

**Subject Property Address**

255 Veronica Rd Georgetown SC 29440

Order Information

BPO Type	Exterior	Borrower	Somonta Joye
Work Order ID	3755032	Loan Number	670000973
Order Date	12/14/2015	Reference	
Date Completed	12/18/2015	Project	Reca 002
Completed By	Avail. Upon Request	Ordered By	Bob Repass

**Subject Property Value**

	As-Is	Repaired
Sales Approach	\$58,000	\$58,000
Income Approach	\$66,000	

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

The subject is located in a typically rural neighborhood with prices ranging from \$29,900 to \$99,900. The subject contains 1,550 square feet, is approximately 9 years old and considered to be in average condition.

Based on an exterior inspection completed on 12/16/2015 the subject is in need of repairs. The sales approach was determined to be \$58,000 or \$37 per square foot. The income approach was determined to be \$66,000. The estimated fair market rent for this property is \$700. The average sales price of the selected comparables is \$43,000 and the average list price of the selected comparables is \$86,567.

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Neighborhood Information

Neighborhood Type	Rural	Market Trend	Stable
Price Range of Comparables	\$29,900	to	\$99,900
Competing Listings	3	Market Appr / Depr %	
		Avg Marketing Days	80
		Vandalism Risk	Medium

Notes

There are three sold & three active properties in the general area of this property.
This area is a considerable distance from Georgetown, most are not very well cared for (fair to poor) and age ranges from 1995 to 2003.

Subject Property Information

Property Type	Mobile	Rent Control	No
Property Condition	Average	Mgmt Company / HOA Name	
Appears Secure	Yes	Mgmt Company / HOA Phone #	
Occupancy	Occupied	Condo / Co-op Fees	
Legal Description		Fair Market Rent	\$700

N Hwy 31

Notes

The subject property does not show square footage, or age on tax records. property appears in fair condition, the general area properties are fair to poor, not all cared for.

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	\$30,600.00	Annual Taxes	\$162.00
Date Assessed	12/31/2014	Delinquent Taxes	\$0.00
Tax Rate	0	Other Assessments	\$0.00
Date Taxes Due	12/31/2015		

Notes

Repairs

Estimated Interior Repairs		
Estimated Exterior Repairs	0	\$0
Recommended Upgrades	0	\$0
Total		\$0

Notes

Property did not appear to need exterior repair, possibly some yard cleanup, but not too bad, several properties in area are not well maintained.

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Market Data

	Subject	Sale 1	Sale 2	Sale 3	Listing 1	Listing 2	Listing 3
Address	255 Veronica Rd	1045 Francis Marion Dr	367 Warbler St	2559 Big Dam Swamp Dr	213 Woodland Ave	333 W Virginia Rd	84 Country Club Rd
City	Georgetown	Georgetown	Georgetown	Andrews	Georgetown	Georgetown	Andrews
State / Zip	SC 29440	SC 29440	SC 29440	SC 29510	SC 29440	SC 29440	SC 29510
Proximity (miles)		19.11	8.79	17.21	8.28	10.91	17.44
Subdivision	none	Other	Other	Other	Other	Other	Other
Data Source	COUNTY	MLS	MLS	MLS	MLS	MLS	MLS
Property Type	Mobile	Mobile	Mobile	Mobile	Mobile	Mobile	Mobile
Number of Units	1	1	1	1	1	1	1
Style / Design	Ranch	Ranch	Ranch	Ranch	Ranch	Ranch	Ranch
Location / View	Typical	Typical	Typical	Typical	Typical	Typical	Typical
Year Built	2006	2000	1995	2004	2010	1972	2010
Condition	Average	Fair	Poor	Average	Average	Average	Average
Total / Bed / Bath	8 3 2	9 4 2	8 3 2	9 4 2	8 3 2	8 3 2	9 4 2
Gross Living Area	1,550	1,950	1,300	2,100	1,400	1,700	2,400
Basement	no	no	no	no	no	no	no
Car Storage	no	no	no	no	no	no	no
Lot Size (acres)	1	0.53	2	1.8	1.05	0.7	1
Land Value		\$8,500	\$10,000	\$12,000	\$14,000	\$12,000	\$13,000
Original List Price		\$29,900	\$59,900	\$47,250	\$69,900	\$97,900	\$99,900
Current List Price		\$32,000	\$45,000	\$52,000	\$69,900	\$89,900	\$99,900
Sale Price		\$32,000	\$45,000	\$52,000			
Sale Date		07/08/2015	12/09/2015	10/28/2015			
Price / Sq Ft	\$37	\$16	\$34	\$24	\$49	\$52	\$41
Days on Market		125	1	83	37	32	85
Comparability to Subject		Similar	Inferior	Similar	Superior	Superior	Superior
Type of Transaction	REO	REO	REO	REO	Fair Market	Fair Market	Fair Market

