


Property Address:	2308 EDGEMONT WAY, ANDERSON, IN 46011				
Borrower		Inspection Date	12/3/2014	Effective Date	12/7/2014
APN	481102202009000003	Loan #	IN008063	Order ID	141294533
Company	ABC Realty & Property MGMT		Name	Mary Cordle	
Phone	765-621-7594	Fax	765-354-9986	Email	marycordle@comcast.net
Address	9170 N. Raider Rd. MIDDLETOWN IN 47356		Distance from the Subject		10.47 Miles

I. General Conditions

Property Type	SFR	
Occupancy	Owner	
# Of Units	1	
Data Source	Tax Records	
Property Condition	Good	
HOA	No	
HOA Fees	\$	
HOA Assoc. Name		
Phone		
Fees Include		
Monthly Rental Value	\$800	

Subject Description

Brick and vinyl sided ranch style home. 1 car attached garage. 1 car carport. Home appears in average condition.

Repairs

Category	Cost		Category	Cost
Exterior Paint	\$0		Foundation	\$0
Siding / Trim Repair	\$0		Fencing	\$0
Exterior Doors	\$0		Landscaping	\$0
Windows	\$0		Pool	\$0
Garage	\$0		Other	\$0
Roof / Gutters	\$0		Other	\$0
Fire Damage	\$0		Other	\$0
Total Estimated Exterior Repairs		\$0		

Subject Condition and Repair Comments

No visible damages.

II. Subject Sales and Listing History

Currently Listed?	No	By:	//				
List Date	Orig List Price		Current List Price		MLS#		
	\$		\$				
Prior History (36 Month)							
Original List Price	Original List Date	DOM	Date Listed	Date Sold	List Price	Sale Price	Notes
					\$	\$	
					\$	\$	
					\$	\$	
Analysis of Current and Prior Listing History:							
No prior history							




III. Neighborhood Market Data

Location	Suburban	Local Economy is	Stable	Housing Supply is	In Balance
Number of Lisiting is	Stable		Normal Marketing Time		3-6 Months
Total # of Active Listings in the subject's specific MLS district					41
Total # of Sales in the subject's specific MLS district in the past 12 months					35
# of REO Sales in the subject's specific MLS district in the past 12 months					5
# of Boarded Properties on Subject Street					0
# of Rentals on the market in the subject's specific MLS district					0
Predominant Occupancy					Owner
Market for this type of property			Increased 1 % in the past 6 months.		
Market for this type of property REO%			14		
Market for this type of property Short Sale %			1		
Range of Value is this area:			Low: \$15,000		High: \$79,900
Pride of Ownership			Average		
Does agent feel there will be a Resale Problem?			No		
Reason there will be a Resale Problem:			None anticipated		
Do any environmental issues affect the value of the property?					
Neighborhood Comments					
Established neighborhood. In close proximity to amenities.					





IV. Marketing Strategy				
Value		90-120 Day Value	Repaired Value	30 Day Value
	Suggested List Price	\$53,000	\$53,000	\$43,000
	Probable Sales Price	\$49,000	\$49,000	\$39,000
Comments Regarding Pricing Strategy				
The values are based on computations from the active and the sold comparables with greater weight on the adjusted sold value.				
Unique Property Conditions				

The attached Broker Price Opinion (BPO) has been completed outside of The Uniform Standards of Professional Appraisal Practice (USPAP). The BPO is an evaluation tool and is not considered an appraisal of the market value of the property - it is an opinion of the probable sales price. SingleSource completes BPO requests for property listing, REO analysis, loan due diligence, modifications, etc to aid our servicing customers. SingleSource BPO reports are not eligible or appropriate for loan origination purposes.

