

Broker/Agent Estimate

| As-Is Value | \$ 20,000 |
|-------------------------|-----------|
| 30 Day Quick-Sale Value | \$ 15,000 |
| Cost-to-Cure | \$ 250 |
| As-Repaired Value | \$ 20,500 |

Subject Overview

| | |
|------------------------|----|
| Is the Subject Listed? | No |
| Bank Owned/REO | No |

Market Overview

| | |
|------------------------------|-----------------------|
| Neighborhood Market Trend | Stable |
| Overall Market Trend | Stable |
| Range of Comparable Sales | \$ 10,000 - \$ 21,000 |
| Range of Comparable Listings | \$ 15,900 - \$ 30,000 |
| Market Supply | Normal |
| Foreclosure Activity | Moderate |

Comments

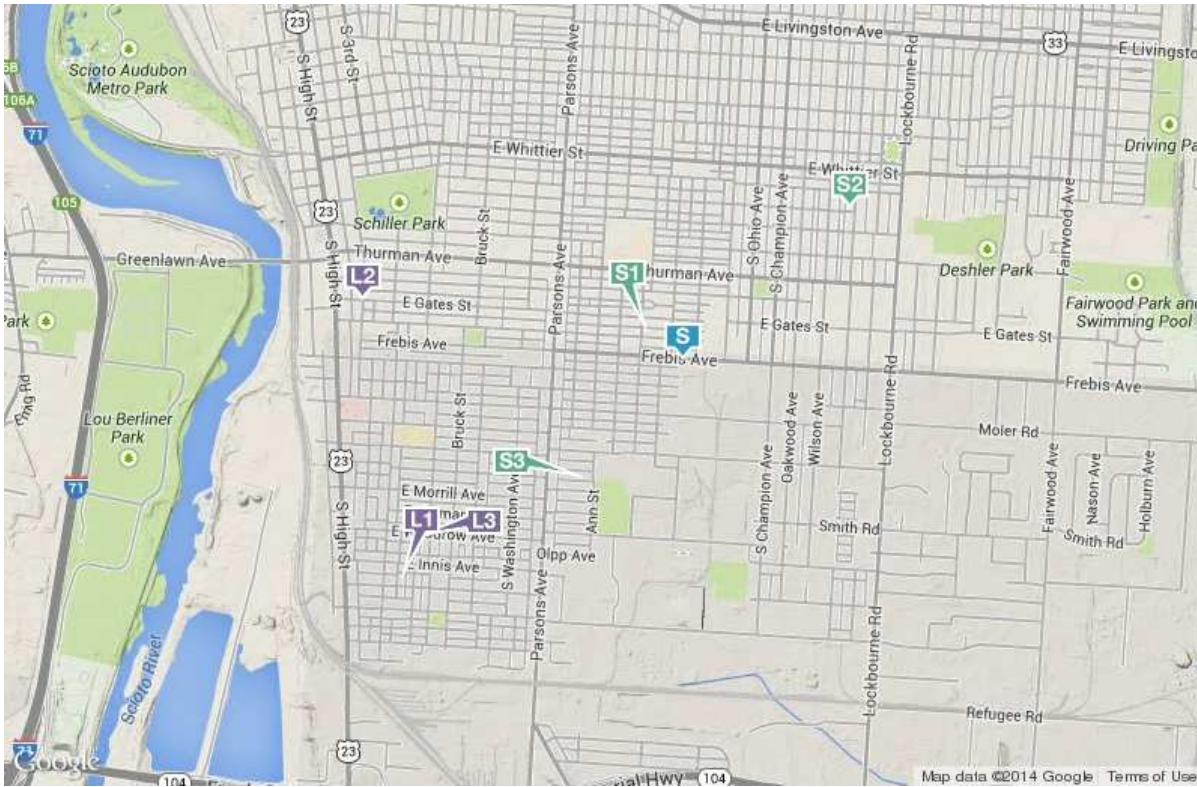
Subject and all sales comparables are two family rental income properties and offer the same amenities producing similar income. Area comprises of both multi family and single family units with high volume of tenant occupied housing.