Subject Property Value

Sales Approach	\$58,000
Income Approach	\$66,000

Marketing Notes and Conclusion of Pricing

Income Approach was derived using a market rental rate of \$700 and a 9% CAP rate for location and condition. \$8400 (annual rent) - 162 (taxes) - 600 (vacancy) - 1680 (expenses) = \$5,958. Utilizing a CAP rate of 9%; \$5,958/9% = \$66,000.

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Comments Regarding Comparability of Sales and Listings

Sale 1

This is some distance from subject, but is one of most similar. Used sold properties closest to subject.

Sale 2

This property is closer, there are few sold properties close to subject.

Sale 3

One of closest sold properties similar to subject. This is very rural area with few comps.

Listing 1

This property is selected as are the other 2 because they are closest to subject that is currently on market.

Listing 2

This property is one of 3 active home on the market in this area. It is older property but has newer HVAC and roof.

Listing 3

This is also comparable to subject in that this is one of three closest to subject.

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NOTES ADDENDUM

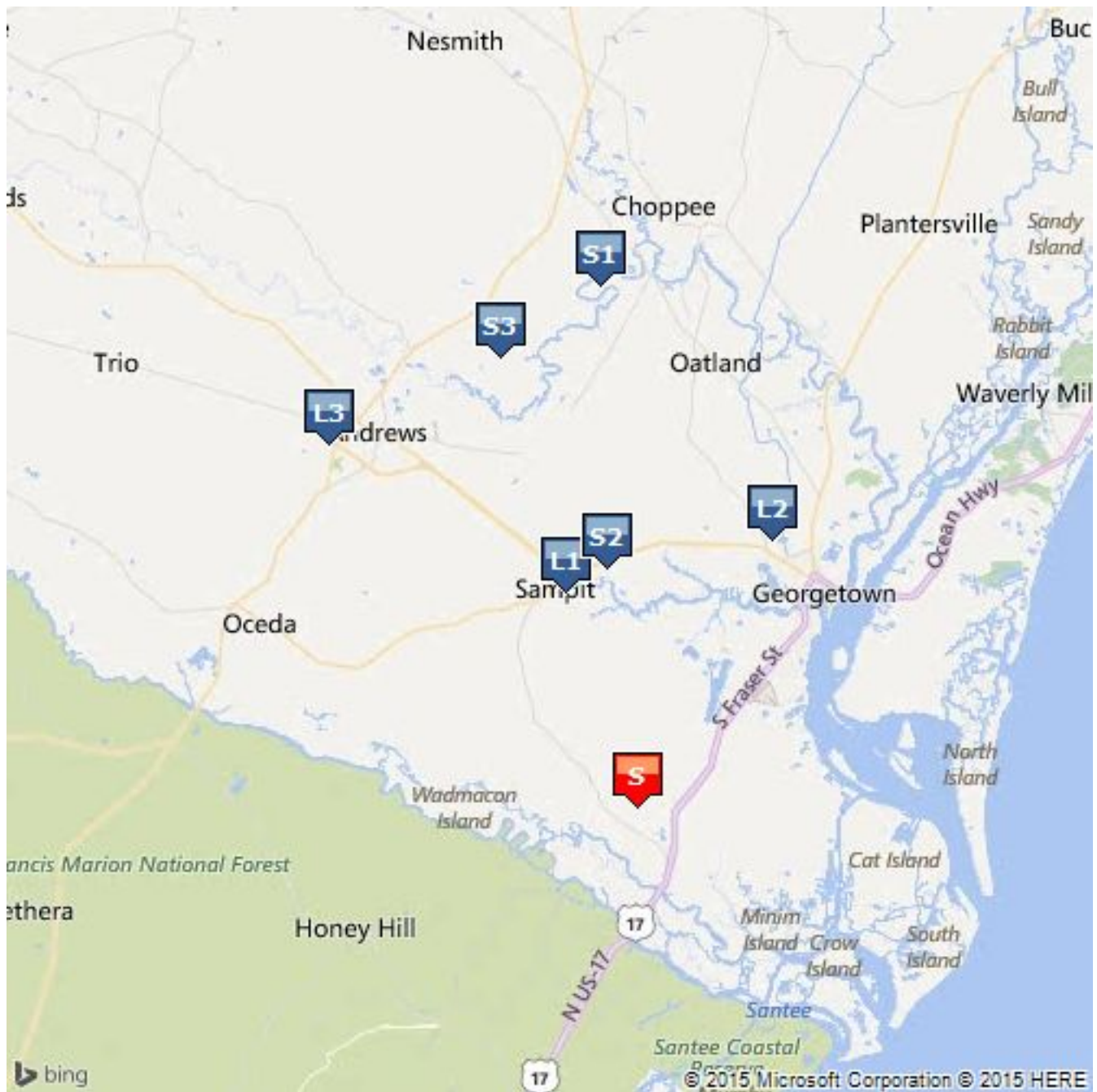
VALUATION SECTION

* Quality Notes:

Agent provided excellent sold and listing comps within the subject market. The value conclusion is supported by recent sold comps in the area.

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(S) SUBJECT - 255 Veronica Rd

S1) COMP SALE 1 - 1045 Francis Marion Dr (Calculated distance: 19.11 miles)

S2) COMP SALE 2 - 367 Warbler St (Calculated distance: 8.79 miles)

S3) COMP SALE 3 - 2559 Big Dam Swamp Dr (Calculated distance: 17.21 miles)

L1) COMP LIST 1 - 213 Woodland Ave (Calculated distance: 8.28 miles)

L2) COMP LIST 2 - 333 W Virginia Rd (Calculated distance: 10.91 miles)

