



REOMarketAnalysis™

POWERED BY APPLIED ANALYTICS

Order Number: 32132892

Loan Number: NA

Client Project ID: NA

Date: July 23, 2009

Client Provided Data

Client	CAPITAL EQUITY PARTNERS, LLC	Property Address	As entered:	1429 E. Gano Ave
Branch	KANSAS CITY, MO			SAINT LOUIS MO 63107
Loan Number	NA		Normalized:	1429 E GANO AVE
Owner	NA			SAINT LOUIS MO 63107

Value Results

AVM Value	\$29,600	AVM Confidence	Low (65)
Value Range	\$19,300 - \$39,900	Source	ValueSure
Current REO Value	\$22,274	REO Discount	-24.75%
Value Range	\$14,523 - \$30,025		

Prior Month Market Data

# Sales in Area	1	Ratio of Arm's Length Sales in Area	50%
Median Loan Amount	NA	Median CLTV	NA
Median Home Value	\$28,000	Median Price per sq ft of GLA	\$85
Days On Market	NA	Location	Suburban

Market Trends

	Previous 12 months	Percent	Forecast 12 Months	Percent	Forecast 24 Months	Percent
Value Trend	Decreasing	-11.57%	Decreasing	-2.87%	Increasing	2.88%

REO Data

# of REO Sales in Area	1	Ratio of REO Sales in Area	50%
REO Discount Rate	-24.75%	Represented Discount	CBSA

Forecast REO Data

FC Timeline	47 days	FC Date	09/08/2009		
REO Timeline	161 days	REO Sale Date	02/16/2010		
FC Costs	\$2,065	REO Costs	\$6,796	Protection Costs	\$736

Subject Property Information

Loan Amount	NA	Assessed Value	\$3,360
LTV to AVM Value	NA	Assessed Year	2007
LTV to Current REO Value	NA	APN	331100-02900
LTV to Net Forecast Value	NA	Census Tract	109700

Order Number: 32132892

Loan Number: NA

Client Project ID: NA

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			
	1429 E. Gano Ave	SFR	0	0	1905	1,408	0						
1	3931 SHERMAN PL	SFR	0	0	1915	1,092	0	0.81	06/26/2009	\$37,670			
2	3502 PALM PL	SFR	0	0	1903	2,053	0	1.126	01/16/2009	\$28,000			
3	3617 SULLIVAN AVE	SFR	0	0	1972	1,235	0	1.256	11/14/2008	\$41,289			
4	3307 KLEIN ST	SFR	0	0	1900	2,020	0	1.296	10/31/2008	\$30,000			
5	2900 HARPER ST	SFR	0	0	1903	1,926	0	1.004	10/24/2008	\$28,050			
6	3717 N 21ST ST	SFR	0	0	1925	2,340	0	1.014	04/29/2008	\$33,000			
7	3828 LABADIE AVE	SFR	0	0	1905	2,686	0	1.438	04/28/2008	\$32,550			
8	4427 N 20TH ST	SFR	0	0	1886	1,724	0	0.38	03/19/2008	\$37,769			
9	3941 LEXINGTON AVE	SFR	0	0	1908	2,400	0	1.224	03/03/2008	\$25,202			
10	3911 SAINT LOUIS AVE	SFR	0	0	1906	2,310	0	1.516	01/28/2008	\$36,000			
11	4202 WARNE AVE	SFR	0	0	1912	1,930	0	0.763	01/04/2008	\$21,390			
12	4249 LINTON AVE	SFR	0	0	1910	2,202	0	0.661	12/04/2007	\$38,000			
13	3949 N 21ST ST	SFR	0	0	1912	1,656	0	0.823	10/03/2007	\$24,052			
14	2143 E ADELAIDE AVE	SFR	0	0	1904	2,250	0	0.638	08/31/2007	\$33,000			
15	3911 GREER AVE	SFR	0	0	1902	1,850	0	1.383	08/27/2007	\$32,000			

