


ORDER INFORMATION														
INSPECTION DATE 4/14/2015		EFFECTIVE DATE		CLIENT Colonial Funding Group 884		ORDERED FOR Matthew Edwards		MCS Valuations ORDER 8752085			LOAN NO MI003974			
MORTGAGEE N/A		ADDRESS 917 N CHESTNUT ST				CITY LANSING			ST MI		ZIP 48906			
SERVICE PROVIDED Exterior							BROKER NAME/PHONE 							
DISCLOSURE **See Disclosure Addendum**														
PROPERTY INFORMATION														
NO. UNITS	TYPE	STYLE	LOT ACRES	GLA SQ FT	ROOMS	BR/BA	BSMT	GARAGE CARPORT	AGE YRS	VIEW	POOL/SPA			
1	SFD	2-St Conv	.07	1,144	6	3 1	Yes	0 CAR None	100	Typical	No			
CURRENTLY LISTED No	LISTED IN LAST 12 MOS No		LIST PRICE (IF LISTED) \$		LIST COMPANY (IF LISTED)				LIST COMPANY PHONE (IF LISTED)			DOM		
TRANSFERRED OWNERSHIP IN LAST 12 MOS No			SALE DATE (IF SOLD LAST 12 MOS)		SALE PRICE (IF SOLD LAST 12 MOS) \$				MARKET RENT (MONTHLY) \$ 750		Previous List Price \$			
VACANT Occupied By Unk	SECURED (IF VACANT) Yes		CONDO/PUD No	HOA FEES \$ PER		OWNER OCCUPIED %		DEVELOPMENT NAME						
CURB APPEAL Average		PROPERTY MAINTENANCE Fair		LANDSCAPE & LAWN Average			CONFORMITY TO NEIGHBORHOOD Good		CONDITION Fair					
GUEST HOUSE No		GUEST HOUSE SQ FT		GUEST BSMT SQ FT			LAND PRICE \$ 3,000							
NEIGHBORHOOD INFORMATION														
HOMES IN AREA ARE Larger		HOMES IN DIRECT COMPETITION 15		PRICE RANGE \$ 9,900 TO \$ 69,900				SUPPLY/DEMAND Stable			ENVIRONMENTAL ISSUES No			
LOCATION Urban		CRIME		NEIGHBORHOOD TREND Stable			HOMES IN THIS MARKET ARE Stable AT A RATE OF 0% PER MONTH							
COMPARABLE SALES														
ADDRESS	PROX MILES	GLA SQ FT	BR/BA	COND	POOL/VIEW	TYPE/STYLE	LOT SIZE	BSMT	GARAGE CARPORT	AGE	SALE DATE	DOM	LIST PRICE	SALE PRICE
921 W Oakland Ave	0.35	1,245	3 1	Fair	No Typical	SFD 2-St Conv	.21	Yes	1 CAR Gar Att	93	1/15/2015	65	\$ 19,000	\$ 15,000
1311 Lemrock Ct	0.37	1,008	3 1	Fair	No Typical	SFD Cape	.07	Yes	0 CAR None	100	2/13/2015	38	\$ 15,500	\$ 15,500
945 N Pine St	0.09	1,232	3 1.5	Average	No Typical	SFD 2-St Conv	.08	Yes	1 CAR Gar Det	99	12/29/2014	99	\$ 40,900	\$ 20,000
COMP 1 COMMENTS Similar size and room count. Similar condition. Superior garage.										MLS		64258		
COMP 2 COMMENTS Most recent sale. Most similar year and condition. Similar no garage. Similar lot size.										MLS		66106		
COMP 3 COMMENTS Closest proximity. Superior condition. Superior bath count. Superior garage.										MLS		63392		
COMPARABLE LISTINGS														
ADDRESS	PROX MILES	GLA SQ FT	BR/BA	COND	POOL/VIEW	TYPE/STYLE	LOT SIZE	BSMT	GARAGE CARPORT	AGE	LIST DATE	DOM	ORIG LIST	CURR LIST
824 Cross St	0.52	1,232	3 1	Fair	No Typical	SFD 2-St Conv	.13	Yes	1 CAR Gar Det	98	2/14/2015	60	\$ 19,000	\$ 14,440
1330 Roosevelt Ave	0.45	1,188	3 1	Fair	No Typical	SFD 2-St Conv	.12	Yes	0 CAR None	100	3/31/2015	15	\$ 18,000	\$ 18,000
904 N Martin Luther King	0.41	1,364	3 1	Average	No Typical	SFD 2-St Conv	.13	Yes	0 CAR None	96	2/17/2015	57	\$ 29,900	\$ 29,900
COMP 1 COMMENTS Similar size and room count. Similar condition. Superior garage.										MLS		67255		
COMP 2 COMMENTS Most similar size and room count. Similar year and condition. Similar no garage.										MLS		68676		
COMP 3 COMMENTS Closest proximity. Slightly larger. Slightly superior condition.										MLS		67311		
INTERIOR INFORMATION														
GAINED INTERIOR ACCESS				VERIFIED ROOM CT & SQ FT						INTERIOR CONDITION				
PRICE OPINION & COMMENTS														
COUNTY: Ingham		APN# 33-01-01-09-353-241		POSITIVE/NEGATIVE FEATURES Location. School district. Older home with no updates or improvements noted.										
RECOMMENDED REPAIRS/IMPROVEMENTS Boarded door and window, roof, siding piece.													REPAIR EST \$ 5,000	
NORMAL MARKET (DAYS) 75	AS-IS	30-DAY QUICK SALE \$ 15,000		AS-IS LOW PRICE \$ 16,000		AS-IS HIGH PRICE \$ 16,000		AS-IS FINAL PRICE \$ 16,000		AS-IS LIST \$ 18,900				
	AS-REPAIRED			AS-REPAIRED LOW PRICE \$ 21,000		AS-REPAIRED HIGH-PRICE \$ 21,000		FOV AS REPAIRED \$ 21,000		AS-REPAIRED LIST \$ 23,900				
COMMENTS/ADDENDUM Interior of home should be inspected. Aggressive pricing needed in this saturated market.														
QUALITY REVIEW REMARKS CL3 and CS3 representative of repaired value.														

