

Broker Price Opinion (BPO) for  
 143 South Gordon  
 Wichita, KS 67213

PROPERTY INFORMATION

**BPO Type:** BPO: Interior (Mktg)  
**Property Address:** 143 South Gordon  
 Wichita, KS 67213  
**Client Loan #:**  
**Client Name:**  
**Submitted Electronically On:** 9/4/2009 11:59:30 AM **By:**  
**Broker/Agent:**  
**Company:**  
**Date Submitted:**

GENERAL MARKETING

Current Market Conditions:	Decreasing	Appr. # of Comparable Units for sale in the Neighborhood:	10
Employment Conditions:	Declining	Number of Comparable Units for Sale in the Neighborhood that are REO or Corporate-owned:	3
Market Price of this type of Property has:	Decreased 4 % in the past 12 Months	Number of Boarded or Blocked up Homes:	0
Percentages in the Neighborhood:	80 % Owner Occupied 20 % Tenant Occupied	Normal Marketing Time in the Area:	100
Supply of Comparable Listings in the Neighborhood:	Shortage		
Range of Values in neighborhood:	\$ To \$		

SUBJECT MARKETABILITY

The Subject is an:	Under Improvement for the neighborhood
Financial Eligibility:	Conventional    FHA/VA    Other No            No            Yes
If others, please explain:	due to condition the subject should sell for cash as is only.
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

	<b>Subject</b>
Address	143 South Gordon Wichita, KS 67213
Proximity to Subject	
REO/Corp	Yes
Sale Price	
Data Source	
Sales Date & Days on Market Date:	
<b>VALUE ADJUSTMENTS</b>	<b>DESCRIPTION      ADJ</b>
Sales or Financing Concessions	
Location	Suburban
View	
Style & Appeal	
Quality of Construction	
Year Built	1947
Condition	Poor
Above Grade Room Count (do not include basement)	
Total:	3
Bed:	1.5
Baths:	1822
Sq. Ft.	
Basement Type	None
Functional Utility	
Heating/Cooling Type & Condition	
Energy Efficient Items	
Garage/Carport	Attached
Porch, Patio Deck, Fireplace(s), etc.	
Fence, Pool, etc.	
Other Comparable Factors	
Net Adjustable Total	
Adjusted Sales Price of Comparable	
Sales #: Inspected?	
Comments	