

Estimated Value

\$ 69,000

Real Trend™ Value	n/a
Municipal	\$ 58,424
Real Assessment™	\$ 73,000
SQFT Value	\$ 65,000
Confidence Score	73
Forecast Standard Deviation	
Low Range	\$ 60,000
High Range	\$ 78,000
Sale Date	09/22/2011
Last Sale Price	\$ 75,000
Assessed Value	\$ 58,424
Full Land Value	\$ 10,652
Tax ID	120253031150400640001
Property Use	SFR
Market Value	\$ 58,424

Street View

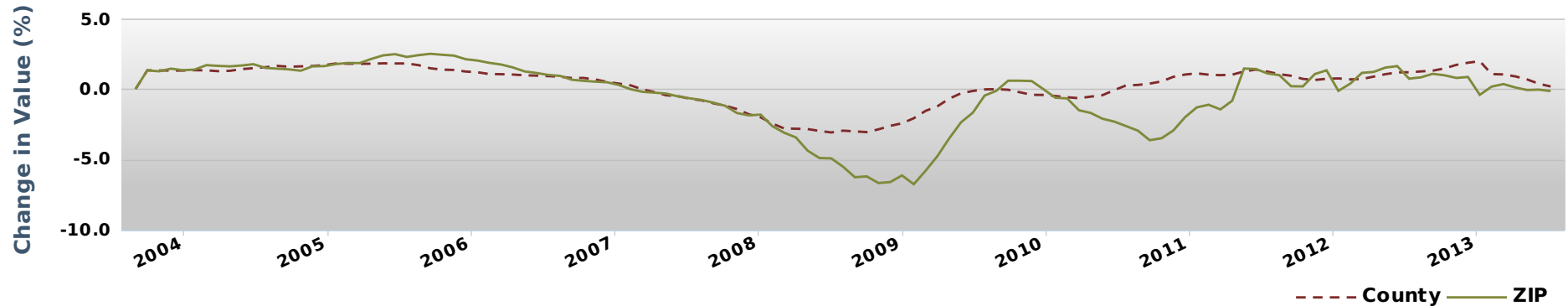


Subject Property	Estimated Value	Proximity	\$/SQFT	Sale Date	SQFT	Lot Size	Year Built	Bed / Bath
S 5531 NW 24th Ave	\$ 69,000	n/a	\$ 68.38	09/22/2011	1,009	0.11	1936	3/1.0
Comparable Sales	Sale Amount	Proximity	\$/SQFT	Sale Date	SQFT	Lot Size	Year Built	Bed / Bath
1 2349 52ND ST NW	\$ 65,000	0.20	\$ 37.64	09/14/2012	1,727	0.12	1925	4/2
2 2338 59TH ST NW	\$ 38,000	0.23	\$ 29.07	05/05/2009	1,307	0.13	1957	3/1
3 2411 59TH ST NW	\$ 63,000	0.25	\$ 54.45	06/14/2013	1,157	0.20	1952	2/1
4 2769 55TH ST NW	\$ 74,000	0.31	\$ 34.42	11/16/2012	2,150	0.12	1958	2/1
5 2161 58TH ST NW	\$ 62,000	0.33	\$ 42.76	11/15/2012	1,450	0.15	2006	3/2
6 2768 57TH ST NW	\$ 70,000	0.36	\$ 50.72	07/26/2013	1,380	0.12	1947	4/2
7 2747 59TH ST NW	\$ 95,000	0.43	\$ 81.76	05/31/2002	1,162	0.12	2001	2/1
8 2001 55TH TER NW	\$ 70,000	0.43	\$ 46.79	04/15/2013	1,496	0.12	1956	3/1
9 2787 51ST ST NW	\$ 69,000	0.45	\$ 83.94	02/11/2013	822	0.11	1962	3/1

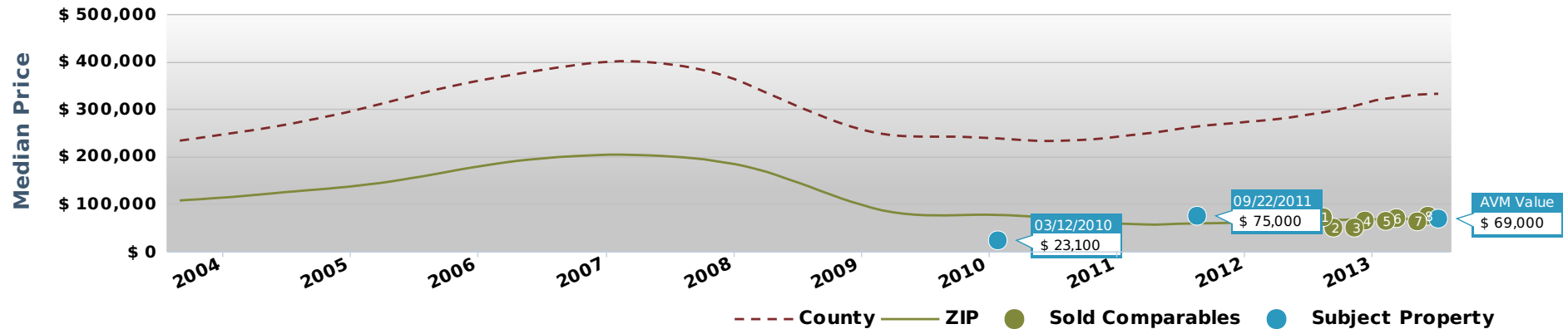


Subject Property	Estimated Value	Proximity	\$/SQFT	Sale Date	SQFT	Lot Size	Year Built	Bed / Bath
S 5531 NW 24th Ave	\$ 69,000	n/a	\$ 68.38	09/22/2011	1,009	0.11	1936	3/1.0
Recent Sales	Sale Amount	Proximity	\$/SQFT	Sale Date	SQFT	Lot Size	Year Built	Bed / Bath
1 5531 NW 24TH AVE	\$ 75,000	N/A	\$ 74.33	09/22/2011	1,009	0.11	1936	3/1
2 2411 59TH ST NW	\$ 63,000	0.25	\$ 54.45	06/14/2013	1,157	0.20	1952	2/1
3 2768 57TH ST NW	\$ 70,000	0.36	\$ 50.72	07/26/2013	1,380	0.12	1947	4/2
4 2001 55TH TER NW	\$ 70,000	0.43	\$ 46.79	04/15/2013	1,496	0.12	1956	3/1
5 2935 55TH ST NW	\$ 50,000	0.44	\$ 40.65	10/31/2012	1,230	0.12	1992	3/2
6 2041 59TH ST NW	\$ 64,900	0.47	\$ 58.57	01/29/2013	1,108	0.20	1936	3/2
7 2158 48TH ST NW	\$ 75,300	0.53	\$ 68.89	12/28/2012	1,093	0.10	2004	3/2
8 3040 55TH ST NW	\$ 75,000	0.57	\$ 67.02	07/24/2013	1,119	0.12	1980	3/1.1
9 2971 61ST ST NW	\$ 50,000	0.62	\$ 45.09	12/27/2012	1,109	0.12	1971	3/1
10 1900 49TH ST NW	\$ 72,000	0.63	\$ 63.72	09/14/2012	1,130	0.11	1961	3/1

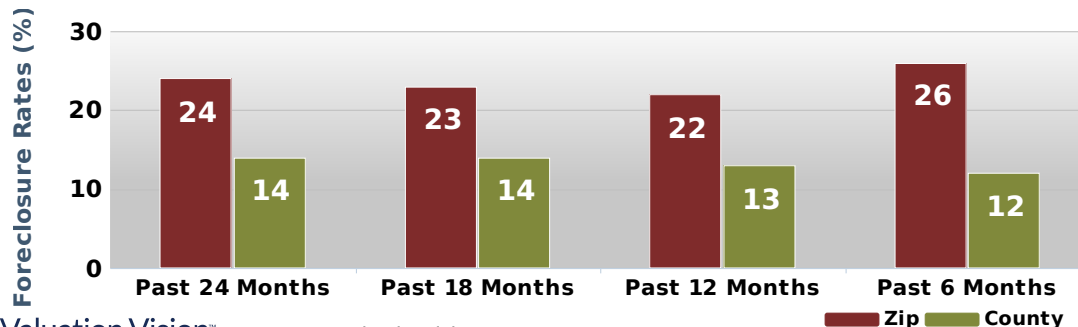
Area Market Trends for Single-Family Homes



Area Median Home Prices



Area Foreclosure Rates



DEFINITIONS

realTrend™ Value is a model using a combination of statistics, traditional time theory, appraisal techniques and economic factors.