...see comments addendum for complete comments

| | |
|----------------|------------------|
| Agent Name | Kelly Washington |
| License Number | OH 2013004531 |
| Valuation Date | 05/17/2014 |

| | Subject Property | Sold Comparables | | | | Listed Comparables | | |
|------------------------|---|---|--|---|--|---|---|---|
| |  |  |  |  | |  |  |  |
| Street Address | 705 Frebis Ave # 707 Columbus, OH 43206 | 638 Hanford St Columbus, OH 43206 | 1167 Linwood Ave Columbus, OH 43206 | 519 E Welch Ave Columbus, OH 43207 | | 1802 Bucher St Columbus, OH 43207 | 48 East Gates Street Columbus, OH 43206 | 141 E Woodrow Ave Columbus, OH 43207 |
| Proximity to Subject | n/a | 0.134 Miles | 0.682 Miles | 0.457 Miles | | 1.077 Miles | 0.984 Miles | 0.982 Miles |
| Sale Price | n/a | \$ 21,000 | \$ 16,500 | \$ 10,000 | | n/a | n/a | n/a |
| Sale Date | n/a | 08/9/2013 | 06/26/2013 | 02/21/2014 | | n/a | n/a | n/a |
| REO/Short Sale | No | REO | REO | No | | REO | No | REO |
| Original List Price | n/a | \$ 24,900 | \$ 17,900 | \$ 12,000 | | \$ 15,900 | \$ 29,900 | \$ 30,000 |
| Original List Date | n/a | 06/07/2013 | 04/29/2013 | 04/24/2012 | | 04/04/2014 | 02/04/2014 | 03/23/2014 |
| Current List Price | n/a | n/a | n/a | n/a | | \$ 15,900 | \$ 29,900 | \$ 30,000 |
| Current List Date | n/a | n/a | n/a | n/a | | 04/04/2014 | 02/04/2014 | 03/23/2014 |
| Days on Market | n/a | 63 | 58 | 668 | | 44 | 103 | 56 |
| Year Built | 1927 | 1929 | 1928 | 1913 | | 1920 | 1915 | 1920 |
| Gross Living Area | 1,568 | 1,820 | 1,790 | 1,820 | | 1,560 | 1,656 | 1,790 |
| Total Basement Area | 784 | 800 | 800 | 800 | | 750 | 750 | 800 |
| Bed/Bath Count | 4 / 2.00 | 4 / 2.00 | 4 / 2.00 | 4 / 2.00 | | 4 / 2.00 | 4 / 2.00 | 4 / 2.00 |
| Site Size | 0.096 Acres | 0.090 Acres | 0.100 Acres | 0.090 Acres | | 0.070 Acres | 0.090 Acres | 0.090 Acres |
| Garage Capacity | 0 | 0 | 0 | 0 | | 0 | 0 | 0 |
| As Compared to Subject | n/a | Similar or Model Match | Similar or Model Match | Inferior | | Similar or Model Match | Similar or Model Match | Similar or Model Match |
| Property Condition | Below Average | Below Average | Below Average | Poor | | Below Average | Below Average | Below Average |
| Amenities | Covered P | Covered P | Covered P | Covered P | | Covered P | Covered P | Covered P |

Location Map



Overhead Subject Image



Bird's Eye View



Street View



| Subject Property | Proximity | Estimated Value |
|--|-----------|-----------------|
| S 705 Frebis Ave # 707, Columbus, OH 43206 | n/a | \$ 20,000 |
| Sold Comparables | Proximity | Sold Price |
| S1 638 Hanford St, Columbus, OH 43206 | 0.134 mi | \$ 21,000 |
| S2 1167 Linwood Ave, Columbus, OH 43206 | 0.682 mi | \$ 16,500 |
| S3 519 E Welch Ave, Columbus, OH 43207 | 0.457 mi | \$ 10,000 |
| Listed Comparables | Proximity | Listed Price |
| L1 1802 Bucher St, Columbus, OH 43207 | 1.077 mi | \$ 15,900 |
| L2 48 East Gates Street, Columbus, OH 43206 | 0.984 mi | \$ 29,900 |
| L3 141 E Woodrow Ave, Columbus, OH 43207 | 0.982 mi | \$ 30,000 |

