

CLIENT LOAN NUMBER

41118

INSPECTION TYPE

☒ Drive-By

☐ Interior

DATE INSPECTED:

Jul 30, 2014

1<sup>st</sup> ALT TRACKING #

41118

HOUSE APPEARS:

☒ Occupied

☐ Vacant/Secured

☐ Vacant/Unsecured

2<sup>nd</sup> ALT TRACKING #

BORROWER/OWNER

PROPERTY ADDRESS:

913 West La Rua Street

CLIENT NAME:

Vantium Retail

CITY, STATE, ZIP

Pensacola, FL 32501

COMPLETED BY:

piotrowski, anthony

FIRM NAME

piotrowski, anthony

FAX NO:

PHONE NO.:

850-499-6210

PARCEL NUMBER:

00-0S-00-9025-004-062

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:

Good.

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

No. of boarded or blocked-up homes:

General Market Comments:

close to schools and shopping.all the hoomes are older home in the neighborhood..

II. SUBJECT MARKETABILITY

Range of values in neighborhood is

24000

to

49000

The subject is an

☐ Over Improvement

☐ Under Improvement

☐ Appropriate improvement for the neighborhood.

Normal marketing time in the area is:

30-60 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 913 West La Rua Street     |  |                 |      |     |       | 703 N GUILLEMARD ST    |     |                 |       | 913 E LA RUA ST        |     |                 |       | 701 N GUILLEMARD ST    |     |                 |       |   |
| City, State Zip                    |  |                 |      |     |       | pensacola              |     | FL              | 32501 | pensacola              |     | FL              | 32501 | pensacola              |     | FL              | 32501 |   |
| Proximity to Subject               |  |                 |      |     |       | *Proximity 0.810 Miles |     |                 |       | *Proximity 1.390 Miles |     |                 |       | *Proximity 0.810 Miles |     |                 |       |   |
| Type of Sale                       |  | Sale Price      |      |     |       | Traditional            |     | 24000           |       | REO (incl HU           |     | 49000           |       | REO (incl HU           |     | 31500           |       |   |
| Price/Gross Living Area            |  |                 |      |     |       | 26.00 sq.ft.           |     |                 |       | 49.54 sq.ft.           |     |                 |       | 43.39 sq.ft.           |     |                 |       |   |
| Data Source                        |  |                 |      |     |       | MLS                    |     |                 |       | MLS                    |     |                 |       | MLS                    |     |                 |       |   |
| Property Type                      |  | Single-Family   |      |     |       | Single-Family          |     |                 |       | Single-Family          |     |                 |       | Single-Family          |     |                 |       |   |
| Original List \$                   |  | List Date       |      |     |       | 26500                  |     | 01/03/2014      |       | 44800                  |     | 01/28/2014      |       | 55000                  |     | 01/14/2014      |       |   |
| Sale Date                          |  | Total DOM       |      |     |       | 02/06/2014             |     | 7               |       | 02/21/2014             |     | 6               |       | 04/04/2014             |     | 63              |       |   |
| 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                          |  | 0.130000 Acres  |      |     |       | 0.070000 Acres         |     | 0               |       | 0.130000 Acres         |     | 0               |       | 0.060000 Acres         |     | 0               |       |   |
| View                               |  | None            |      |     |       | None                   |     | 0               |       | None                   |     | 0               |       | None                   |     | 0               |       |   |
| Design and Appeal                  |  | Ranch / 1 Story |      |     |       | Ranch / 1 Story        |     | 0               |       | Ranch / 1 Story        |     | 0               |       | Ranch / 1 Story        |     | 0               |       |   |
| Quality of Construction            |  | Average         |      |     |       | Good                   |     | 0               |       | Good                   |     | 0               |       | Good                   |     | 0               |       |   |
| Age                                |  | 78              |      |     |       | 88                     |     | 0               |       | 78                     |     | 0               |       | 88                     |     | 0               |       |   |
| Condition                          |  | Good            |      |     |       | Good                   |     | 0               |       | Good                   |     | 0               |       | Good                   |     | 0               |       |   |
| Above Grade                        |  | Total           | Bdms | B A | H B A | Tot                    | Bed | B A             | H B A | Tot                    | Bed | B A             | H B A | Tot                    | Bed | B A             | H B A |   |
| Room Count                         |  | 4               | 2    | 1   | 0     | 4                      | 2   | 1               | 0     | 0                      | 4   | 2               | 1     | 0                      | 4   | 2               | 1     | 0 |
| Gross Living Area                  |  | 989 sq.ft       |      |     |       | 907 sq.ft.             |     | 0               |       | 989 sq.ft.             |     | 0               |       | 726 sq.ft.             |     | 0               |       |   |
| Basement Sq.Ft                     |  | % Fin           |      |     |       |                        |     | 0               |       |                        |     | 0               |       |                        |     | 0               |       |   |
| Functional Utility                 |  |                 |      |     |       |                        |     |                 |       |                        |     |                 |       |                        |     |                 |       |   |
| Heating/Cooling                    |  |                 |      |     |       |                        |     |                 |       |                        |     |                 |       |                        |     |                 |       |   |
| Energy Efficient Items             |  |                 |      |     |       |                        |     |                 |       |                        |     |                 |       |                        |     |                 |       |   |
| Garage/Carport                     |  | None            |      |     |       | None                   |     | 0               |       | None                   |     | 0               |       | None                   |     | 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 |  |                 |      |     |       |                        |     | 24000           |       |                        |     | 49000           |       |                        |     | 31500           |       |   |

