



P.O. Box 250
Orange, CA 92856
Direct (714) 385-3500
E-Mail valuations@oldrepublictitle.com

Subject Visited: 08/04/2015

BPO Id 29Javlin003
CURRENT TAXES: 1,576.00
BPO Type BPO Exterior 5 day

Property Address 2878 Whitlow Rd	City, State, Zip, County Columbus, OH 43232	Loan Number 29Javlin003
Old Republic Contact Brown, Allan	Broker Firm and Contact Slaughter, Teresa	Telephone # 614-579-9798

Style 2 Stories	SqFt 1288	# Rooms 7	# Units 1	Bed 4	Bath 1.1	Bsmt Unfinished	Garage 1 Car Garage	Lot Size 0.19 Acres	Age 42	Vacant X	Prop Type SFR Detached	Condition Fair
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If Style is "Mobile Home", is it attached? ☐ Yes ☐ No

If condo or other association exists Fees \$ 0.00 ☒ monthly ☐ annually Current? ☒ Yes ☐ No Fee Delinquent \$

The fee includes ☐ Insurance ☐ Landscape ☐ Pool ☐ Tennis Other

Association contact: Name: Phone No:

Project Name: Total number of Units: Legal Action: No

Property Description/Condition	Mortgagor's Name:	Unknown
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Subject is being overtaken by trees and debris. Barely visible from the street. The property has a vacant sign from the local sheriff office. Property appears to have a above ground pool/deck in the rear. Located directly across the street from a local elementary school.

Comparable Sales	Sale Date	SqFt	# Rms	Bed	Bath	Proximity	Bsmt	Garage	Lot Size	Age	DOM	LP@Sale	Sale \$	Owner*
3508 Arnsby Road	04/09/2015	1332	6	3	1	.84	50% Finished	None Known	0.14 Acres	43	67	69900	69900	Owner Occupant
3343 Everson Road	06/19/2015	1282	6	3	1	.69	50% Finished	None Known	0.15 Acres	44	10	84900	80000	Owner Occupant
5141 Upton Road	07/09/2015	1414	7	4	1.5	.4	50% Finished	1 Car Garage	0.12 Acres	45	32	50000	81000	Owner Occupant

	Condition	Location	Indicate if comparables are superior, inferior, or similar to subject. If Superior/Inferior, explain why
Comp 1	Average	Similar	Differing styles used in BPO report, however are typical styles for the area and will not affect property values.
Comp 2	Average	Similar	Offers similar features with superior condition.
Comp 3	Average	Similar	Offers similar features with superior condition.

Indicate home most comparable to subject ☒ 1 ☐ 2 ☐ 3

Comparable Listings	Style	SqFt	# Rms	Bed	Bath	Proximity	Bsmt	Garage	Lot Size	Age	DOM	Orig LP \$	Cur LP \$	Owner*
5232 Dunloe Place	Split Level	1282	6	3	1	.4	50% Finished	None Known	0.15 Acres	43	269	85000	79900	Owner Occupant
3275 Latonia Road	Split Level	1288	7	4	1.5	.3	50% Finished	1 Car Garage	0.17 Acres	44	3	89900	89900	Owner Occupant
3479 Arnsby Road	Split Level	1288	6	3	1.5	.4	50% Finished	None Known	0.16 Acres	42	38	94500	94500	Owner Occupant

	Condition	Location	Indicate if comparables are superior, inferior, or similar to subject. If Superior/Inferior, explain why
Comp 1	Average	Similar	na
Comp 2	Average	Similar	na
Comp 3	Average	Similar	na

Indicate home most comparable to subject ☒ 1 ☐ 2 ☐ 3

Indicate home(s) that were personally inspected ☒ 1 ☐ 2 ☐ 3

Comments: CL1: Offers similar features with superior condition. CL2: Differing styles used in BPO report, however are typical styles for the area and will not affect property values. CL3: Offers similar features with superior condition.

* Please indicate owner type: REO (i.e. FNMA, HUD, VA..), Owner Occupant, Investor, Relo.

Neighborhood Data

Housing Supply	Increasing <input checked="" type="checkbox"/>	Stable <input type="checkbox"/>	Decreasing <input type="checkbox"/>
Property Values	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Number of Listings	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Number of listings in immediate area:			
Any new construction nearby:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Type <input type="checkbox"/> Res. <input type="checkbox"/> Com.	
Price Range: 0.00	High: 0.00		
Number of Houses in direct competition with subject: 6			
Price Range: 45,000.00	High: 105,000.00		

Average marketing time of comparable listings 103 Of comparable sales: 36

Describe any negative neighborhood factors that would detract from subject

REO and pre foreclosure properties are increasing in the area which is causing declining property value trends. These comps were avoided in order to meet the clients guidelines.



Broker Price Opinion

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Rental Market Lease Potential 800.00

Market Value Marketing time being defined as: from date of listing to date of contract: Competitive pricing needed to eliminate long marketing times.

Are Repairs Needed? ☒ Yes ☐ No

If Yes, Estimated cost: 1,300.00

Estimated days to repair from: 5 to: 30

Subject As-Is-High 80,000.00

Subject As-Is-Low 60,000.00

Subject As-Is-Value 70,000.00

Subject Repaired 72,000.00

1. Occupancy: ☐ Owner ☐ Rental ☒ Vacant

Currently listed for sale: ☐ Yes ☒ No

If subject property is Vacant, is it SECURED? ☒ Yes ☐ No

How much: How Long:

Listing Agent:

Phone Number:

2. If fair or poor explain:

Subject is overrun with trees, bushes. Can barely be seen from street

3. Area description: ☐ Urban ☒ Suburban ☐ Rural

4. Will Resale be a Problem? ☐ Yes ☒ No Comments:

Subject will need some maintenance to sell. Landscaping and removal of large trees.

