MCS VALUATIONS

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ORDER INFORMATION

INSPECTION DATE	EFFECTIVE DATE	CLIENT	ORDERED FOR	MCS Valuations ORDER	LOAN NO
7/15/2015		Colonial Funding Group 884	Matthew Edwards	8779110	4983-87

MORTGAGEE	ADDRESS	CITY	ST	ZIP
N/A	4983-87 Kentucky St.	Gary	IN	46409

SERVICE PROVIDED	BROKER NAME/PHONE
Exterior	

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
2	Duplex	2-St Conv	0.24	1,900	10	4 2	No	2 CAR Gar Att	61	Typical	no

CURRENTLY LISTED	LISTED IN LAST 12 MOS	LIST PRICE (IF LISTED)	LIST COMPANY (IF LISTED)	LIST COMPANY PHONE (IF LISTED)	DOM
No	No	$			

TRANSFERRED OWNERSHIP IN LAST 12 MOS	SALE DATE (IF SOLD LAST 12 MOS)	SALE PRICE (IF SOLD LAST 12 MOS)	MARKET RENT (MONTHLY)	Previous List Price
No		$	$ 1,100	$

VACANT	SECURED (IF VACANT)	CONDO/PUD	HOA FEES	OWNER OCCUPIED	DEVELOPMENT NAME
Vacant	Yes	No	$ PER	%	

CURB APPEAL	PROPERTY MAINTENANCE	LANDSCAPE & LAWN	CONFORMITY TO NEIGHBORHOOD	CONDITION
Fair	Fair	Fair	Average	Fair

GUEST HOUSE	GUEST HOUSE SQ FT	GUEST BSMT SQ FT	LAND PRICE
No			$ 13,700

NEIGHBHORHOOD INFORMATION

HOMES IN AREA ARE	HOMES IN DIRECT COMPETITION	PRICE RANGE	SUPPLY/DEMAND	ENVIRONMENTAL ISSUES
Similar	1	$ 5,000 TO $ 35,000	Stable	No

LOCATION	CRIME	NEIGHBORHOOD TREND	HOMES IN THIS MARKET ARE
Suburban		Stable	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
3500 Carolina St	0.59	1,646	4 2	Poor	NO TYPICAL	Duplex 2-St Conv	0.14	Yes	0 CAR None	77	2/20/2015	107	$22,900	$14,000
5027 E Kentucky St	1.35	1,900	6 2	Fair	NO TYPICAL	Duplex 2-St Conv	0.24	No	2 CAR Gar Att	61	9/26/2014	98	$27,900	$23,500
3740 Montgomery St	1.16	1,997	5 2	Average	NO TYPICAL	Duplex Ranch	0.11	Yes	2 CAR Gar Det	86	3/4/2015	312	$88,900	$39,000

COMP 1 COMMENTS	MLS Remarks: "Sunny 2 unit in Gary! Each unit with 2 bedrooms and 1 bath, living room and large eat in kitchen. Full basement and each unit individually heated, too. Easy access to Broadway and	MLS	361300
COMP 2 COMMENTS	MLS Remarks: "Live in one side and Rent out other side! This Duplex property has the all options available to accommodate any buyer type. There are 3 Bedrooms, 1 Bath & 1 car Garage per Unit.	MLS	348013
COMP 3 COMMENTS	MLS Remarks: "INVESTORS....WOULD YOU LIKE EXTRA INCOME?...TWO HOMES ON ONE PROPERTY! LOCATION IS RIGHT OFF OF I-65. SIDE LOT INCLUDED."	MLS	346038

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
1973-83 Kentucky St		1,450	4 2	Poor	NO TYPICAL	Duplex Ranch	0.25	No	0 CAR None	59	7/14/2015	3	$7,500	$7,500
4920 E Kentucky St	1.22	1,900	6 2	Fair	NO TYPICAL	Duplex 2-St Conv	0.08	No	2 CAR Gar Att	61	3/28/2015	111	$15,000	$14,000
501 E 36th Ave	0.51	2,016	6 3	Fair	NO TYPICAL	3-Plex 2-St Conv	0.08	Yes	2 CAR Gar Det	95	5/6/2015	72	$20,200	$20,200