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

IV. MARKETING STRATEGY

☐ As-Is

☐ Minimal Lender Required Repairs

☐ Repaired

Most Likely Buyer:

☐ Owner Occupant

☐ Investor

V. REPAIRS

Itemize ALL repairs needed to bring property from its present 'as is' condition to average marketable condition for the neighborhood

| Item   | Estimated Cost | Item | Estimated Cost |
|--|----------------|------|----------------|
|  |                |      |                |
|  |                |      |                |
|  |                |      |                |
|  |                |      |                |
|  |                |      |                |
| GRAND TOTAL FOR ALL REPAIRS  |                | 0    |                |
| Estimated Days to Complete Repairs: Between:      and  |                |      |                |
| Does Agent believe there will be a Resale Problem?                      Yes <input type="checkbox"/> No <input type="checkbox"/> |                |      |                |

| VI. COMPETITIVE LISTINGS           |  |                 |      |     |       |                        |     |                 |       |                        |     |                 |       |                        |     |                 |       |            |  |
|------------------------------------|--|-----------------|------|-----|-------|------------------------|-----|-----------------|-------|------------------------|-----|-----------------|-------|------------------------|-----|-----------------|-------|------------|--|
| ITEM                               |  | SUBJECT         |      |     |       | COMPARABLE NUMBER 1    |     |                 |       | COMPARABLE NUMBER 2    |     |                 |       | COMPARABLE NUMBER 3    |     |                 |       |            |  |
| Address 913 West La Rua Street     |  |                 |      |     |       | 520 LA RUA ST          |     |                 |       | 412 N M ST             |     |                 |       | 812 W LEE ST           |     |                 |       |            |  |
| City, State Zip                    |  |                 |      |     |       | pensacola              |     | FL              | 32501 | pensacola              |     | FL              | 32501 | pensacola              |     | FL              | 32501 |            |  |
| Proximity to Subject               |  |                 |      |     |       | *Proximity 0.290 Miles |     |                 |       | *Proximity 0.600 Miles |     |                 |       | *Proximity 0.680 Miles |     |                 |       |            |  |
| Type of Listing                    |  | List Price      |      |     |       |                        |     | Traditional     |       | 29900                  |     | Traditional     |       | 45000                  |     | Traditional     |       | 35000      |  |
| Price/Gross Living Area            |  |                 |      |     |       | 37.38 sq.ft.           |     |                 |       | 48.86 sq.ft.           |     |                 |       | 43.53 sq.ft            |     |                 |       |            |  |
| Property Type                      |  | Single-Family   |      |     |       | Single-Family          |     |                 |       | Single-Family          |     |                 |       | Single-Family          |     |                 |       |            |  |
| Data Source                        |  | Source ID       |      |     |       |                        |     | MLS             |       | MLS                    |     |                 |       | MLS                    |     |                 |       |            |  |
| Original List \$                   |  | List Date       |      |     |       |                        |     | 39900           |       | 09/23/2013             |     | 45000           |       | 07/19/2014             |     | 35000           |       | 06/19/2013 |  |
| VALUE ADJUSTMENTS                  |  | DESCRIPTION     |      |     |       | DESCRIPTION            |     | +(-) Adjustment |       | DESCRIPTION            |     | +(-) Adjustment |       | DESCRIPTION            |     | +(-) Adjustment |       |            |  |
| Sales or Financing Concessions     |  |                 |      |     |       |                        |     |                 |       |                        |     |                 |       |                        |     |                 |       |            |  |
| Days on Market (Total)             |  |                 |      |     |       | 312                    |     | 0               |       | 13                     |     | 0               |       | 408                    |     | 0               |       |            |  |
| Location                           |  |                 |      |     |       | Equal                  |     | 0               |       | Equal                  |     | 0               |       | Equal                  |     | 0               |       |            |  |
| Leasehold/Fee Simple               |  |                 |      |     |       |                        |     |                 |       |                        |     |                 |       |                        |     |                 |       |            |  |
| Site Size                          |  | 0.130000 Acres  |      |     |       | 0.100000 Acres         |     | 0               |       | 0.180000 Acres         |     | 0               |       | 0.190000 Acres         |     | 0               |       |            |  |
| View                               |  | None            |      |     |       | None                   |     | 0               |       | None                   |     | 0               |       | None                   |     | 0               |       |            |  |
