

CLIENT LOAN NUMBER

42021

INSPECTION TYPE

☒ Drive-By

☐ Interior

DATE INSPECTED:

Sep 22, 2014

1st ALT TRACKING #

42021

HOUSE APPEARS:

☐ Occupied

☐ Vacant/Secured

☐ Vacant/Unsecured

2nd ALT TRACKING #

BORROWER/OWNER

PROPERTY ADDRESS:

6833 E Cedar Trail

CLIENT NAME:

Vantium Retail

CITY, STATE, ZIP

St Anne, IL 60964

COMPLETED BY:

Scheffler, Gerard

FIRM NAME

Scheffler, Gerard

FAX NO:

PHONE NO.:

(708)351-5431

PARCEL NUMBER:

12-10-324-130-1500

I. GENERAL MARKET CONDITIONS

Current market condition:

☒ Depressed

☐ Slow

☐ Stable

☐ Improving

☐ Excellent

Employment conditions:

☐ Declining

☒ Stable

☐ Increasing

Market price of this type property has:

☐ Decreased

% per month for the past 12 months

☐ Increased

% per month for the past 12 months

☒ Remained stable

Estimated percentages of owner vs. tenants in neighborhood:

90

% owner occupant

10

% tenant

There is a

☒ Normal supply

☐ Oversupply

☐ shortage of comparable listings in the neighborhood.

Approximate number of comparable units for sale in neighborhood:

3

Owner Pride:

Average.

No. of competing listings in neighborhood that are REO or Corporate owned:

No. of boarded or blocked-up homes:

In the subject neighborhood, the primary improvements consist of average single family residential structures with

General Market Comments:

a typical mix of multi-family dwellings and commercial support improvements..

II. SUBJECT MARKETABILITY

Range of values in neighborhood is

7000

to

69500

The subject is an

☐ Over Improvement

☐ Under Improvement

☐ Appropriate improvement for the neighborhood.

Normal marketing time in the area is:

Over 120 days.

Are all types of financing available for the property?

Yes

☒

No

☐

If no, explain

Has the property been on the market in the last 12 months?

Yes

☐

No

☒

If no, explain

Is the property currently listed?

Yes

☐

No

☒

Listing Company

To the best of your knowledge, why did it not sell?

Unit Type:

☒ Single Family Detached

☐ Condo

☐ Co-Op

☐ Multi Family

☐ 2 Unit

☐ 3 Unit

☐ 4 Unit

☐ Single Family Attached

☐ Townhouse

☐ Modular

☐ Mobile Home Att

☐ Mobile Home Det

☐ V/Land

☐ Other

Resale Comments:

If condo or other association exists:

Fee

☐ Monthly

☐ Annually

Current?

Yes

☐

No

☐

Fee delinquent?

The fee includes:

☐ Insurance

☐ Landscape

☐ Pool

☐ Tennis

Other

Association Contact: Name:

Phone No.:

III. COMPETITIVE CLOSED SALES

ITEM			SUBJECT			COMPARABLE NUMBER 1				COMPARABLE NUMBER 2				COMPARABLE NUMBER 3				
Address 6833 E Cedar Trail						7238 E 1st St				560 N Willow Pike				281 S Hieland Rd				
City, State Zip						St Anne		IL	60964	St Anne		IL	60964	St Anne		IL	60964	
Proximity to Subject						*Proximity 0.410 Miles				*Proximity 0.290 Miles				*Proximity 0.670 Miles				
Type of Sale		Sale Price				REO (incl HU		7000		Traditional		15000		Traditional		38900		
Price/Gross Living Area						7.00 sq.ft.				18.00 sq.ft.				25.00 sq.ft.				
Data Source						MLS				MLS				MLS				
Property Type			Single-Family			Single-Family				Single-Family				Single-Family				
Original List \$		List Date				28000		08/15/2013		37500		01/31/2013		79900		08/06/2013		
Sale Date		Total DOM				09/24/2013		342		12/20/2013		317		01/27/2014		150		
VALUE ADJUSTMENTS			DESCRIPTION			DESCRIPTION		+(-) Adjustment		DESCRIPTION		+(-) Adjustment		DESCRIPTION		+(-) Adjustment		
Sales or Financing Concessions						0		0		0		0		0		0		
Location						Equal		0		Equal		0		Equal		0		
Leasehold/Fee Simple																		
Site Size			0.068871 Acres			0.206612 Acres		0		0.716253 Acres		0		0.278926 Acres		0		
View			Residential			Residential		0		Residential		0		Residential		0		
Design and Appeal			Ranch / 1 Story			Ranch / 1 Story		0		Ranch / 1 Story		0		Ranch / 1 Story		0		
Quality of Construction			Average			Average		0		Average		0		Average		0		
Age			49			53		0		42		0		58		0		
Condition			Average			Average		0		Average		0		Average		0		
Above Grade			Total	Bdms	B A	H B A	Tot	Bed	B A	H B A	T o t	B e d	B A	H B A	T o t	B e d	B A	H B A
Room Count			5	3	1	0	7	3	1	0	4	2	1	0	5	2	2	0
Gross Living Area			880 sq.ft			1008 sq.ft.		0		840 sq.ft.		0		1584 sq.ft.		0		
Basement Sq.Ft		% Fin						0		800		0				0		
Functional Utility																		
Heating/Cooling																		
Energy Efficient Items																		
Garage/Carport			None			2 Detached		0		2 Detached		0		1 Attached		0		
Porches, Patio, etc																		
Fence, Pool, etc			None			None		0		None		0		None		0		
Other						Equal		0		Equal		0		Equal		0		
Net Adj. (total)								0				0				0		
Adjusted Sales Price of Comparable								7000				15000				38900		

