

Broker/Agent Estimate

 PROPERTY ADDRESS:
 428 Calumet Blvd, Harvey, IL 60426

MORTGAGER NAME:

 REFERENCE NUMBER:
 36134

 REPORT DATE:
 05/21/2014

Market Overview

Neighborhood Market Trend	Stable
Overall Market Trend	Stable
Range of Comparable Sales	\$ 11,000 - \$ 18,000
Range of Comparable Listings	\$ 14,000 - \$ 18,000
Market Supply	Normal
Foreclosure Activity	Moderate

Comments

All selected comps are located in urban area, within 1 mile radius. According to iFLS, subject property is REO, also it is located in distressed area, so 4 out of 6 comps are also distressed sales. Due to lack of similar comps and to avoid price gaps, I was constrained to use one comp with DOM that exceeds tolerant range. All selected ...see comments addendum for complete comments

Agent Name	Lina Conner
License Number	IL 471004128
Valuation Date	05/21/2014

As-Is Value

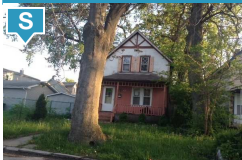
\$ 18,000

30 Day Quick-Sale Value	\$ 12,000
Cost-to-Cure	n/a
As-Repaired Value	n/a

Subject Overview

Is the Subject Listed?	No
Bank Owned/REO	Yes

Subject Property



Sold Comparables

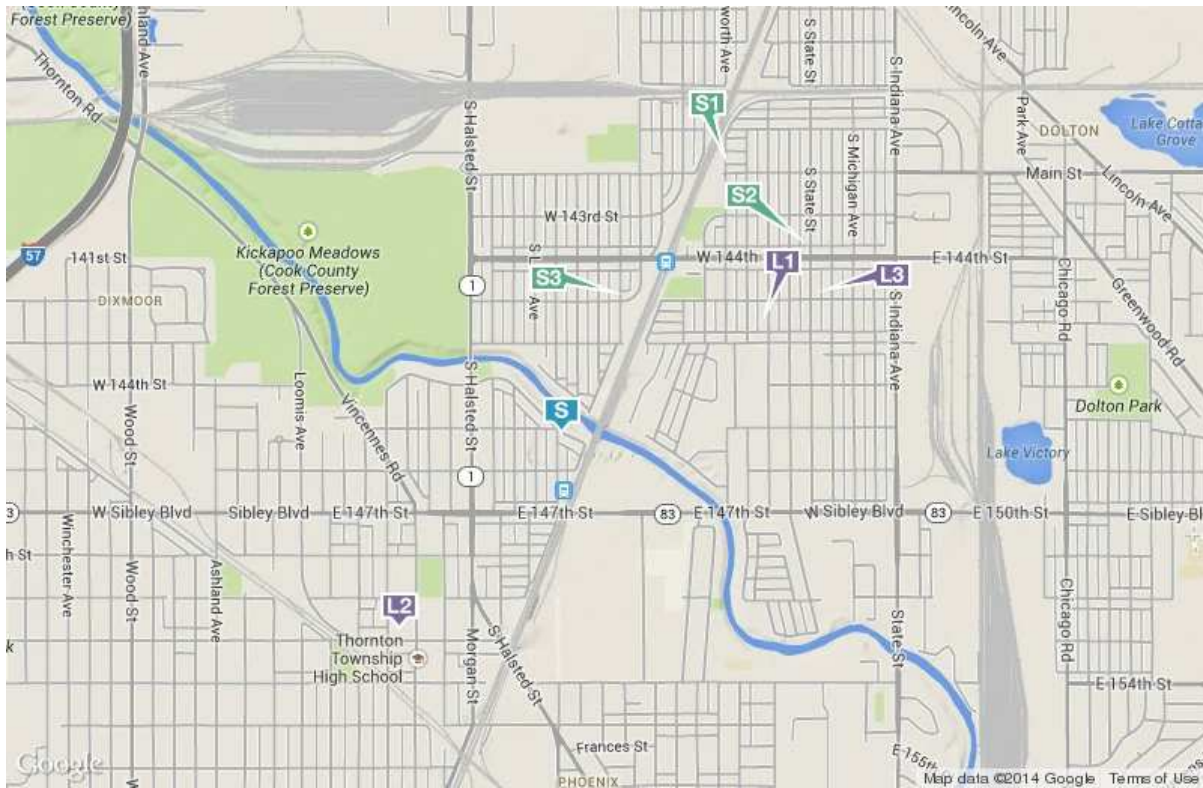


Listed Comparables



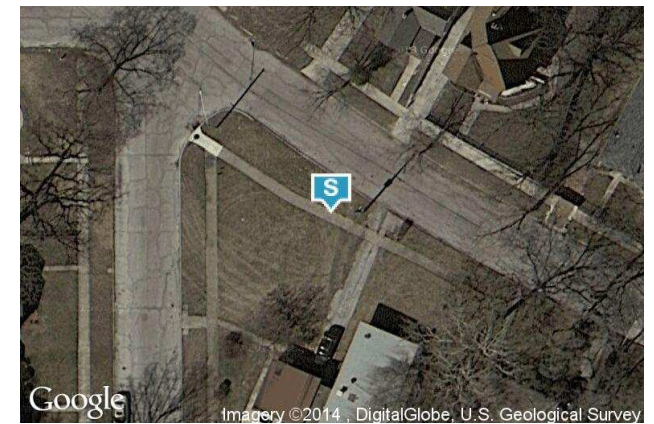
Street Address	428 Calumet Blvd Harvey, IL 60426	151 West 142nd Street Riverdale, IL 60827	14324 South State Street Riverdale, IL 60827	14444 South Stewart Avenue Riverdale, IL 60827	14518 South Clark Street Riverdale, IL 60827	175 E 150th St Harvey, IL 60426	14433 South State Street Riverdale, IL 60827
Proximity to Subject	n/a	0.936 Miles	0.912 Miles	0.447 Miles	0.674 Miles	0.753 Miles	0.861 Miles
Sale Price	n/a	\$ 11,000	\$ 15,000	\$ 18,000	n/a	n/a	n/a