| Design and Appeal                  |  | Ranch / 1 Story |      |     |       | Ranch / 1 Story        |     | 0               |       | Ranch / 1 Story        |     | 0               |       | Ranch / 1 Story        |     | 0               |       |            |  |
| Quality of Construction            |  | Average         |      |     |       | Good                   |     | 0               |       | Good                   |     | 0               |       | Good                   |     | 0               |       |            |  |
| Age                                |  | 78              |      |     |       | 86                     |     | 0               |       | 76                     |     | 0               |       | 74                     |     | 0               |       |            |  |
| Condition                          |  | Good            |      |     |       | Good                   |     | 0               |       | Good                   |     | 0               |       | Good                   |     | 0               |       |            |  |
| Above Grade                        |  | Total           | Bdms | B A | H B A | Tot                    | Bed | B A             | H B A | Tot                    | Bed | B A             | H B A | Tot                    | Bed | B A             | H B A |            |  |
| Room Count                         |  | 4               | 2    | 1   | 0     | 4                      | 2   | 1               | 0     | 0                      | 4   | 2               | 1     | 0                      | 4   | 2               | 1     | 0          |  |
| Gross Living Area                  |  |                 |      |     |       | 989 sq.ft.             |     | 800 sq.ft.      |       | 0                      |     | 921 sq.ft.      |       | 0                      |     | 804 sq.ft.      |       | 0          |  |
| Basement Sq.Ft                     |  | % Fin           |      |     |       |                        |     |                 |       | 0                      |     |                 |       | 0                      |     |                 |       | 0          |  |
| Functional Utility                 |  |                 |      |     |       |                        |     |                 |       |                        |     |                 |       |                        |     |                 |       |            |  |
| Heating/Cooling                    |  |                 |      |     |       |                        |     |                 |       |                        |     |                 |       |                        |     |                 |       |            |  |
| Energy Efficient Items             |  |                 |      |     |       |                        |     |                 |       |                        |     |                 |       |                        |     |                 |       |            |  |
| Garage/Carport                     |  |                 |      |     |       | None                   |     | 0               |       | None                   |     | 0               |       | None                   |     | 0               |       |            |  |
| Porches, Patio, etc                |  |                 |      |     |       |                        |     |                 |       |                        |     |                 |       |                        |     |                 |       |            |  |
| Fence, Pool, etc                   |  |                 |      |     |       | None                   |     | 0               |       | None                   |     | 0               |       | None                   |     | 0               |       |            |  |
| Other                              |  |                 |      |     |       | Equal                  |     | 0               |       | Equal                  |     | 0               |       | Equal                  |     | 0               |       |            |  |
| Net Adj. (total)                   |  |                 |      |     |       |                        |     |                 |       | 0                      |     | 0               |       |                        |     | 0               |       |            |  |
| Adjusted Sales Price of Comparable |  |                 |      |     |       |                        |     |                 |       | 29900                  |     |                 |       | 45000                  |     | 35000           |       |            |  |

VII. MARKET VALUE (The value must fall within the indicated value of the Competitive Closed Sales).

|                              |              |                      |                    |       |
|------------------------------|--------------|----------------------|--------------------|-------|
| (Normal Sale 90-120 Days)    | Market Value | Suggested List Price | FAIR MARKET RENT   | 800   |
| AS IS                        | 45000        | 45000                | (monthly income)   |       |
| REPAIRED                     | 45000        | 45000                |                    |       |
| (Quick Sale Value 0-90 Days) |              |                      | SUBJECT LAND VALUE | 36575 |
| AS IS                        | 41000        |                      |                    |       |
| REPAIRED                     | 41000        |                      |                    |       |

COMMENTS

Describe and justify your recommended marketing strategy - As Is or Repaired. (Include specific positives/negatives and/or concerns, encroachments, easements, water rights, environmental concerns, flood zones, etc. Attach addendum if additional space is needed.)

