

Broker Price Opinion (BPO) for  
1120-1122 North Glendale Street  
Wichita, KS 67208

PROPERTY INFORMATION

Date Submitted: 8/2/2009 7:33:09 PM

<b>Asset Number:</b>	<b>Occupied Status:</b>
<b>Client Ref #:</b>	<b>Property Type:</b> Duplex
<b>Address:</b> 1120-1122 North Glendale Street Wichita, KS 67208	<b>Pool:</b> N
<b>County:</b> Sedgwick	<b>Garage:</b> None
<b>Square Feet:</b> 1320	<b>Parking Spaces:</b> 0
<b>Bed:</b> 4	<b>Lot Size:</b> 6630
<b>Bath:</b> 2	<b>Year Built:</b> 1950
	<b>% Finished Basement:</b> None

GENERAL MARKETING

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

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**SUBJECT MARKETABILITY**

<p><b>The Subject is an:</b> Under Improvement <b>for the neighborhood</b></p> <p><b>Subject's Location Type:</b> Suburban</p> <p><b>Subject's Neighborhood:</b> Fair 0 % commercial 100 % residential</p> <p><b>Is Subject in a rent-controlled neighborhood?</b> No</p> <p><b>Is the Subject currently listed?:</b> No</p> <p><b>Probable Purchaser:</b> Investor</p> <p><b>Personal Property left on premises?</b></p> <p><b>Annual Property Taxes:</b> \$</p> <p><b>Any delinquent Taxes?</b> If yes: \$</p> <p><b>Assessed Value:</b> \$</p> <p><b>Factors affecting Marketability:</b> Other</p> <p><b>If others, please describe:</b> condition</p> <p><b>Condo or HOA Fees?</b> No</p> <p><b>Additional Comments:</b></p> <p>Describe any marketing conditions/concessions being offered on competing properties that may adversely affect the subject's value: none</p> <p><b>Has the property been listed in the last 5 years?</b> No</p> <p><b>If yes and expired or cancelled, explain why the property did not sell:</b></p>	<p><b>What MLS Board(s) cover this area?</b></p> <p><b>Property Condition/Maintenance:</b> Poor</p> <p><b>Subject's Curb Appeal:</b> Poor</p> <p><b>Landscape and Lawn:</b> Poor</p> <p><b>Hazardous Conditions?</b> No</p> <p><b>Please list:</b></p> <p><b>Possible Environmental Concerns?</b> No</p> <p><b>Please list:</b></p> <p><b>Possible Geological Concerns?</b></p> <p><b>Please list:</b></p> <p><b>Existing Vandalism?</b> No</p> <p><b>Please list:</b></p> <p><b>Suggested Inspections:</b> Termite: No    Mechanical: No Roof: No    Septic: No Well: No    None: Yes</p> <p><b>Special Assessments?</b> No</p> <p><b>If yes, please list:</b></p> <p><b>Condo/Co-op:</b> Earth Quake Insurance    Solvent Association No    No</p> <p><b>Financial Eligibility:</b> Conventional    FHA/VA    Other No    No    Yes</p> <p><b>If others, please explain:</b> The subject is in poor condition</p> <p><b>Please recommend concessions or incentives that could be offered to make the subject more marketable:</b> none</p>
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<b>Address</b>	1120-1122 North Glendale Street Wichita, KS 67208
<b>Proximity to Subject</b>	
<b>REO/Corp</b>	Yes
<b>Sale Price</b>	
<b># of Units</b>	
<b>Original List Price</b>	
<b>List Price @ Sale</b>	
<b>Financed Type</b>	
<b>Gross Living Area Sq. Ft.</b>	1320
<b>VALUE ADJUSTMENTS</b>	<b>DESCRIPTION ADJ</b>
<b>Sales or Financing Concessions</b>	
<b>Sales Date &amp; Days on Market Date:</b>	
<b>Location</b>	Suburban
<b>Lot Size</b>	6630
<b>Style &amp; Appeal</b>	
<b>Year Built</b>	1950
<b>Condition</b>	Poor
<b>Above Grade Room Count (do not include basement)</b>	
<b>Total:</b>	4
<b>Bed:</b>	2
<b>Baths:</b>	2
<b>Sq. Ft.</b>	1320
	<b>Subject</b>
<b>Basement Type</b>	None
<b>Heating/Cooling Type &amp; Condition</b>	
<b>Garage/Carport</b>	None
<b>Porch, Patio Deck, Fireplace(s), etc.</b>	
<b>Fence, Pool, etc.</b>	
<b>Net Adjustable Total</b>	
<b>Adjusted Sales Price of Comparable</b>	
<b>Sales #: Inspected?</b>	
<b>Comments</b>	