Sale Date	n/a	04/18/2014	03/31/2014	03/26/2014	n/a	n/a	n/a
REO/Short Sale	REO	REO	REO	REO	No	REO	No
Original List Price	n/a	\$ 10,324	\$ 29,900	\$ 34,900	\$ 25,000	\$ 15,000	\$ 29,000
Original List Date	n/a	01/06/2014	10/30/2013	09/09/2013	09/14/2012	05/05/2014	02/10/2014
Current List Price	n/a	n/a	n/a	n/a	\$ 14,000	\$ 15,000	\$ 18,000
Current List Date	n/a	n/a	n/a	n/a	09/14/2012	05/05/2014	02/10/2014
Days on Market	n/a	102	152	198	615	17	101
Year Built	1909	1939	1942	1942	1946	1920	1940
Gross Living Area	1,110	1,241	1,192	1,271	1,082	1,248	1,196
Total Basement Area	550	600	600	600	500	600	600
Bed/Bath Count	3 / 2.00	3 / 1.00	3 / 1.00	2 / 1.00	2 / 1.00	3 / 1.00	3 / 1.00
Site Size	0.074 Acres	0.100 Acres	0.086 Acres	0.080 Acres	0.129 Acres	0.181 Acres	0.129 Acres
Garage Capacity	0	0	0	2	0	0	2
As Compared to Subject	n/a	Similar or Model Match	Similar or Model Match	Superior	Similar or Model Match	Similar or Model Match	Superior
Property Condition	Below Average	Average	Average	Average	Average	Average	Average
Amenities							

Location Map



Subject Property		Proximity	Estimated Value
S	428 Calumet Blvd, Harvey, IL 60426	n/a	\$ 18,000
Sold Comparables		Proximity	Sold Price
S1	151 West 142nd Street, Riverdale, IL 60827	0.936 mi	\$ 11,000
S2	14324 South State Street, Riverdale, IL 60827	0.912 mi	\$ 15,000
S3	14444 South Stewart Avenue, Riverdale, IL 60827	0.447 mi	\$ 18,000
Listed Comparables		Proximity	Listed Price
L1	14518 South Clark Street, Riverdale, IL 60827	0.674 mi	\$ 14,000
L2	175 E 150th St, Harvey, IL 60426	0.753 mi	\$ 15,000
L3	14433 South State Street, Riverdale, IL 60827	0.861 mi	\$ 18,000