See page 3

Signature: piotrowski, anthony

License No. bk3145986

Date: Jul 30, 2014

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

This is an opinion of price and is not a certified appraisal of the market value of the property. If such an appraisal is desired, the service of a certified appraiser must be obtained.

**EXTENDED COMMENTS AS NEEDED**

GENERAL MARKET COMMENTS (continued from page 1):

close to schools and shopping.all the hoomes are older home in the neighborhood.

RESALE COMMENTS (continued from page 1):

COMMENTS ON SUBJECT (continued from page 2):

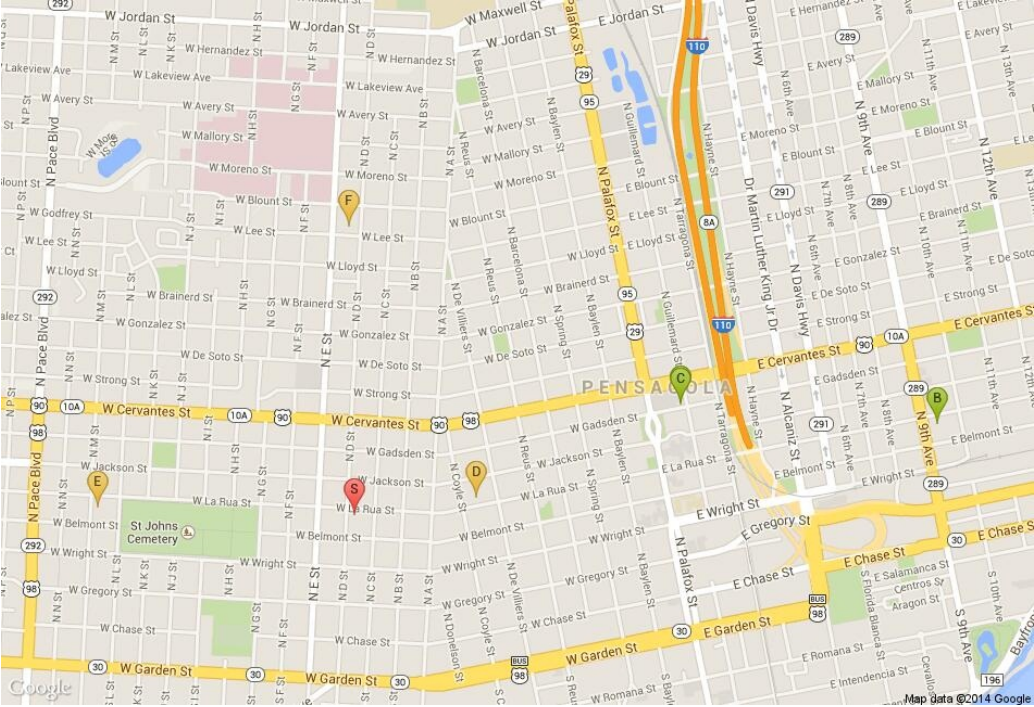
near shopping and schools

2 bedroom

the subject property is a older home. it in a neighborhood with older homes. to find comps had to extend the distances.

Loan Number: 41118

Ref#:



Loan Number: 41118

P h o t o   (   S i d e   )   :   r i g h t . j p g

Ref#:



Loan Number: 41118

P h o t o   (   S i d e   )   :   l e f t . j p g

Ref#:





Loan Number: 41118

Photo ( Front ) :  
20140731\_141515.jpg

Ref#:



Loan Number: 41118

Photo ( Addr Verification ) :  
20140731\_141613.jpg

Ref#:



Loan Number: 41118

Photo ( Street ) :  
20140731\_141559.jpg

Ref#:



Loan Number: 41118

Photo (Sale 1) : 703 N GUILLEMAND ST . j p g

Ref#:



Loan Number: 41118

Photo (Sale 2) : 913 ELARUA ST . j p g

Ref#:



Loan Number: 41118

Photo (Sale 3) : 701 N GUILLEMAND ST . j p g

Ref#:







