

Broker Price Opinion (BPO) for
 3508 Highland Ave.
 Niagra Falls, NY 14305

PROPERTY INFORMATION

BPO Type: BPO: Interior (Mktg)
Property Address: 3508 Highland Ave.
 Niagra Falls, NY 14305
Client Loan #:
Client Name:
Submitted Electronically On:
Broker/Agent:
Company:
Date Submitted: 7/14/2009 4:56:24 PM

As Is Value:
As Repaired Value:
Total Repairs

GENERAL MARKETING

Current Market Conditions: Decreasing	Appr. # of Comparable Units for sale in the Neighborhood: 1
Employment Conditions: Declining	Number of Comparable Units for Sale in the Neighborhood that are REO or Corporate-owned: 0
Market Price of this type of Property has:: Decreased 20 % in the past 12 Months	Number of Boarded or Blocked up Homes: 6
Percentages in the Neighborhood: 20 % Owner Occupied 80 % Tenant Occupied	Normal Marketing Time in the Area: 120
Supply of Comparable Listings in the Neighborhood: Over Supply	
Range of Values in neighborhood: \$ To \$	

SUBJECT MARKETABILITY

The Subject is an: Appropriate Improvement for the neighborhood
Financial Eligibility: Conventional FHAVA Other No No No
If others, please explain:
Has the property been listed in the last 5 years? No
To the best of your knowledge, why did it not sell?
Property Type
If Condo/other mandatory Association exist: No

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COMPARABLE SALES

		Subject	
Address	3508 Highland Ave. Niagra Falls, NY 14305		
Proximity to Subject			
REO/Corp	Yes		
Sale Price			
Data Source			
Sales Date & Days on Market Date:			
VALUE ADJUSTMENTS	DESCRIPTION	ADJ	
Sales or Financing Concessions			
Location	Urban		
View			
Style & Appeal			
Quality of Construction			
Year Built	1923		
Condition	Poor		
Above Grade Room Count (do not include basement)			
Total:	5		
Bed:	2		
Baths:	2024		
Sq. Ft.			
Basement Type	None		
Functional Utility			
Heating/Cooling Type & Condition			
Energy Efficient Items			
Garage/Carport	Detached		
Porch, Patio Deck, Fireplace(s), etc.			
Fence, Pool, etc.			
Other Comparable Factors			
Net Adjustable Total			
Adjusted Sales Price of Comparable			
Sales #: Inspected?			
Comments			