

**Subject Property Address**

7948 Montgall St. Kansas City MO 64132

Order Information

BPO Type	Interior	Borrower	Tawania Spears
Work Order ID	3725943	Loan Number	39925
Order Date	06/17/2015	Reference	24960
Date Completed	06/23/2015	Project	39925.17260
Completed By	Millie Mangas	Ordered By	XML Integration

**Subject Property Value**

	As-Is	Repaired
30 Day Sale	\$11,000	
90-120 Day List	\$18,000	\$46,000
90-120 Day Sale	\$16,500	\$43,000

Broker's Opinion of Market Trend**STAGNANT****Overview**

The subject is located in a typically suburban neighborhood with prices ranging from \$12,500 to \$39,000. The subject contains 1189 square feet, is approximately 100 years old and considered to be in fair condition.

Based on an interior inspection completed on 06/22/2015 the subject is in need of repairs. The subject's 30 day QuickSale price was determined to be \$11,000 or \$9 per square foot. The subject's 90-120 Day sale price was determined to be \$16,500 or \$13 per square foot. The estimated fair market rent for this property is \$500. The average sales price of the selected comparables is \$26,717 and the average list price of the selected comparables is \$28,833.

7948 Montgall St. Kansas City MO 64132

Borrower	Tawania Spears	Work Order ID	3725943
Loan Number	39925	Reference	24960

Neighborhood Information

Neighborhood Type	Suburban	Market Trend	Stagnant
Price Range of Comparables	\$12,500	to	\$39,000
Competing Listings	5	Market Appr / Depr %	0
		Avg Marketing Days	110
		Vandalism Risk	High

Notes

Vandalism risk is high due a/c condenser units are missing for the copper and homes that are not secured will have copper removed from home. Styles vary between 600 SF to 1500 SF and Bungalow and 2 story. Subject is within 1/2 block of small businesses and 1/2 mile for Interstate Access for major shopping. Due to REO/ HUD/ Short Sale market value has become stagnant.

Subject Property Information

Property Type	SFR	Rent Control	No
Property Condition	Fair	Mgmt Company / HOA Name	
Appears Secure	Yes	Mgmt Company / HOA Phone #	
Occupancy	Vacant	Condo / Co-op Fees	
Legal Description		Fair Market Rent	\$500

South Marlboro Woods Lot 146

Notes

Subject area market value is still driven by REO/ HUD/ Short Sales also vacant properites on same street some are boarded up. Property is 2 story with 2 bedrooms on 2nd level, total SF 1189, with full basement which currently has standing water. Home also has enclosed porch, average age in area is 50 to 60 yrs. Repairs needed

Subject Listing and Sale History in the Past 3 Years

Currently Listed	No	MLS #	
List Price		Listing Agency	
List Date		Listing Agency Phone #	
1st Previous Sale Date		1st Previous Sale Price	
2nd Previous Sale Date		2nd Previous Sale Price	
3rd Previous Sale Date		3rd Previous Sale Price	

Notes

Tax Information

Assessed Value	\$28,600.00	Annual Taxes	\$529.00
Date Assessed	01/01/2015	Delinquent Taxes	\$0.00
Tax Rate		Other Assessments	\$0.00
Date Taxes Due	12/31/2014		

Notes

all tax information taken from Public Record, unable to find out if any taxes are delinquent.

Repairs

Estimated Interior Repairs	paint, Rmv wallpaper, carpet, vinyl, carpentry wk,light	\$18,350
Estimated Exterior Repairs	rear cement slab, front stoop, paint, rear door, window	\$4,000
Recommended Upgrades		\$0
Total		\$22,350

Notes

Unable to know cost of basement repairs due to a foot of water in basement, furance/ water heater would need replaced due to water. Rear cement slab, front stoop, foundation separation, ext paint, 2nd floor window, rear door ... [Cont'd in Repair Section of Notes Addendum]