Municipal Value is based on the current year, using assessment and equalization rates established by state.

realAssessment™ Value is an estimated value based on assessed value and computer analyzed and calculated equalization rate.

SQFT Value is an estimated value based on the typical price per square foot of comparable properties.

Historical Area Prices represents the historical change in the median sales price of SFR/Multi-Family/Condominium properties for the designated geographic areas.

Area Foreclosure Rates represents the percentage of foreclosure sales to non-foreclosure sales for properties within the county and/or zip within the designated periods. Please note: foreclosure data may not be available in desired counties and/or time spans.

The information shown in this report is derived from a computerized record database. The accuracy of the valuations produced by this program cannot be guaranteed. This report is not to be construed as an appraisal report. A physical inspection completed by a licensed or certified appraiser may provide a more in depth and detailed report. This property is located in a non-disclosure state. Sale prices shown on this report may be estimated sale prices and should not be construed as actual sale prices.

Property Characteristics

Property Use	Single-Family Detached
Occupancy Status	Vacant Unsecured
Subject Visible From Street	Yes
Design Style	National
Style Typical of Neighborhood	Yes
Exterior Color	LIGHT YELLOW
Real Estate Agent/For Sale Sign Visible	No
Parking Type	Street
Garage/Carport Capacity	0

Property Condition

Exterior Condition	Fair
Condition Relative to Adjacent Properties	Similar
Boarded Home	No
Property Under Construction or Renovation	No
Siding Type	Brick
Siding Condition	Good
Roof Type	Composition shingle
Roof Condition	Good

Tax Assesment

Assessed Value	\$ 46,791
Annual Property Taxes	\$ 1,619

Homeowners Association

Condo or Association	No
Association Contact Name	
Association Contact Phone	
Fee	
Current	
Fee Delinquent	
This Fee Includes	

Neighborhood Valuation Drivers

Neighborhood Type	Suburban	Railroad Tracks	No
Neighborhood Condition	Fair	Airport/Flightpath	No
Foreclosure Activity	Medium	Waste Management Facilities	No
Boarded Homes	Yes	Gated Community	No
Audible Freeway/Highway Noise	No	Community Pool/Park	No
Overhead Powerlines	No	Nearby Schools	Fair
Commercial Uses	No	Other	

Subject Valuation Drivers

Waterfront View	No	Other	N/A
Golf Course View	No		

Structural Assessment

Structural Damage	No	Evidence of Fire Damage	No
Broken Doors/Windows	Yes	Evidence of Flood/Water Damage	No
Major Cracks in Foundation/Walls	No	Evidence of Natural Disaster	No

Repairs

Summarize all repairs needed to bring this property from its present as is condition to average for the neighborhood. Check those repairs you recommend that we perform for successful marketing of the property.

<input checked="" type="checkbox"/> A/C	\$ 3,000	<input checked="" type="checkbox"/> REFRIGERATOR, RANGE-E	\$ 1,800
<input checked="" type="checkbox"/> SIDE WINDOWS	\$ 800		
<input checked="" type="checkbox"/> SIDE DOOR	\$ 150		
Estimated Total of All Repairs	\$ 5,750	Estimated Days to Complete Repairs	

Comments

The subject property was considered to be in fair condition as per interior and exterior inspection.

Agent Name
WANDA LUGO

License Number
FL SL3134855

Inspection Date
09/16/2013

Subject Front View



Bedroom



BEDROOM 1

Bedroom



BEDROOM 2

Bedroom



BEDROOM 3

Bathroom



BATHROOM 1

Bathroom



BATHROOM 2

Subject Left Profile



Subject Right Profile



Street Scene (Left)



Street Scene (Right)