COMP 1 COMMENTS	MLS Remarks: "FRAME SIDE BY SIDE DUPLEX EACH SIDE FEATURES 2 BEDROOMS, 1 BATH, LIVING ROOM AND KITCHEN. SOLD AS IS. BUYER TO TAKE ON CITY REPAIRS & PUT	MLS	376310
COMP 2 COMMENTS	MLS Remarks: "This property has tons of potential. One unit is currently rented."	MLS	367589
COMP 3 COMMENTS	MLS Remarks: "3 Unit Building * 1 Unit Per Floor and Basement Unit * Detached 2 Car Garage * Property is occupied and occupants are not to be disturbed or contacted under any circumstances.	MLS	371415

INTERIOR INFORMATION

GAINED INTERIOR ACCESS	VERIFIED ROOM CT & SQ FT	INTERIOR CONDITION

PRICE OPINION & COMMENTS

COUNTY:	APN#	POSITIVE/NEGATIVE FEATURES
Lake	45-08-34-405-007.000-0	The subject is a 2 story duplex with vinyl siding in fair condition needing siding repair, garage door replaced, partial roof repair and trim paint.

RECOMMENDED REPAIRS/IMPROVEMENTS	REPAIR EST
Recommend marketing in as-is condition towards cash investors looking at potential rental income (post repairs).	$ 4,300

NORMAL MARKET (DAYS)		30-DAY QUICK SALE	AS-IS LOW PRICE	AS-IS HIGH PRICE	AS-IS FINAL PRICE	AS-IS LIST
172	AS-IS	$ 18,000	$ 24,000	$ 24,000	$ 24,000	$ 26,000
	AS-REPAIRED		AS-REPAIRED LOW PRICE	AS-REPAIRED HIGH-PRICE	FOV AS REPAIRED	AS-REPAIRED LIST
			$ 28,300	$ 28,300	$ 28,300	$ 30,300

COMMENTS/ADDENDUM

Due to the limited availability of property types similar to the subject, it was necessary to expand search parameters up to 4 miles out and 1 year back in an attempt to capture available comps. Adjustments for all variances were given accordingly.

QUALITY REVIEW REMARKS

Due to the limited availability of property types similar to the subject, it was necessary to expand search parameters up to 4 miles out and 1 ear back in an attempt to capture available comps. Adjustments for all variances were given accordingly.

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This disclosure addendum, dated 07/17/2015, is incorporated into this BPO Reference # 8779110 of the same date and supplements the same as follows:

Disclosure

This is a comparative market analysis and not an appraisal. It was prepared by a licensed real estate broker, associate broker or salesperson, not a licensed appraiser.

To Consumers and Other Recipients:This Broker Price Opinion (ôBPOö) is intended for use by the order party and any other contractually permitted parties.With the exception of the party that ordered the BPO and any other contractually permitted parties, no party receiving a copy of the BPO, including the homeowner, may rely on any of the information contained in the BPO. MCS Valuations shall have no liability to any non-customer party receiving a copy the BPO for any claims related to any information included in the BPO. If you are a third party recipient of the BPO and have any questions about it or the information contained in it, please contact the party that ordered the BPO. Consumers who receive the BPO in connection with a mortgage loan application should contact their lender with any questions.

Intended Use

The intended purpose of this report is to assist with mortgage due diligence and decision-making processes.

MCS VALUATIONS

Photos

ACCOUNT NUMBER	TRACKING NUMBER	MCS Valuations ORDER.
4983-87	SFAH004	8779110

NAME	ADDRESS	CITY, STATE, ZIP
N/A	4983-87 Kentucky St.	Gary, IN 46409

PHOTOS COMMENT

Subject Front

Subject Side

Subject Side

Photos

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PHOTOS COMMENT

Subject Damage

garage door

Subject Damage

siding

Subject Damage

roof

Photos

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PHOTOS COMMENT

Subject House Number

Subject House Number

Street View

Photos

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PHOTOS COMMENT

Street View

Listing 1 (1973-83 Kentucky St)

Listing 2 (4920 E Kentucky St)