7948 Montgall St. Kansas City MO 64132

Borrower	Tawania Spears	Work Order ID	3725943
Loan Number	39925	Reference	24960

Market Data

	Subject	Sale 1	Sale 2	Sale 3	Listing 1	Listing 2	Listing 3
Address	7948 Montgall St.	7237 Indiana Ave	1439 E 78th St	1166 E 76th Terra	1853 E 78th St	8303 Lydia Ave	8505 Highland Av
City	Kansas City	Kansas City	Kansas City	Kansas City	Kansas City	Kansas City	Kansas City
State / Zip	MO 64132	MO 64132	MO 64131	MO 64131	MO 64132	MO 64131	MO 64131
Proximity (miles)		1.01	0.71	0.97	0.43	0.85	0.87
Subdivision	Marlboro Wood	Other	Other	Other	Other	Other	Other
Data Source	COUNTY	MLS	MLS	MLS	MLS	MLS	MLS
Property Type	SFR	SFR	SFR	SFR	SFR	SFR	SFR
Number of Units	1	1	1	1	1	1	1
Style / Design	2 Story	Bungalow	1.5 Story	1.5 Story	Bungalow	Bungalow	Bungalow
Location / View	Typical	Typical	Typical	Typical	Typical	Typical	Typical
Year Built	1915	1928	1922	1931	1921	1915	1922
Condition	Fair	Fair	Fair	Average	Fair	Average	Fair
Total / Bed / Bath	6 2 2	6 2 1	6 3 2	6 3 2	6 2 1	6 3 1	6 3 1
Gross Living Area	1,189	1,034	1,355	1,285	1,120	1,032	1,183
Basement	Full	Full	Full	Full	Full	Full	Full
Car Storage	None	1 Attach	2 Detach	None	None	2 Detach	None
Lot Size (acres)	0.1	0.2	0.3	0.2	0.3	0.3	0.1
Land Value	\$2,000	\$2,000	\$2,000	\$2,000	\$2,000	\$2,000	\$2,000
Original List Price		\$16,000	\$25,500	\$30,300	\$12,500	\$35,000	\$39,000
Current List Price		\$16,000	\$25,500	\$30,300	\$12,500	\$35,000	\$39,000
Sale Price		\$16,500	\$28,500	\$35,151			
Sale Date		04/29/2015	06/01/2015	02/03/2015			
Price / Sq Ft	\$13	\$15	\$21	\$27	\$11	\$33	\$32
Days on Market		104	50	38	13	12	9
Comparability to Subject		Similar	Similar	Superior	Superior	Superior	Similar
Type of Transaction	Fair Market	Short Sale	REO	REO	REO	Fair Market	Fair Market

Subject Property Value

30 Day Sale (As-Is)	\$11,000		
90-120 Day List (As-Is)	\$18,000	90-120 Day List (Repaired)	\$46,000
90-120 Day Sale (As-Is)	\$16,500	90-120 Day Sale (Repaired)	\$43,000

Marketing Notes and Conclusion of Pricing

Started with AS IS price and added repairs and adjustments were done on sales and listing and none were in good condition. property is outside of the 20% due to the amount of work needed on home.

7948 Montgall St. Kansas City MO 64132

Borrower	Tawania Spears	Work Order ID	3725943
Loan Number	39925	Reference	24960

Comments Regarding Comparability of Sales and Listings

Sale 1	Selected this comp for size and age lack of sales in last six months same age as subject only 11 sales within 1 mile of subject. Comp is also 2 bedroom and same type of location and is currently rented month to month at time of sale sold Cash no concessions home also needed work and sold AS IS.
Sale 2	Only 11 sales within 1 mile and only 3 close to subject size, none the same age but in age bracket of 76-100 years. Located in different sub-division but same type of location. Comp is larger and has 2 detach garage, but due to lack of sales in last 6 and none fair market value selected best comps available.
Sale 3	1.5 Story tudor style in neighboring sub-division Marlborough Heights no sales in subject sub-division in last 6 months. Property needed TLC and Sold AS IS in same age bracket of 76-100 years. Lack of sales same age, size as subject, majority of sales in last 6 months are REO / Short Sale
Listing 1	comp is located in Marlborough Heights sub-division, no listing in subject sub-division currently. closes comp in size, age, style as subject and condition, also has enclosed porch driveway for parking and off street parking. Same type of location as subject property, had to use REO due to shortage of fair market value.
Listing 2	Located in Marlborough Gardens different sub-division but same type of location. Home currently has tenants investor is selling several properties. comp is same age and size bracket. No updates listed on MLS .
Listing 3	Located in Honeysuckle Hill sub division home needs to be restored and is selling AS IS, fireplace is non-operational property is not REO/HUD/ Short Sale. Property also has full unfinished basement no utilities on at property. same age, size bracket.

7948 Montgall St., Kansas City MO 64132

BORROWER	Tawania Spears	WORK ORDER	3725943
LOAN	39925	REFERENCE	24960

NOTES ADDENDUM

REPAIR SECTION

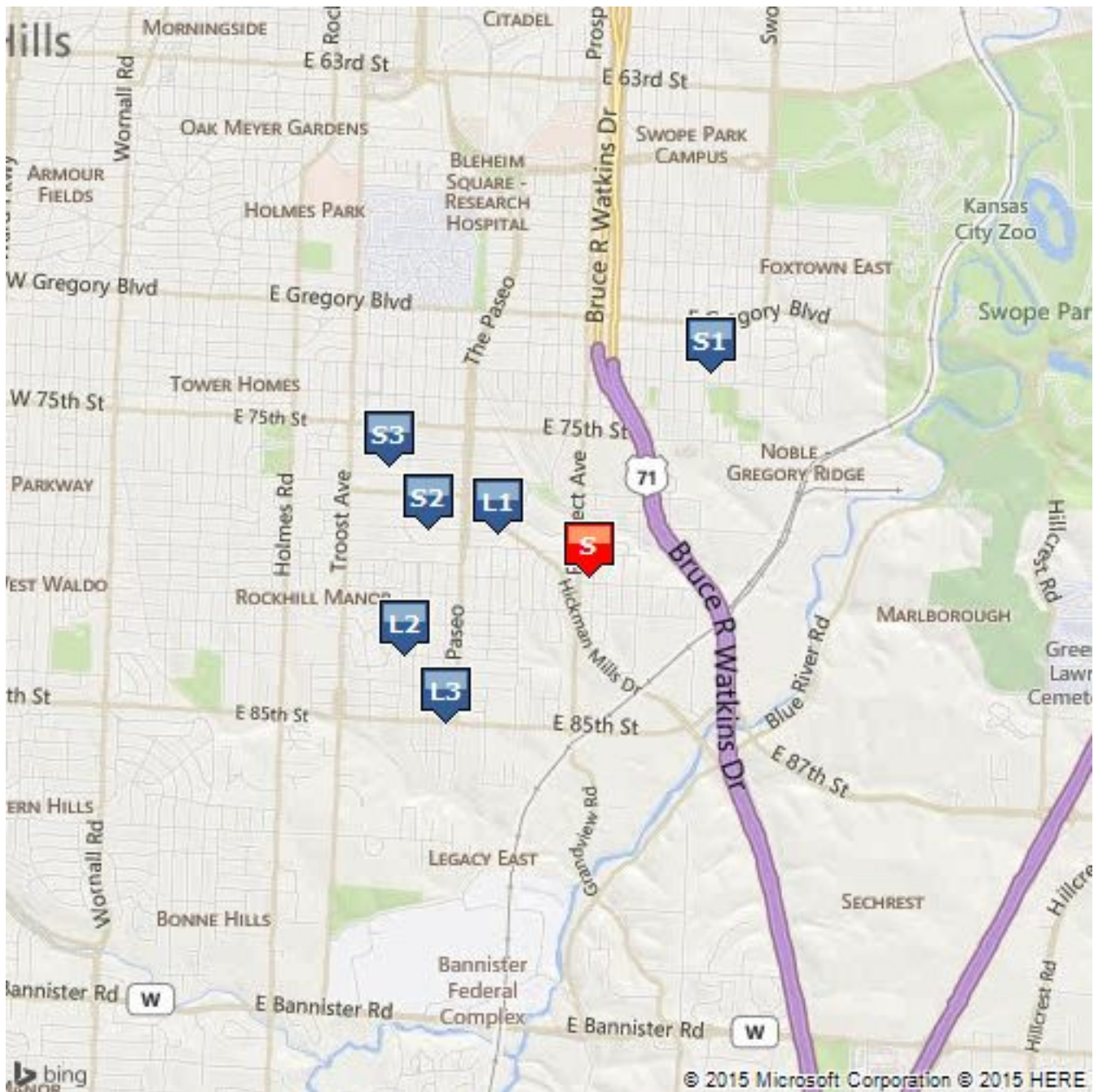
[Cont'd from page 2] ...replaced. INT RPRS: whole house painted, rmv wallpaper, Carpet, Vinyl, carpentry work(walls, ceiling, baseboard, trim, door & window frames) Lights (enclosed porch, MBR, BR2) 3 interior doors, Range, Microwave, Dishwasher, HVAC, Water Heater

Quality Notes

Recommended values are reasonable and supported by the comps.

