



REOMarketAnalysis™

POWERED BY APPLIED ANALYTICS

Order Number: 32840002

Loan Number: NA

Client Project ID: NA

Date: September 08, 2009

Client Provided Data				
Client	CAPITAL EQUITY PARTNERS, LLC	Property Address	As entered:	1626 Frederick
Branch	KANSAS CITY, MO			E SAINT LOUIS IL 62205
Loan Number	NA		Normalized:	1626 FREDERICK AVE
Owner	NA			E SAINT LOUIS IL 62205

Value Results			
AVM Value	\$40,300	AVM Confidence	Low (50)
Value Range	\$20,100 - \$60,400	Source	ValueSure
Current REO Value	\$35,271	REO Discount	-12.48%
Value Range	\$17,592 - \$52,862		

Prior Month Market Data						
# Sales in Area	NA	Ratio of Arm's Length Sales in Area	NA			
Median Loan Amount	NA	Median CLTV	NA			
Median Home Value	\$60,000	Median Price per sq ft of GLA	\$94			
Days On Market	122	Location	Suburban			
Market Trends						
	Previous 12 months	Percent	Forecast 12 Months	Percent	Forecast 24 Months	Percent
Value Trend	Decreasing	-10.32%	Decreasing	-2.57%	Increasing	2.60%

REO Data			
# of REO Sales in Area	NA	Ratio of REO Sales in Area	NA
REO Discount Rate	-12.48%	Represented Discount	ZIP

Subject Property Information			
Loan Amount	NA	Assessed Value	\$8,311
LTV to AVM Value	NA	Assessed Year	2006
LTV to Current REO Value	NA	APN	02-18-0-326-015
Census Tract	500900		

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Area Sales										
	Subject Address	Prop Type	Bed	Bath	Year Built	GLA	Lot Size			
	Address	Prop Type	Bed	Bath	Year Built	GLA	Lot Size	Dist	Recording Date	Price
	1626 Frederick	SFR	0	0	1926	912	0			
1	520 N 46TH ST	SFR	0	0	1959	1,092	0	2.04	05/19/2009	\$40,000
2	756 VOGEL PL	SFR	0	0	1929	1,428	0	1.372	02/02/2009	\$34,000
3	367 N 29TH ST	SFR	0	0	1956	1,025	0	1.063	12/23/2008	\$25,500
4	535 WIMMER PL	SFR	0	0	1917	988	0	0.32	12/15/2008	\$54,500
5	763 N 38TH ST	SFR	0	0	1925	975	0	1.589	09/29/2008	\$40,000
6	519 1/2 N 29TH ST	SFR	0	0	1950	832	0	0.98	01/07/2008	\$30,000
7	755 N 38TH ST	SFR	0	0	1925	975	0	1.587	11/14/2007	\$60,000
8	744 VOGEL PL	SFR	0	0	1927	1,267	0	1.371	09/13/2007	\$59,000

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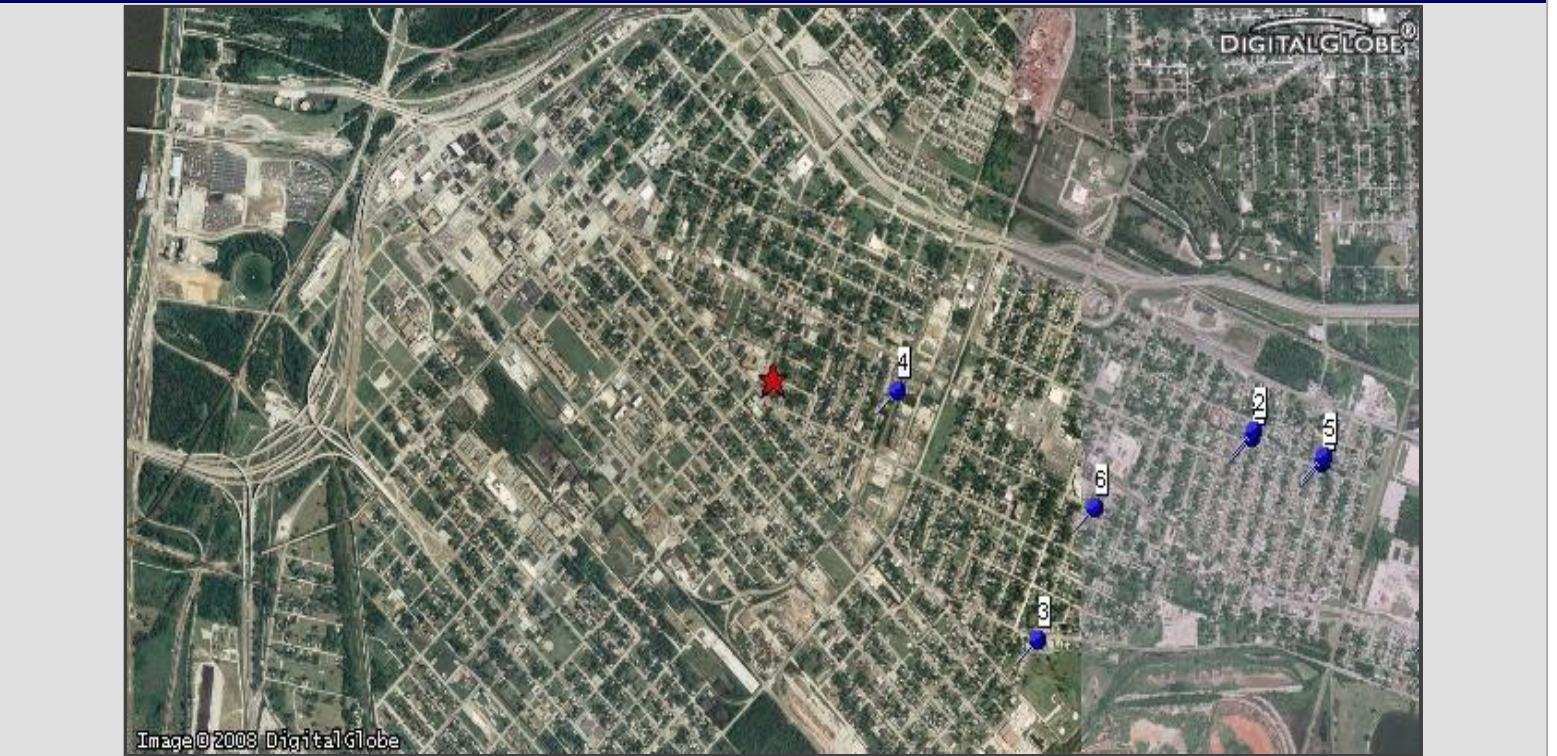
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Location Map



Satellite Image



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Legend

Net Forecast REO value – Value is determined by applying a forecast price trend, local REO discount rate, foreclosure and REO costs.

CBSA – Core Based Statistical Area.

Foreclosure Costs – Summary of area average foreclosure costs, including court, publication, sheriff/attorney fees, etc.

REO Cost – Summary of area average REO costs, including property protection/preservation costs (re-key, trashout, clean, repair, lawn care, snow removal, winterize, de-winterize), eviction costs, agent commissions, seller's title costs, document fees, etc.

Protection Costs - Summary of area average delinquent tax costs and force-placed hazard insurance costs.

The estimated market value is based on various mathematical formulas and techniques proprietary to Lender Processing Services, Inc. This report has not been prepared by a licensed appraiser nor does it constitute an official appraisal of the subject property. The information in this report is provided "as is" and all uses are at the user's sole risk. Lender Processing Services, Inc. is not liable for the accuracy of the information provided in this report.