Photos

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PHOTOS COMMENT

Listing 3 (501 E 36th Ave)

Sold 1 (3500 Carolina St)

Sold 2 (5027 E Kentucky St)

Photos

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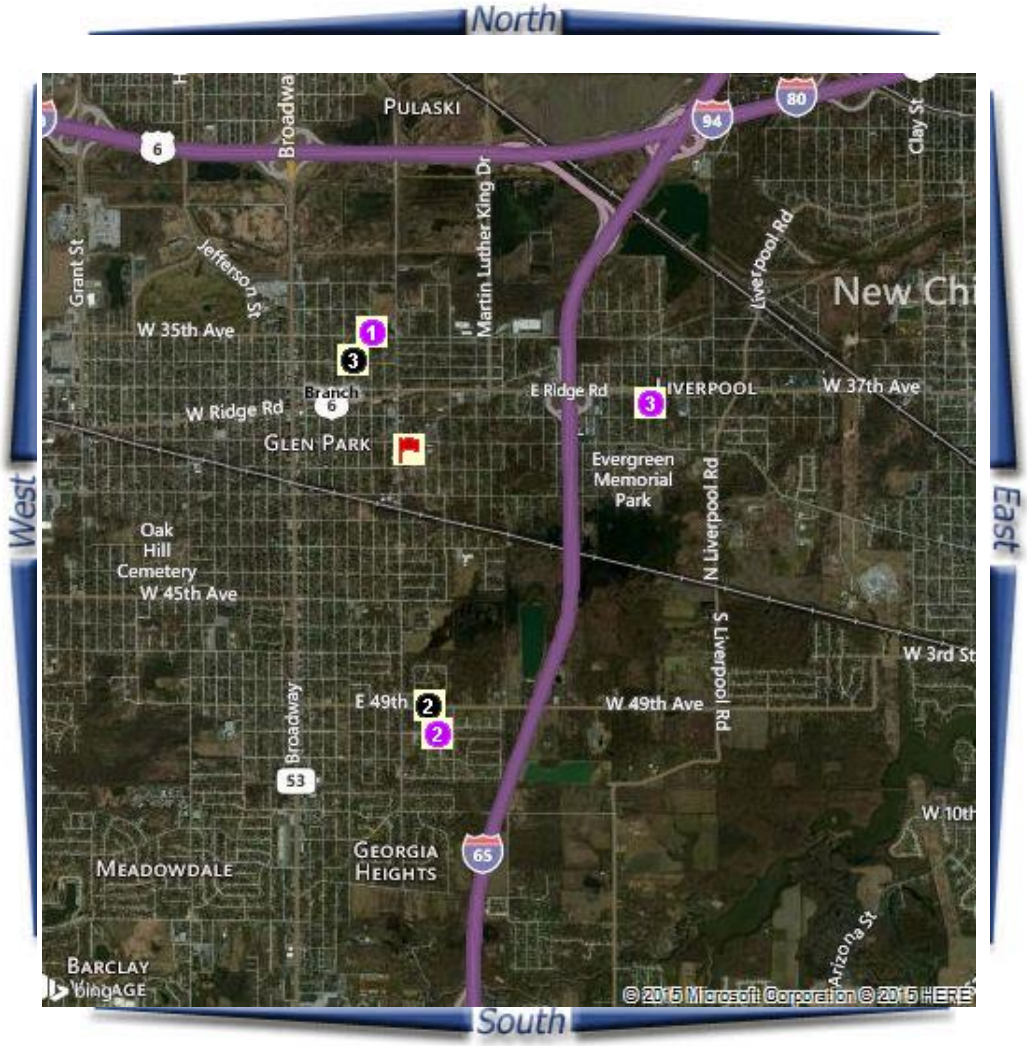
PHOTOS COMMENT

Sold 3 (3740 Montgomery St)