V. Current Listings

		Subject	Listing #1	Listing #2	Listing #3
					
Listing Comparables	Street Address	2308 EDMONT WAY	1903 Woodbine	1908 Edgemont Way	1401 Bramble Way
	City	ANDERSON	Anderson	Anderson	Anderson
	State	IN	IN	IN	IN
	Zip Code	46011	46011	46011	46011
	Miles to Subject		0.12	0.05	0.41
	Community Name	Greenbriar Park	Greenbriar Park	Greenbriar Park	Greenbriar Park
	Data Source	Tax Records	MLS	MLS	MLS
	MLS Number		21316685	21318933	21294691
	Original List Date		09/22/2014	10/06/2014	05/29/2014
	Original List Price		52,900	54,900	69,900
	Current List Price		52,500	52,500	64,900
	Listing Type	Arms Length	Arms Length	Arms Length	Arms Length
	Days On Market		73	59	189
	Year Built	1970	1965	1971	1962
	Condition	Good	Good	Good	Good
	View	Residential	Residential	Residential	Residential
	Style/Design	Ranch	Ranch	Ranch	Ranch
	# of Units	1	1	1	1
	Gross Living Area	925	950	950	999
	Bedrooms	3	3	3	3
	Baths/Half Baths	1 0	1 0	1 0	2 0
	Basement	No	No	No	No
	Basement Finished	Slab	Slab	Slab	Slab
	Total Room #	7	6	6	10
	Garage/Carport	1 Attached	1 Attached	1 Attached	0 On Street
	Lot Size	.2438 Acres	.22 Acres	.15 Acres	.21 Acres
	Other	Porch 1 Carport	Patio Porch Fence	Patio Fence	Patio, deck.
Comments on Listing Comparables					
Listing # 1	Similar style, size and age. Aluminum sided. Similar room count. Similar garage. No carport. New roof, windows.				
Listing # 2	Similar style, size and age. Vinyl sided. Similar room count. Similar garage. No carport. Fenced yard. Corner lot.				
Listing # 3	Similar style, size and age. Vinyl sided. More bathrooms. No garage. Deck.				

VI. Recent Sales

Sale Comparables		Subject	Sale #1	Sale #2	Sale #3
					
	Street Address	2308 EDMONT WAY	2014 Manger Ln	802 Isabelle Dr	1904 W Balsam Ct
	City	ANDERSON	Anderson	Anderson	Anderson
	State	IN	IN	IN	IN
	Zip Code	46011	46011	46013	46011
	Miles to Subject		2.84	5.4	0.12
	Community Name	Greenbriar Park	Rosewood	Harmeson Hts	Greenbriar
	Data Source	Tax Records	MLS	MLS	MLS
	MLS Number		21269709	21199157	21294083
	Original List Price	\$	\$54,900	\$59,500	\$54,900
	Original List Date		12/27/2013	10/02/2014	05/28/2014
	List Price at Sale	\$	\$52,900	\$59,500	\$54,900
	Sale Price	\$	\$51,500	\$54,000	\$50,000
	Closing Date		10/20/2014	10/30/2014	08/08/2014
	Type of Financing		FHA	Conv	FHA
	Type of Sale		Arms Length	Arms Length	Arms Length
	Days On Market		297	28	72
	Year Built	1970	1972	1959	1976
	Condition	Good	Good	Good	Good
	View	Residential	Residential	Residential	Residential
	Style/Design	Ranch	Ranch	Ranch	Ranch
	# of Units	1	1	1	1
	Gross Living Area	925	1,108	1,035	1,020
	Bedrooms	3	4	2	3
	Baths/Half Baths	1 0	1 1	1 0	1 0
	Basement	No	No	No	No
	Basement Finished	Slab	Crawl	Crawl	Crawl
	Total Room #	7	6	5	5
	Garage/Carport	1 Attached	1 Attached	2 Attached	1 Attached
	Lot Size	.2438 Acres	.22 Acres	.41 Acres	.27 Acres
	Other	Porch 1 Carport	Porch Fence	Patio Fence	Patio Fence
	Overall Adjustment		\$-4,990	\$-500	\$-1,000
	Adjusted Value		\$46,510	\$53,500	\$49,000
Comments on Sale Comparables					
Sale # 1	Similar style, size and age. Brick. More bedrooms -1000 More bathrooms -500 Similar garage. No carport +500 Appliances. Fence -1000 Concessions -2996				
Sale # 2	Similar style, size and age. Brick. Less bedrooms +1000 Larger garage -1000 No carport +500 Fence -1000				
Sale # 3	Similar style, size and age. Brick and vinyl sided. Similar room count. Similar garage. No carport +500 Concessions -1500				