Order Number: 32132892

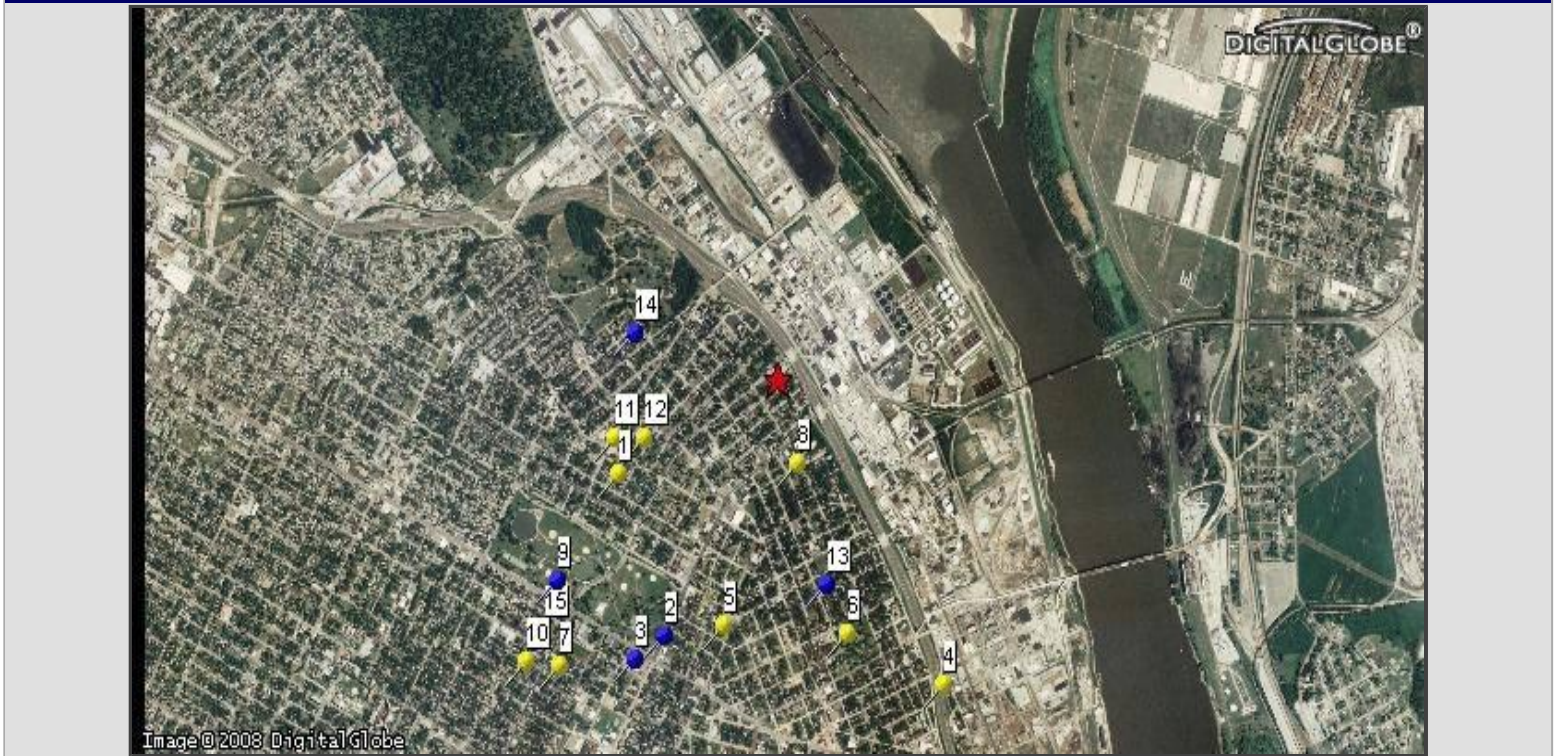
Loan Number: NA

Client Project ID: NA

Location Map



Satellite Image



Order Number: 32132892

Loan Number: NA

Client Project ID: NA

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.