

Broker Price Opinion (BPO) for  
2517 Texoma Dr  
Oklahoma City, OK 73119

**PROPERTY INFORMATION**

**BPO Type:** BPO: Interior (Mktg)  
**Property Address:** 2517 Texoma Dr  
 Oklahoma City, OK 73119  
**Client Loan #:**  
**Client Name:**  
**Submitted Electronically On:** 9/29/2009 12:34:57 PM By:  
**Broker/Agent:**  
**Company:** REI  
**Date Submitted:**

**GENERAL MARKETING**

<b>Current Market Conditions:</b>	Decreasing	<b>Appr. # of Comparable Units for sale in the Neighborhood:</b>	23
<b>Employment Conditions:</b>	Declining	<b>Number of Comparable Units for Sale in the Neighborhood that are REO or Corporate-owned:</b>	3
<b>Market Price of this type of Property has:</b>	Decreased 10 % in the past 12 Months	<b>Number of Boarded or Blocked up Homes:</b>	0
<b>Percentages in the Neighborhood:</b>	60 % Owner Occupied 40 % Tenant Occupied	<b>Normal Marketing Time in the Area:</b>	90
<b>Supply of Comparable Listings in the Neighborhood:</b>	Normal Supply		
<b>Range of Values in neighborhood:</b>	\$ To \$		

**SUBJECT MARKETABILITY**

<b>The Subject is an:</b>	Appropriate Improvement for the neighborhood		
<b>Financial Eligibility:</b>	Conventional	FHA/VA	Other
	Yes	No	No
<b>If others, please explain:</b>			
<b>Has the property been listed in the last 5 years?</b>	No		
<b>To the best of your knowledge, why did it not sell?</b>			
<b>Property Type</b>			
<b>If Condo/other mandatory Association exist:</b>	No		

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COMPARABLE LISTING

VALUE ADJUSTMENTS	DESCRIPTION	ADJ
<b>Subject</b>		
Address	2517 Texoma Dr Oklahoma City, OK 73119	
Proximity to Subject		
REO/Corp	Yes	
List Price		
Data Source		
Days on Market DOM:		
VALUE ADJUSTMENTS	DESCRIPTION	ADJ
Sales or Financing Concessions		
Location	Urban	
View		
Style & Appeal		
Quality of Construction		
Year Built	1953	
Condition	Fair	
Above Grade Room Count (do not include basement)		
Total:	3	
Bed:	1	
Baths:	1	
Sq. Ft.	784	
Basement Type	None	
Functional Utility		
Heating/Cooling Type & Condition		
Energy Efficient Items		
Garage/Carport	None	
Porch, Patio Deck, Fireplace(s), etc.		
Fence, Pool, etc.		
Other Comparable Factors		
Net Adjustable Total		
Adjustable List Price of Comparable		
Listing #: Inspected?		
Comments		