Overhead Subject Image



Bird's Eye View



Street View



Sold Comparables

S1 151 West 142nd Street
Riverdale, IL 60827



S2 14324 South State Street
Riverdale, IL 60827



S3 14444 South Stewart Avenue
Riverdale, IL 60827



MLS Photo

Overhead View



Bird's Eye View



Listed Comparables

L1 14518 South Clark Street
Riverdale, IL 60827



L2 175 E 150th St
Harvey, IL 60426



L3 14433 South State Street
Riverdale, IL 60827



MLS Photo

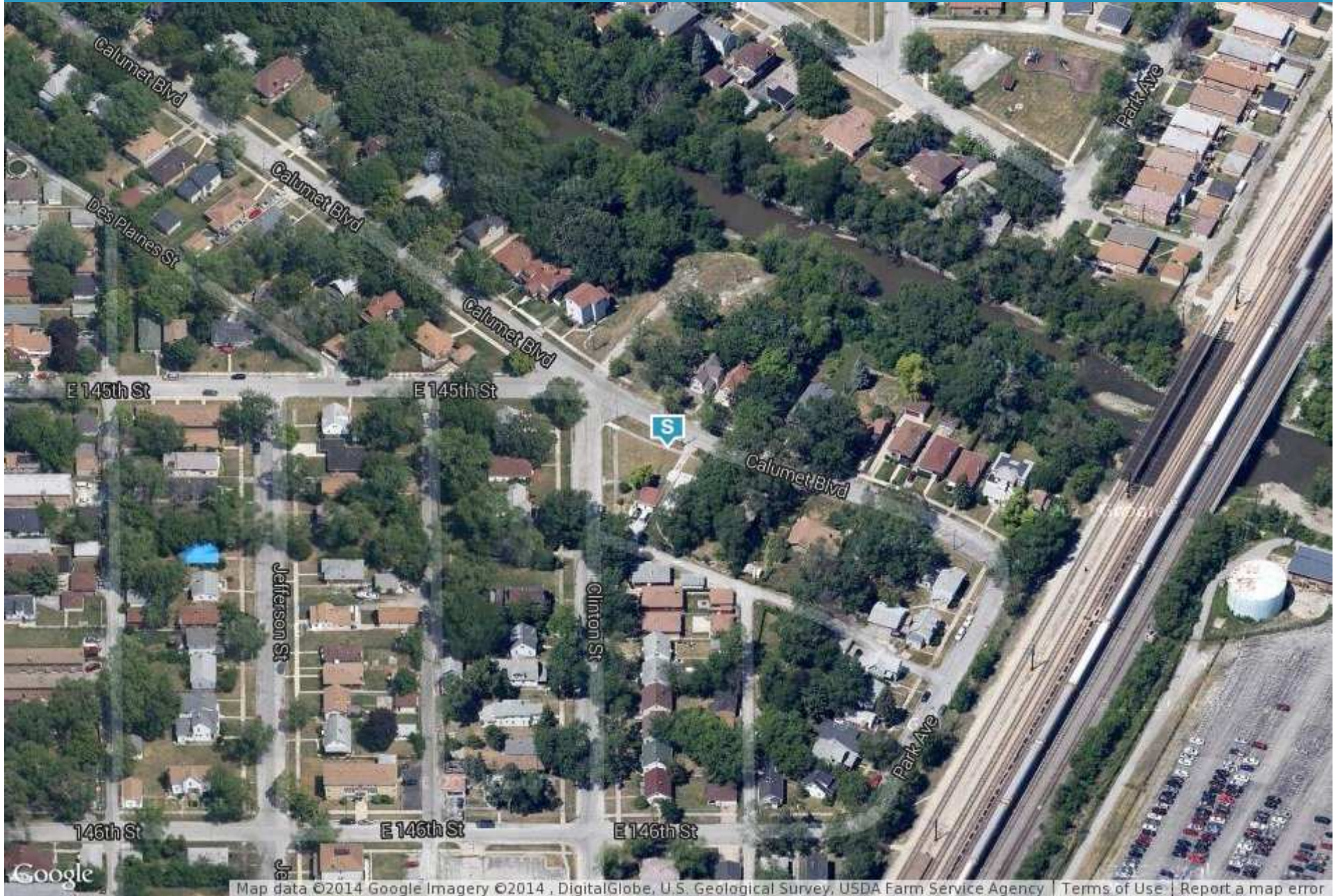
Overhead View



Bird's Eye View



Subject Neighborhood View



Map data ©2014 Google Imagery ©2014 , DigitalGlobe, U.S. Geological Survey, USDA Farm Service Agency | Terms of Use | Report a map error

Vendor Comments

All selected comps are located in urban area, within 1 mile radius. According to iFLS, subject property is REO, also it is located in distressed area, so 4 out of 6 comps are also distressed sales. Due to lack of similar comps and to avoid price gaps, I was constrained to use one comp with DOM that exceeds tolerant range. All selected comps offer good overall similarities to the subject and are representative of both the subject neighborhood and nearby competing neighborhoods of similar size and style homes offering similar buyer appeal. Minor adjustments were made. SP value was based on average price of all comps.

Property Characteristics

Property Use	Single-Family Detached
Occupancy Status	Unknown
Subject Visible From Street	Yes
Design Style	Cape Cod
Style Typical of Neighborhood	Yes
Exterior Color	mixed
Real Estate Agent/For Sale Sign Visible	No
Parking Type	Street
Garage/Carport Capacity	0

Property Condition

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

Tax Assesment

Assessed Value	\$ 3,855
Annual Property Taxes	\$ 790

Homeowners Association

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

Neighborhood Valuation Drivers

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

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	none

Other	none
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Evidence of Fire Damage	No
Evidence of Flood/Water Damage	No
Evidence of Roof Damage	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.

Estimated Total of All Repairs	\$ 0	Estimated Days to Complete Repairs	

Comments

Subject property has fair curb appeal and exterior, from visual inspection there was no damage found.

Agent Name Lina Conner	License Number IL 471004128	Inspection Date 05/21/2014
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Subject Front View



Subject Left Profile



Subject Right Profile



Street Scene (Left)



Street Scene (Right)



Subject Address