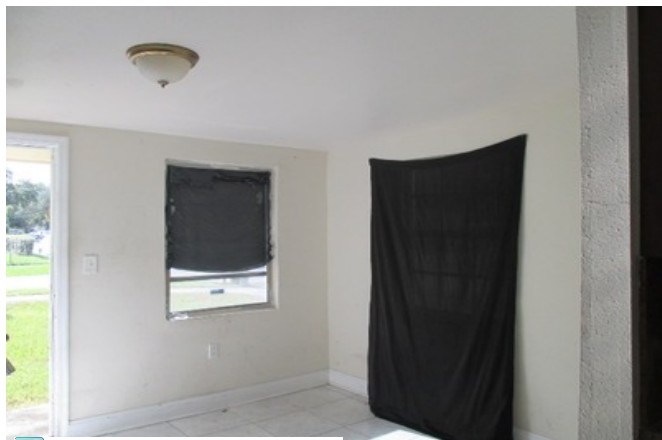
Subject Address



Kitchen



Living Room



BACK



DINING AREA



ELECTRIC PANEL



RECOMMEND ELECTRIC INSPECTION

Repair: A/C



Repair: SIDE WINDOWS



Repair: SIDE WINDOWS



Repair: SIDE DOOR



Repair: REFRIGERATOR, RANGE-E

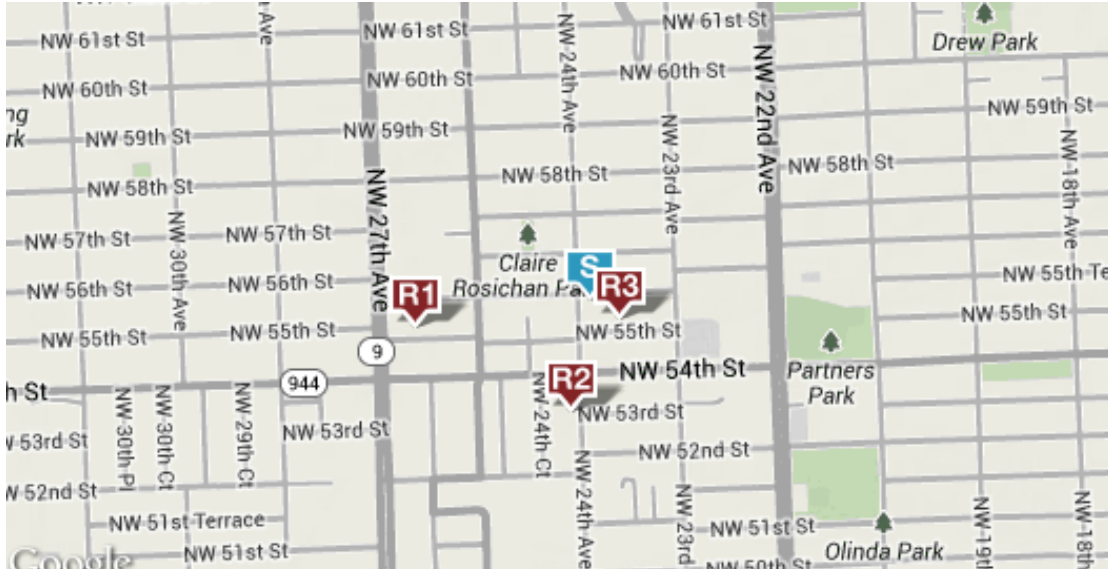






Broker/Agent AVM Audit

	AVM	Agent Audit
Estimated Value	\$ 69,000	\$ 55,000
Marketing Time	n/a	120 Days
Quick Sale	n/a	\$ 45,000

Supporting Comparables

These comparables were selected by the agent to support their audit conclusion



Subject Property		Type	Proximity	Sale/List Date	Sale/List Price
 S	5531 NW 24th Ave				
Supporting Comparables		Type	Proximity	Sale/List Date	Sale/List Price
 R1	2623 NW 55 ST MIAMI FL 33142	Sold	0.2 mi	2013-08-29	\$ 50,101
 R2	5258 NW 24 AVE MIAMI FL 33142	Sold	0.1 mi	2013-06-07	\$ 55,000
 R3	2359 NW 55 ST MIAMI FL 33142	Sold	0.0 mi	2013-09-11	\$ 55,000

Audit Commentary

Do you agree with the AVM Value?	No
Is this property unique for the neighborhood?	No
Are there any concerns that negatively impact property value?	No
No negative neighborhood factors that would detract from subject, property is located in an established neighborhood with homes in average condition.	
Are there any key attributes to consider that positively effect property value?	Yes
Nice fixer upper property for first time home buyer.	
Neighborhood Market Trend:	Stable
Market Inventory:	Normal
Foreclosure Activity:	Average
Are there any neighborhood issues that currently affect the property value?	Yes
Subject market area is driven mostly by Reo's, Short Sale and Foreclosures, 60% of the close sale are REO and Short Sale and 40% of fair Market.	
Agent Recommended Marketing Time:	120 days
Agent Recommended List Price:	\$ 50,000