L3) COMP LIST 3 - 84 Country Club Rd (Calculated distance: 17.44 miles)

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SUBJECT FRONT VIEW



SUBJECT SIDE VIEW



SUBJECT NEIGHBORHOOD VIEW



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SUBJECT ADDRESS VERIFICATION



COMP SALE 1 FRONT VIEW



COMP SALE 2 FRONT VIEW



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COMP SALE 3 FRONT VIEW



COMP LISTING 1 FRONT VIEW



COMP LISTING 2 FRONT VIEW



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COMP LISTING 3 FRONT VIEW





SiteX Report

Property Information Report

Subject Property Location

255 VERONICA RD, GEORGETOWN, SC 29440-7325

County:	GEORGETOWN SC	Census Tract:	9208.00
Property Use:	Mobile home	Zoning:	
Parcel Number:	01-0117 -001.00.00.001	Thomas Bros Pg-Grid:	
Record Type:	Mobile Home		

Current Owner:

Owner Name:	PAULSEN PAUL; FELDMAN JANE	Assessment Year:	2014
Care Of Name:	RECA LIMITED PARTNERSHIP		
Mailing Address:	PO BOX 1996, IRMO, SC 29063-1996		

County Tax & Assessment:

Assessment Year:	2014	Market Value Year:	2010	Tax Rate Code Area:	01
Assd Land Value:		Market Land Value:		Tax Year:	2013
Assd Improvement:	\$30,600	Market Improvment Value:	\$30,600	Total Tax Amount:	
Total Assessed Value:	\$30,600	Total Assessor Market Value:	\$30,600	Delinquent Year:	
Assessee Name:	PAULSEN PAUL			Tax Account ID:	
Mailing Address:	PO BOX 1996			Homeowner's Exemption:	
	IRMO, SC 29063-1996			Tax Exemptions:	

Assessment Legal Description

Map Ref: 0117
 Abbreviated Description: 02 PIONEER 124-BUDGET 28X56 WHITE/BURGUNDY PH112GA18954AB
 City/Muni/Twp: UNINCORPORATED

Property Characteristics:

Lot Size:		Bedrooms:		Pool:	
Building Area:		Baths:		Fireplace:	
Year Built:	2004	Partial Baths:		Type Const:	
Number of Buildings:		Number of Rooms:		Ext Walls:	
Number of Units:		Garage Type:		Heating:	
Number of Stories:		Number of Cars:		A/C:	