7948 Montgall St., Kansas City MO 64132

BORROWER	Tawania Spears	WORK ORDER	3725943
LOAN	39925	REFERENCE	24960



(S) SUBJECT - 7948 Montgall St.

S1) COMP SALE 1 - 7237 Indiana Ave (Calculated distance: 1.01 miles)

S2) COMP SALE 2 - 1439 E 78th St (Calculated distance: 0.71 miles)

S3) COMP SALE 3 - 1166 E 76th Terrace (Calculated distance: 0.97 miles)

L1) COMP LIST 1 - 1853 E 78th St (Calculated distance: 0.43 miles)

L2) COMP LIST 2 - 8303 Lydia Ave (Calculated distance: 0.85 miles)

L3) COMP LIST 3 - 8505 Highland Ave (Calculated distance: 0.87 miles)

7948 Montgall St., Kansas City MO 64132

BORROWER Tawania Spears
LOAN 39925

WORK ORDER 3725943
REFERENCE 24960

SUBJECT FRONT VIEW



Photo taken on 06/22/2015.

SUBJECT SIDE VIEW



SUBJECT NEIGHBORHOOD VIEW



7948 Montgall St., Kansas City MO 64132

BORROWER	Tawania Spears	WORK ORDER	3725943
LOAN	39925	REFERENCE	24960

SUBJECT REAR VIEW



SUBJECT ADDRESS VERIFICATION



SUBJECT OTHER



right side view

7948 Montgall St., Kansas City MO 64132

BORROWER	Tawania Spears	WORK ORDER	3725943
LOAN	39925	REFERENCE	24960

SUBJECT INTERIOR VIEW



SUBJECT INTERIOR VIEW



SUBJECT INTERIOR VIEW



7948 Montgall St., Kansas City MO 64132

BORROWER Tawania Spears
LOAN 39925

WORK ORDER 3725943
REFERENCE 24960

SUBJECT INTERIOR VIEW



SUBJECT INTERIOR VIEW



SUBJECT INTERIOR VIEW



7948 Montgall St., Kansas City MO 64132

BORROWER	Tawania Spears	WORK ORDER	3725943
LOAN	39925	REFERENCE	24960

SUBJECT INTERIOR VIEW



SUBJECT INTERIOR VIEW



SUBJECT INTERIOR VIEW



7948 Montgall St., Kansas City MO 64132

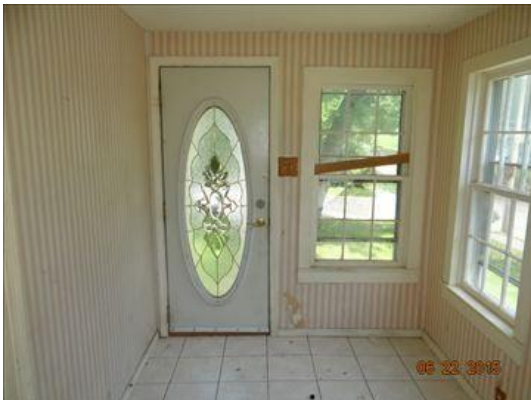
BORROWER Tawania Spears
LOAN 39925

WORK ORDER 3725943
REFERENCE 24960

SUBJECT INTERIOR VIEW



SUBJECT INTERIOR VIEW



SUBJECT INTERIOR VIEW



7948 Montgall St., Kansas City MO 64132

BORROWER	Tawania Spears	WORK ORDER	3725943
LOAN	39925	REFERENCE	24960

SUBJECT INTERIOR VIEW



SUBJECT INTERIOR VIEW



SUBJECT INTERIOR VIEW



7948 Montgall St., Kansas City MO 64132

BORROWER Tawania Spears
LOAN 39925

WORK ORDER 3725943
REFERENCE 24960

SUBJECT DAMAGE VIEW



Damage cement slab

SUBJECT DAMAGE VIEW



damage front stoop

SUBJECT DAMAGE VIEW



Damage siding

7948 Montgall St., Kansas City MO 64132

BORROWER Tawania Spears
LOAN 39925

WORK ORDER 3725943
REFERENCE 24960

SUBJECT DAMAGE VIEW



Damage foundation

SUBJECT DAMAGE VIEW



damage eaves

SUBJECT DAMAGE VIEW



Damage rear door

7948 Montgall St., Kansas City MO 64132

BORROWER Tawania Spears
LOAN 39925

WORK ORDER 3725943
REFERENCE 24960

SUBJECT DAMAGE VIEW



exterior paint needed

SUBJECT DAMAGE VIEW