Sold Comparables

S1 638 Hanford St
Columbus, OH 43206



S2 1167 Linwood Ave
Columbus, OH 43206



S3 519 E Welch Ave
Columbus, OH 43207



MLS Photo

Overhead View



Bird's Eye View



Listed Comparables

L1 1802 Bucher St
Columbus, OH 43207



L2 48 East Gates Street
Columbus, OH 43206



L3 141 E Woodrow Ave
Columbus, OH 43207



MLS Photo

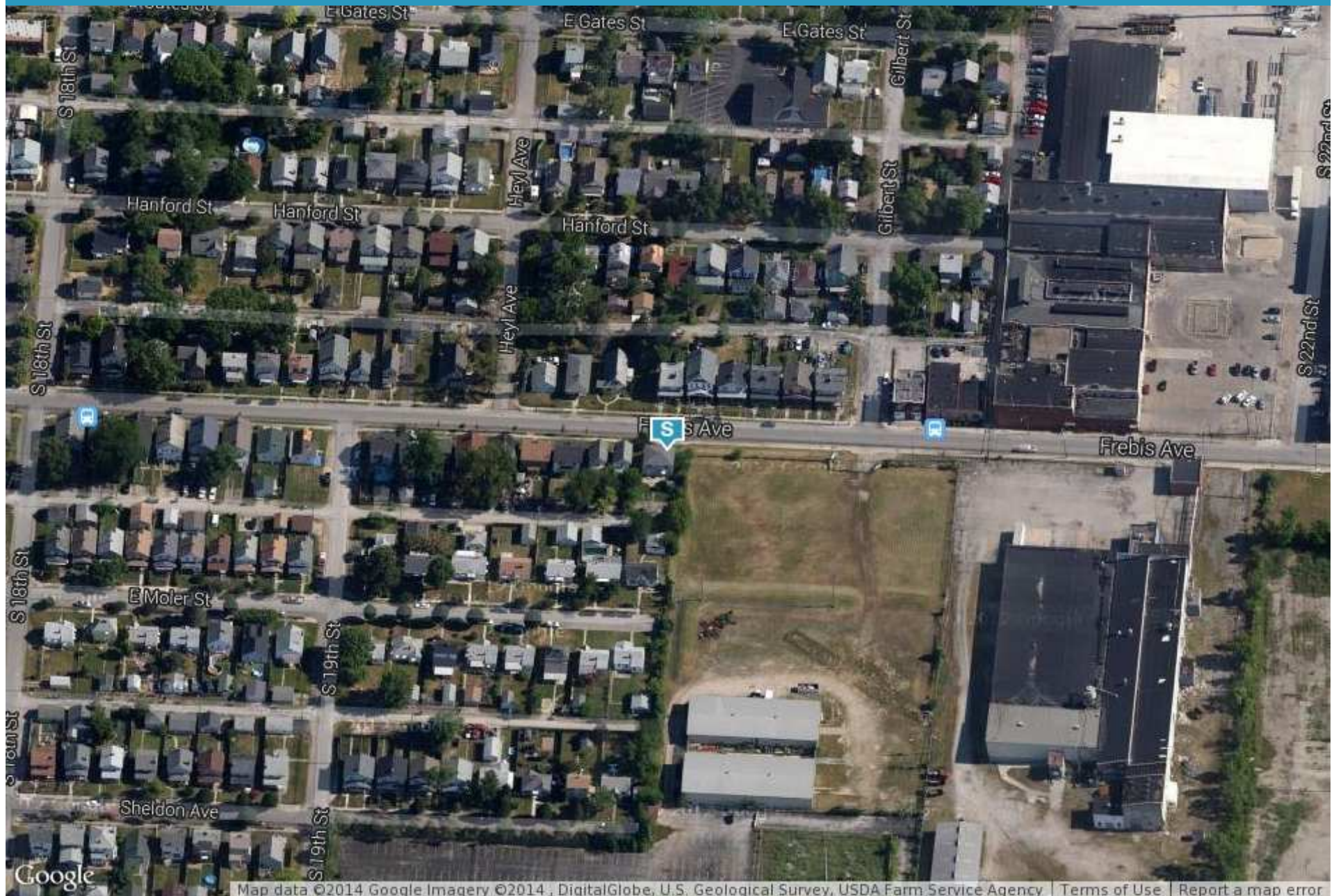
Overhead View



Bird's Eye View



Subject Neighborhood View



Vendor Comments

Subject and all sales comparables are two family rental income properties and offer the same amenities producing similar income. Area comprises of both multi family and single family units with high volume of tenant occupied housing.

Audit Alert: Sold Comparables (One or more of the sold comparables exceed sale date age guidelines for the market/neighborhood)

Agent Comment: Limited sales comparables available within the last 6 months due to the winter months in Central Ohio and limited number of two family homes in general within this area.

Property Characteristics

| | |
|---|-------------------|
| Property Use | 2 Unit |
| Occupancy Status | Unknown |
| Subject Visible From Street | Yes |
| Design Style | French Provincial |
| Style Typical of Neighborhood | Yes |
| Exterior Color | Yellow |
| Real Estate Agent/For Sale Sign Visible | No |
| Parking Type | Street |
| Garage/Carport Capacity | 1 |

Property Condition

| | |
|---|---------------------|
| Property Condition | Fair |
| Condition Relative to Adjacent Properties | Similar |
| Boarded Home | Yes |
| Property Under Construction or Renovation | No |
| Siding Type | Vinyl |
| Siding Condition | Fair |
| Roof Type | Composition shingle |
| Roof Condition | Fair |

Tax Assesment

| | |
|-----------------------|----------|
| Assessed Value | \$ 9,100 |
| Annual Property Taxes | \$ 556 |

Homeowners Association

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

Neighborhood Valuation Drivers

| | |