MCS VALUATIONS

Map

Aerial View



Map

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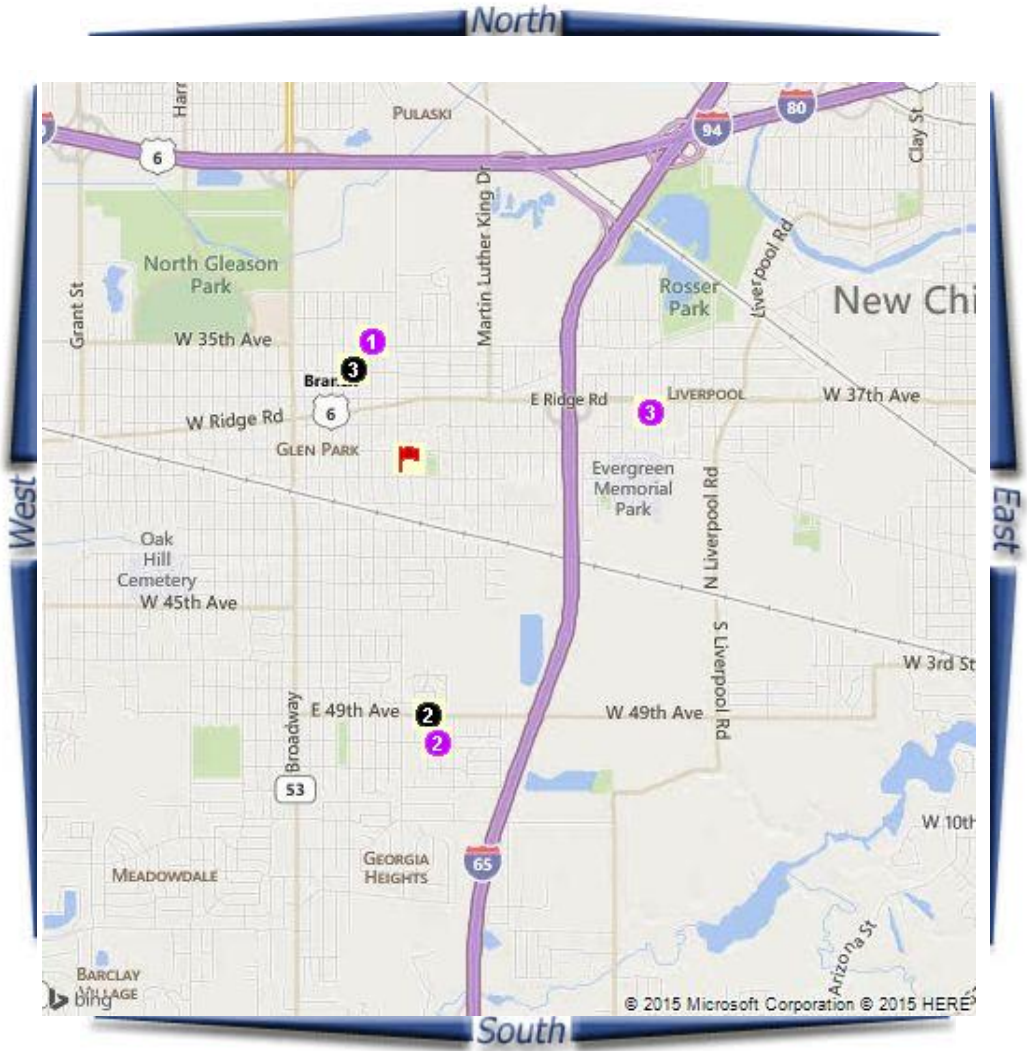
Road Map View



Subject Property

4983-87 Kentucky St.
Gary, IN 46409

❶ Comp. Listing 1 (Unable To Map)

1973-83 Kentucky St
Gary, IN 46409
Dist From Subject: Miles

❷ Comp. Listing 2

4920 E Kentucky St
Gary, IN 46409
Dist From Subject: 1.22 Miles

❸ Comp. Listing 3

501 E 36th Ave
Gary, IN 46409
Dist From Subject: 0.51 Miles

❶ Closed Sale 1

3500 Carolina St
Gary, IN 46409
Dist From Subject: 0.59 Miles

❷ Closed Sale 2

5027 E Kentucky St
Gary, IN 46409
Dist From Subject: 1.35 Miles

❸ Closed Sale 3

3740 Montgomery St
Hobart, IN 46342
Dist From Subject: 1.16 Miles