Broker's Signature

Telephone:

Date:

Broker/Agent Signature on file.

8/6/2015 1

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Subject Property Address: Columbus, OH 43232

Mortgagor: Unknown

(1) (Front) 086.JPG



(2) (Address) 082.JPG



(3) (Street) 074.JPG



(4) (Street) 073.JPG



(5) (Exterior) 087.JPG



(6) (Exterior) 080.JPG



Subject Property Address: Columbus, OH 43232

Mortgagor: Unknown

(7) (Other) 072.JPG



Photo not available

Photo not available

Photo not available

Photo not available

Photo not available

Subject Property Address: Columbus, OH 43232

Mortgagor: Unknown

(CS 1) 3508 Arnsby Road



(CL 1) 5232 Dunloe Place



(CS 2) 3343 Everson Road



(CL 2) 3275 Latonia Road



(CS 3) 5141 Upton Road

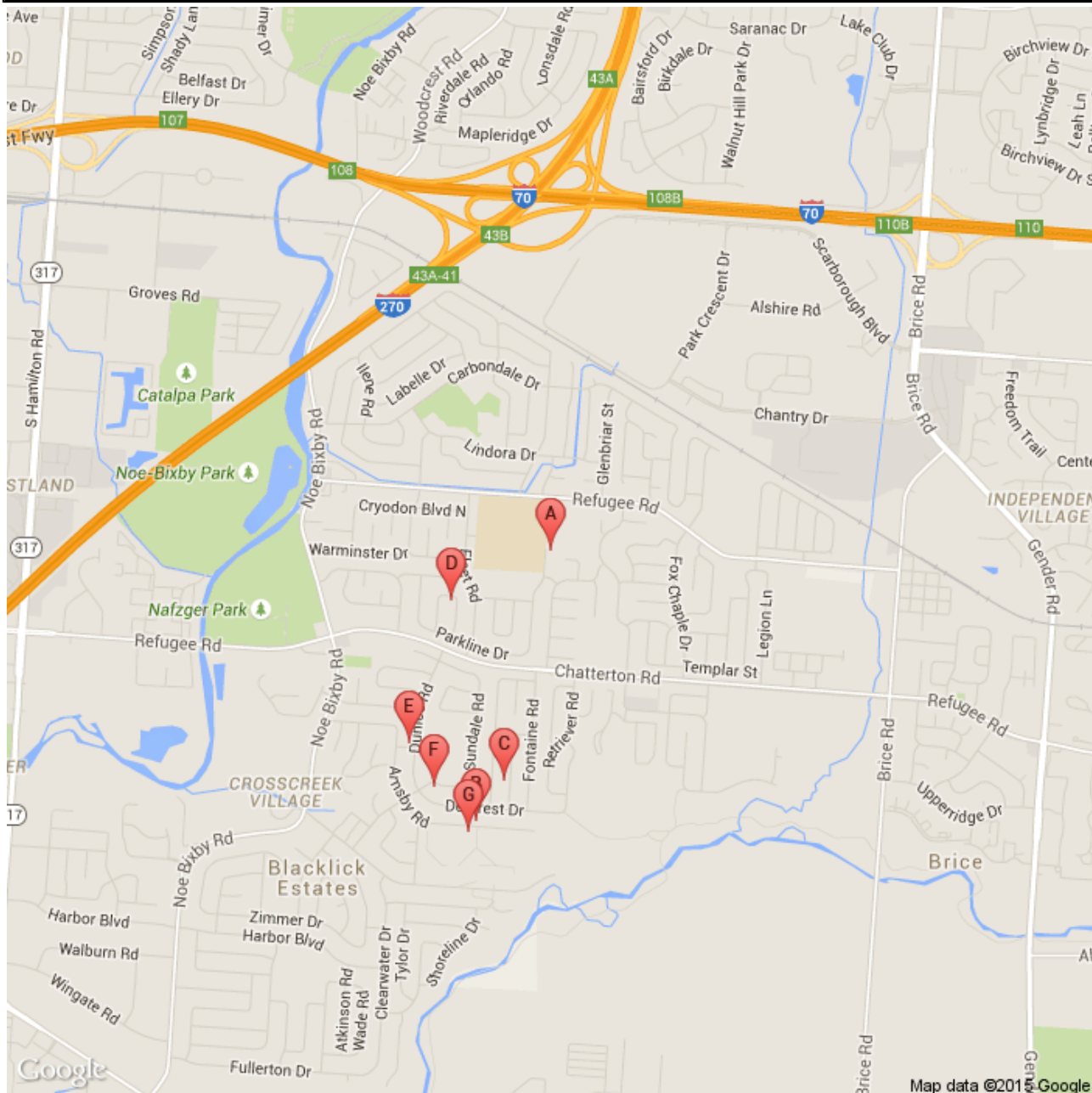


(CL 3) 3479 Arnsby Road



Subject Property Address: Columbus, OH 43232

Mortgagor: Unknown



Point Property Street Address

- A Subject 2878 Whitlow Rd
- B Sale #1 3508 Arnsby Road
- C Sale #2 3343 Everson Road
- D Sale #3 5141 Upton Road
- E Listing #1 5232 Dunloe Place
- F Listing #2 3275 Latonia Road
- G Listing #3 3479 Arnsby Road

NOTE: Some properties may be so close together that they do not show as distinct map points.