ACCOUNT NUMBER MI003974	TRACKING NUMBER		MCS Valuations ORDER. 8752085
NAME N/A	ADDRESS 917 N CHESTNUT ST	CITY, STATE, ZIP LANSING, MI 48906	
PHOTOS COMMENT			

Subject Front



Subject Side



Subject Side



ACCOUNT NUMBER MI003974	TRACKING NUMBER	MCS Valuations ORDER. 8752085
NAME N/A	ADDRESS 917 N CHESTNUT ST	CITY, STATE, ZIP LANSING, MI 48906
PHOTOS COMMENT		

Subject Damage

roof, window, siding



Subject Damage

boarded door



Subject House Number

no number on home



ACCOUNT NUMBER MI003974	TRACKING NUMBER	MCS Valuations ORDER. 8752085
NAME N/A	ADDRESS 917 N CHESTNUT ST	CITY, STATE, ZIP LANSING, MI 48906
PHOTOS COMMENT		

Subject - Other

neighbors address



Street View



Street View



ACCOUNT NUMBER MI003974	TRACKING NUMBER	MCS Valuations ORDER. 8752085
NAME N/A	ADDRESS 917 N CHESTNUT ST	CITY, STATE, ZIP LANSING, MI 48906
PHOTOS COMMENT		

Street Sign



Listing 1 (824 Cross St)



Listing 2 (1330 Roosevelt Ave)



ACCOUNT NUMBER MI003974	TRACKING NUMBER	MCS Valuations ORDER. 8752085
NAME N/A	ADDRESS 917 N CHESTNUT ST	CITY, STATE, ZIP LANSING, MI 48906
PHOTOS COMMENT		

Listing 3 (904 N Martin Luther King Jr Blvd)



Sold 1 (921 W Oakland Ave)



Sold 2 (1311 Lemrock Ct)



ACCOUNT NUMBER MI003974	TRACKING NUMBER		MCS Valuations ORDER. 8752085
NAME N/A	ADDRESS 917 N CHESTNUT ST	CITY, STATE, ZIP LANSING, MI 48906	
PHOTOS COMMENT			

Sold 3 (945 N Pine St)



Subject Back



Aerial View



