago, IL 2002

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