damage wallpaper

SUBJECT DAMAGE VIEW



stained carpet living room

7948 Montgall St., Kansas City MO 64132

BORROWER Tawania Spears
LOAN 39925

WORK ORDER 3725943
REFERENCE 24960

SUBJECT DAMAGE VIEW



damage wallpaper and trim work

SUBJECT DAMAGE VIEW



damage door frame

SUBJECT DAMAGE VIEW



damage ceiling fan

7948 Montgall St., Kansas City MO 64132

BORROWER Tawania Spears
LOAN 39925

WORK ORDER 3725943
REFERENCE 24960

SUBJECT DAMAGE VIEW



damage vinyl floor baseboard

SUBJECT DAMAGE VIEW



ceiling discoloration

SUBJECT DAMAGE VIEW



damaage closet door frame

7948 Montgall St., Kansas City MO 64132

BORROWER Tawania Spears
LOAN 39925

WORK ORDER 3725943
REFERENCE 24960

SUBJECT DAMAGE VIEW



water damaged closet and door frame

SUBJECT DAMAGE VIEW



missing light fixture

SUBJECT DAMAGE VIEW



broken window glass

7948 Montgall St., Kansas City MO 64132

BORROWER Tawania Spears
LOAN 39925

WORK ORDER 3725943
REFERENCE 24960

SUBJECT DAMAGE VIEW



missing light fixture

SUBJECT DAMAGE VIEW



Basement stairway

SUBJECT DAMAGE VIEW



Basement with water

7948 Montgall St., Kansas City MO 64132

BORROWER Tawania Spears
LOAN 39925

WORK ORDER 3725943
REFERENCE 24960

SUBJECT DAMAGE VIEW



water heater and furnace in standing water

SUBJECT DAMAGE VIEW



CA Condenser

COMP SALE 1 FRONT VIEW



7948 Montgall St., Kansas City MO 64132

BORROWER	Tawania Spears	WORK ORDER	3725943
LOAN	39925	REFERENCE	24960

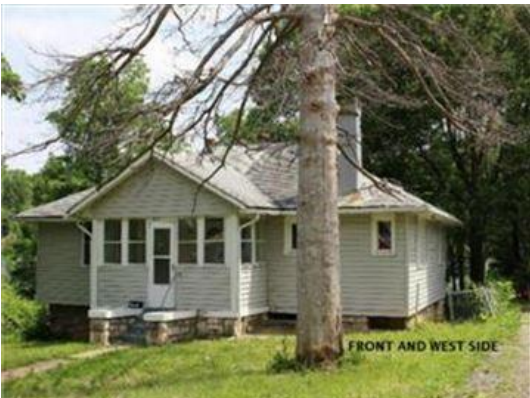
COMP SALE 2 FRONT VIEW



COMP SALE 3 FRONT VIEW



COMP LISTING 1 FRONT VIEW



7948 Montgall St., Kansas City MO 64132

BORROWER	Tawania Spears	WORK ORDER	3725943
LOAN	39925	REFERENCE	24960

COMP LISTING 2 FRONT VIEW



COMP LISTING 3 FRONT VIEW



Tax Full

Tax ID # 46-930-08-08-00-0-00-000

Full Report

Property Information

Jackson County ([Website](#))

07/09/2014

Address: 7948 Montgall Avenue
City: Kansas City Zip: 64132
Subdivision: SOUTH MARLBORO WOODS
Class: 1010 Class Desc: Residential Improved

Owner Information

Name: SFAH LLC
In Care Of: ONE ALLEN CENTER
Mailing Add: 700 CENTRAL EXWY S STE 500
City, St, Zip: ALLEN TX 75013

Land Information

Acres: 0.1
Front: 40
Depth: 136

Building Information

Building Type:	Tlt Bldg SqFt: 1189	Beds:
Year Built: 1915	Base SqFt: 756	Baths:
Ext Wall:	Stories:	Units:

Tax Assessment Information

Total Appraised:	\$28,600	Assmnt Year:
Total Assessed:	\$5,434	
Total Taxable:	\$5,434	
Tax District:	Exempt Amnt:	

Legal Description

SOUTH MARLBORO WOODS LOT 146

Taxes

Taxes:	\$529	Balance Amt:	\$	Tax Year:	2014
--------	-------	--------------	----	-----------	------