*Items marked with an asterisk are required, the form will not be saved if these values are left blank.

EXTENDED COMMENTS AS NEEDED

GENERAL MARKET COMMENTS (continued from page 1):

In the subject neighborhood, the primary improvements consist of average single family residential structures with a typical mix of multi-family dwellings and commercial support improvements.

RESALE COMMENTS (continued from page 1):

COMMENTS ON SUBJECT (continued from page 2):

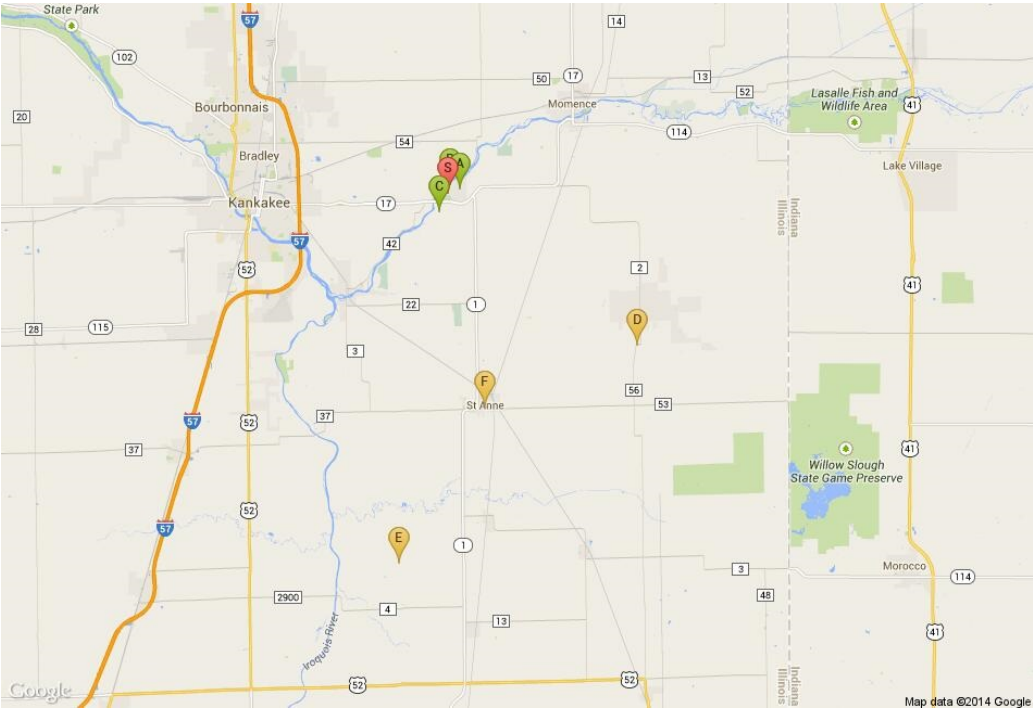
Subject appears to be in good condition with no visible damage or repairs needed at this time. Subject has good curb appeal.

No negative subject attributes were noted.

The subject market area is a primarily REO/SS driven market with 30% of the sales within the immediate market area of the subject being distressed sales. Therefore, it was necessary to select distressed sales and listings to complete this BPO due to a lack of any traditional sales and listings.

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Ref#:



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Photo (Side) : P9232048.JPG

Ref#:



Loan Number: 42021

Photo (Side) : P9232047.JPG

Ref#:





Loan Number: 42021

Photo (Sale 1) : C 1 . J P E G

Ref#:



Loan Number: 42021

Photo (Sale 2) : c 2 . J P E G

Ref#:



Loan Number: 42021

Photo (Sale 3) : c 3 . J P E G

Ref#:



