

Broker Price Opinion (BPO) for
 1641-1643 North Lorraine Street
 Wichita, KS 67214

PROPERTY INFORMATION

Date Submitted: 8/2/2009 8:40:36 PM

Asset Number:	Occupied Status:
Client Ref #:	Property Type: Duplex
Address: 1641-1643 North Lorraine Street Wichita, KS 67214	Pool: N
County: Sedgwick	Garage: None
Square Feet: 1275	Parking Spaces: 0
Bed: 4	Lot Size: 7000
Bath: 2	Year Built: 1950
	% Finished Basement: None

GENERAL MARKETING

Current Market Condition for this Type of Property: Decreasing	Average Marketing Time of Comparable Listings:
Employment Conditions: Declining	Normal Marketing Time in the Area: 100
Current General Marketing Conditions:	Number of Closed Comparable Sales in Market Area in the Last Six Months:
Market Price of this type of Property has: Decreased	New Residential Construction Nearby?: N
3 % in the past 12 Months	Price Range of New Construction: \$ To \$
Percentages in the Neighborhood:	Homes in the Area are:
80 % Owner Occupied 20 % Tenant Occupied	Number of Boarded or Blocked up Homes: 0
Supply of Comparable Listings in the Neighborhood: Shortage	Range of Values in neighborhood: \$ To \$
Appr. # of Comparable Units for sale in the Neighborhood: 5	Range of Values for Comparable Listings: \$ To \$
Of These, Number that are REO or Corporate-owned: 2	How would you rate the neighborhood's pride of ownership?: Fair
Average Marketing Time of Comparable Sales:	

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SUBJECT MARKETABILITY

<p>The Subject is an: Under Improvement for the neighborhood</p> <p>Subject's Location Type: Suburban</p> <p>Subject's Neighborhood: Fair</p> <p>0 % commercial 100 % residential</p> <p>Is Subject in a rent-controlled neighborhood? No</p> <p>Is the Subject currently listed?: No</p> <p>Probable Purchaser: Investor</p> <p>Personal Property left on premises?</p> <p>Annual Property Taxes: \$</p> <p>Any delinquent Taxes?</p> <p>If yes: \$</p> <p>Assessed Value: \$</p> <p>Factors affecting Marketability: Other</p> <p>If others, please describe: condition</p> <p>Condo or HOA Fees? No</p> <p>Additional Comments: the subject is in poor condition a</p> <p>Describe any marketing conditions/concessions being offered on competing properties that may adversely affect the subject's value: none</p> <p>Has the property been listed in the last 5 years? No</p> <p>If yes and expired or cancelled, explain why the property did not sell:</p>	<p>What MLS Board(s) cover this area?</p> <p>Property Condition/Maintenance: Poor</p> <p>Subject's Curb Appeal: Poor</p> <p>Landscape and Lawn: Poor</p> <p>Hazardous Conditions? No</p> <p>Please list:</p> <p>Possible Environmental Concerns? No</p> <p>Please list:</p> <p>Possible Geological Concerns?</p> <p>Please list:</p> <p>Existing Vandalism? No</p> <p>Please list:</p> <p>Suggested Inspections: Termite: No Mechanical: No Roof: No Septic: No Well: No None: Yes</p> <p>Special Assessments? No</p> <p>If yes, please list:</p> <p>Condo/Co-op: Earth Quake Insurance Solvent Association No No</p> <p>Financial Eligibility: Conventional FHA/VA Other No No No</p> <p>If others, please explain:</p> <p>Please recommend concessions or incentives that could be offered to make the subject more marketable: none</p>
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COMPARABLE SALES

	Subject
Address	1641-1643 North Lorraine Street Wichita, KS 67214
Proximity to Subject	
REO/Corp	Yes
Sale Price	
# of Units	
Original List Price	
List Price @ Sale	
Financed Type	
Gross Living Area Sq. Ft.	1275
VALUE ADJUSTMENTS	DESCRIPTION ADJ
Sales or Financing Concessions	
Sales Date & Days on Market Date:	
Location	Suburban
Lot Size	7000
Style & Appeal	
Year Built	1950
Condition	Poor
Above Grade Room Count (do not include basement)	
Total:	4
Bed:	2
Baths:	
Sq. Ft.	1275

	Subject
Basement Type	None
Heating/Cooling Type & Condition	
Garage/Carport	None
Porch, Patio Deck, Fireplace(s), etc.	
Fence, Pool, etc.	
Net Adjustable Total	
Adjusted Sales Price of Comparable	
Sales #: Inspected?	
Comments	