VII. Subject Photograph Addendum



Subject Front

Subject Front



Subject Street

Subject Street



Subject Address

Subject Address

VIII. Current Listings Photograph Addendum



Current Listing 1

1903 Woodbine
Anderson, IN 46011
Orig List Date: 09/22/2014
List Price: \$52,500
Sq. Ft.: 950
Miles to Subject 0.12



Current Listing 2

1908 Edgemont Way
Anderson, IN 46011
Orig List Date: 10/06/2014
List Price: \$52,500
Sq. Ft.: 950
Miles to Subject 0.05



Current Listing 3

1401 Bramble Way
Anderson, IN 46011
Orig List Date: 05/29/2014
List Price: \$64,900
Sq. Ft.: 999
Miles to Subject 0.41

IX. Recent Sales Photograph Addendum



Recent Sale 1

2014 Manger Ln
Anderson, IN 46011
Closing Date: 10/20/2014
Sale Price: \$51,500
Sq. Ft.: 1,108
Miles to Subject 2.84



Recent Sale 2

802 Isabelle Dr
Anderson, IN 46013
Closing Date: 10/30/2014
Sale Price: \$54,000
Sq. Ft.: 1,035
Miles to Subject 5.4



Recent Sale 3

1904 W Balsam Ct
Anderson, IN 46011
Closing Date: 08/08/2014
Sale Price: \$50,000
Sq. Ft.: 1,020
Miles to Subject 0.12

X. Additional Photograph Addendum



Subject Street

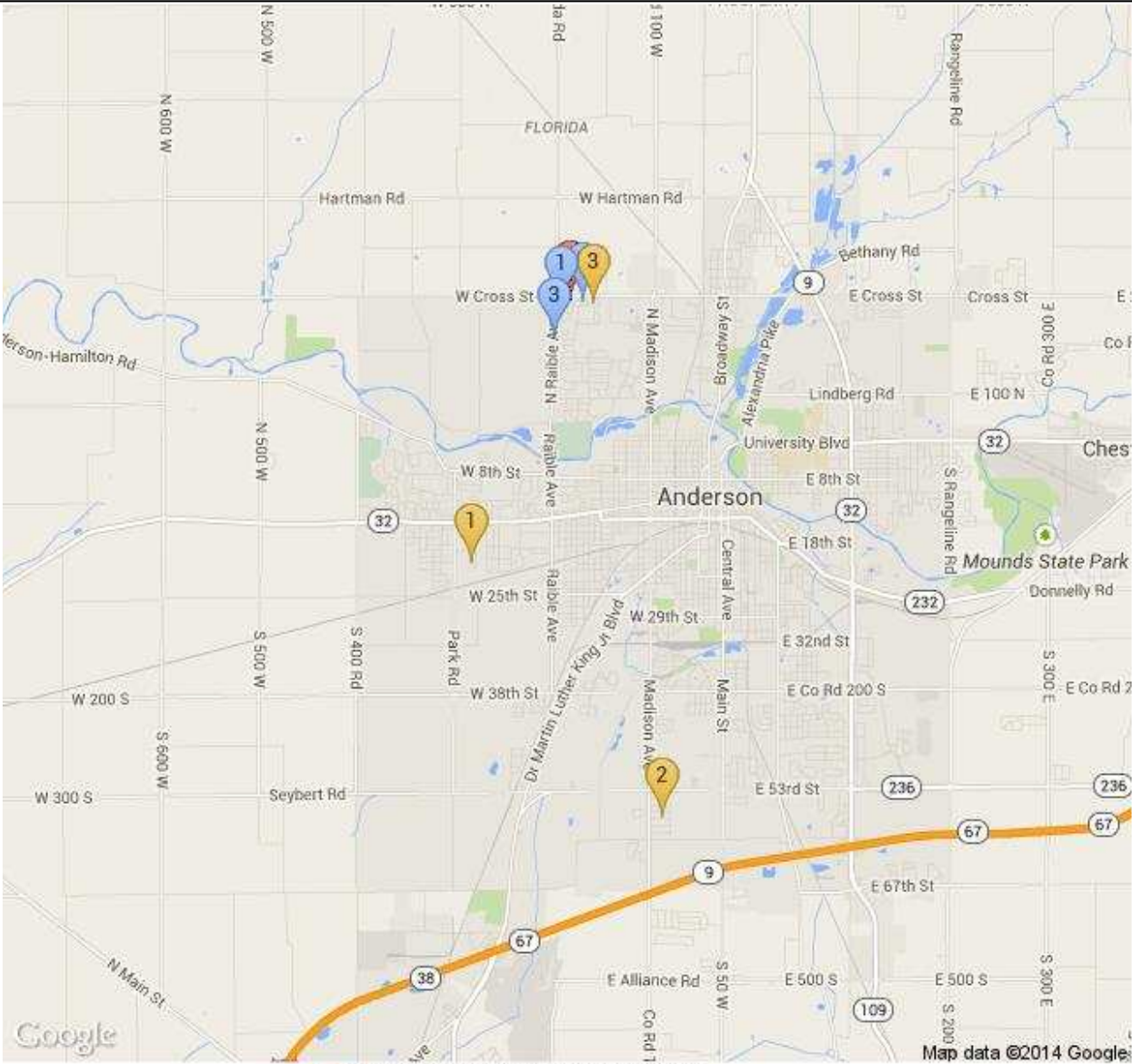


Subject Other



Subject Other

XI. Map



	Comparable Listings	
	1903 Woodbine	
	1908 Edgemont Way	
	1401 Bramble Way	
	Subject Property: 2308 EDGE MONT WAY	
	Distance	Recent Sales
	0.12mi.	1 2014 Manger Ln 2.84mi.
	0.05mi.	2 802 Isabelle Dr 5.4mi.
	0.41mi.	3 1904 W Balsam Ct 0.12mi.