|-------------------------------|--------------------|
| Neighborhood Type | High-Density Urban |
| Neighborhood Condition | Fair |
| Foreclosure Activity | High |
| Vandalized Home | No |
| Boarded Homes | Yes |
| Audible Freeway/Highway Noise | No |
| Overhead Powerlines | No |
| Commercial Uses | Yes |

Subject Valuation Drivers

| | |
|------------------|----|
| Waterfront View | No |
| Golf Course View | No |

Structural Assessment

| | |
|----------------------------------|----|
| Structural Damage | No |
| Broken Doors/Windows | No |
| Major Cracks in Foundation/Walls | No |
| Evidence of Condemnation | No |

| | |
|-----------------------------|------|
| Railroad Tracks | No |
| Airport/Flightpath | No |
| Waste Management Facilities | No |
| Gated Community | No |
| Community Pool/Park | No |
| Nearby Schools | Fair |
| Visible Debris | No |
| Other | |

| | |
|-------|--|
| Other | |
|-------|--|

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"/> Boarded up window | \$ 250 | | |
| | | | |
| | | | |
| Estimated Total of All Repairs | \$ 250 | Estimated Days to Complete Repairs | |

Comments

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|--|
| Subject appears to be in fair condition for the neighborhood. One of the units does appear to be occupied. |
|--|

| | | |
|--------------------------------|---------------------------------|-------------------------------|
| Agent Name Kelly Washington | License Number OH 2013004531 | Inspection Date 05/17/2014 |
|--------------------------------|---------------------------------|-------------------------------|

Subject Front View



Subject Left Profile



Subject Right Profile



Very difficult to get left side of the property due to heavy traffic and no stopping along the curb sides.

Street Scene (Left)



Street Scene (Right)



Subject Address



Frebis Avenue has no street parking. Very busy road unable to stop long enough in front to take house number picture.

Repair: Boarded up window

