Uniform Residential Appraisal Report

File No.

The purpose of this summary appraisal report is to provide the lender/client with an accurate, and adequately supported, opinion of the market value of the subject property

Property Address 5723 S Gordon Rd | City Austell | State GA | Zip Code 30168-4334
Borrower N/A | Owner of Public Record Journey Church of Austell | County Cobb
Legal Description Land Lot 33: District 18:
Assessor's Parcel # 18 0033 012 | Tax Year 2009 | R.E. Taxes $ 1,066.00
Neighborhood Name Not in a subdivision | Map Reference 832-H-2 | Census Tract 0313.09
Occupant [ ] Owner [X] Tenant [ ] Vacant | Special Assessments $ 0.00 | [ ] PUD | HOA $ 0 | [ ] per year [ ] per month
Property Rights Appraised [X] Fee Simple [ ] Leasehold [ ] Other (describe)
Assignment Type [ ] Purchase Transaction [ ] Refinance Transaction [X] Other (describe) REO
Lender/Client U.S. Marshals | Address
Is the subject property currently offered for sale or has it been offered for sale in the twelve months prior to the effective date of this appraisal? [ ] Yes [X] No
Report data source(s) used, offering price(s), and date(s) FMLS & MLS

I [ ] did [ ] did not analyze the contract for sale for the subject purchase transaction. Explain the results of the analysis of the contract for sale or why the analysis was not performed

Contract Price $ | Date of Contract | Is the property seller the owner of public record? [ ] Yes [ ] No | Data Source(s)
Is there any financial assistance (loan charges, sale concessions, gift or downpayment assistance, etc.) to be paid by any party on behalf of the borrower? [ ] Yes [ ] No
If Yes, report the total dollar amount and describe the items to be paid

Note: Race and the racial composition of the neighborhood are not appraisal factors.

Neighborhood Characteristics			One-Unit Housing Trends			One-Unit Housing		Present Land Use %	
Location	[ ] Urban	[X] Suburban [ ] Rural	Property Values	[ ] Increasing	[X] Stable [ ] Declining	PRICE	AGE	One Unit	60 %
Built-Up	[X] Over 75%	[ ] 25-75% [ ] Under 25%	Demand/Supply	[ ] Shortage	[X] In Balance [ ] Over Supply	$(000)	(yrs)	2-4 Unit	10 %
Growth	[ ] Rapid	[X] Stable [ ] Slow	Marketing Time	[ ] Under 3 mths	[X] 3-6 mths [ ] Over 6 mths	10 Low	30	Multi-Family	10 %
Neighborhood Boundaries	The subject is bounded to the North by GA 278, to the East by GA 139, to the South by I-20 and West by Maxham Rd.					150 High	70	Commercial	20 %
						50 Pred	45	Other	%

Neighborhood Description The subject neighborhood consists of good quality 1, 1.5 and 2 story homes with typical landscaping. All amenities are located within an acceptable range of the subject neighborhood. The subject is located about 13 miles WNW of the city center of Atlanta. Subject has good access to shopping and schools.
Market Conditions (including support for the above conclusions) The market time for the subject neighborhood is estimated from 3 to 6 months per comps provided in the report. Predominant area financing is conventional and FHA with sellers paying 1 to 3 points with no adverse effect on the sales price.
Dimensions 100 X 175 | Area 0.40 Acres | Shape Rectangular | View Residential
Specific Zoning Classification R20 | Zoning Description Single Family Residential
Zoning Compliance [X] Legal [ ] Legal Nonconforming (Grandfathered Use) [ ] No Zoning [ ] Illegal (describe)
Is the highest and best use of the subject property as improved (or as proposed per plans and specifications) the present use? [X] Yes [ ] No If No, describe

Utilities	Public	Other (describe)		Public	Other (describe)	Off-site Improvements—Type	Public	Private
Electricity	[X]	[ ]	Water	[X]	[ ]	Street Asphalt	[X]	[ ]
Gas	[X]	[ ]	Sanitary Sewer	[X]	[ ]	Alley No Alley	[ ]	[ ]

FEMA Special Flood Hazard Area [ ] Yes [X] No | FEMA Flood Zone X | FEMA Map # 130052 0203G | FEMA Map Date 12/16/2008
Are the utilities and off-site improvements typical for the market area? [X] Yes [ ] No If No, describe
Are there any adverse site conditions or external factors (easements, encroachments, environmental conditions, land uses, etc.)? [X] Yes [ ] No If Yes, describe The subject is located next door to a church, but no adjustment is necessary in sales grid.

GENERAL DESCRIPTION		FOUNDATION		EXTERIOR DESCRIPTION materials/condition		INTERIOR materials/condition	
Units	[X] One [ ] One with Accessory Unit	[ ] Concrete Slab	[ ] Crawl Space	Foundation Walls	Conc Blk/Good	Floors	Hardwood Gd
# of Stories	1	[ ] Full Basement	[X] Partial Basement	Exterior Walls	Metal/Good	Walls	Drywall Gd
Type	[X] Det [ ] Att [ ] S-Det./End Unit	Basement Area	320 sq. ft.	Roof Surface	Comp Shg/Good	Trim/Finish	Wood Gd
[X] Existing	[ ] Proposed [ ] Under Const.	Basement Finish	0 %	Gutters & Downspouts	Alum/Alum/Good	Bath Floor	Tile Gd
Design (Style)	1 story	[ ] Outside Entry/Exit	[ ] Sump Pump	Window Type	WD/DH/Good	Bath Wainscot	Tile Gd
Year Built	1953	Evidence of [ ] Infestation		Storm Sash/Insulated	No	Car Storage	[ ] None
Effective Age (Yrs)	15	[X] Dampness	[ ] Settlement	Screens	No	[X] Driveway	# of Cars 1
Attic	[ ] None	Heating [X] FWA	[ ] HWBB [ ] Radiant	Amenities	[ ] WoodStove(s) #	Driveway Surface	Concrete
[ ] Drop Stair	[ ] Stairs	[ ] Other	Fuel: Gas	[ ] Fireplace(s) #	[X] Fence	[X] Garage	# of Cars 2
[ ] Floor	[X] Scuttle	Cooling [X] Central Air Conditioning		[ ] Patio/Deck	[X] Porch	[ ] Carport	# of Cars
[ ] Finished	[ ] Heated	[ ] Individual	[ ] Other	[ ] Pool	[ ] Other	[ ] Att	[X] Det [ ] Built-in

Appliances [ ] Refrigerator [X] Range/Oven [X] Dishwasher [ ] Disposal [ ] Microwave [ ] Washer/Dryer [ ] Other (describe)
Finished area above grade contains: 6 Rooms | 3 Bedrooms | 1 Bath(s) | 1,026 Square Feet of Gross Living Area Above Grade
Additional features (special energy efficient items, etc.) Hardwood floors.

Describe the condition of the property (including needed repairs, deterioration, renovations, remodeling, etc.) The subject is in good condition with no repairs considered necessary. There is dampness in the basement. No inside entrance to basement.

Are there any physical deficiencies or adverse conditions that affect the livability, soundness, or structural integrity of the property? [ ] Yes [X] No If Yes, describe There were no physical deficiencies or adverse conditions that affect the livability, soundness, or structural integrity of the subject property noted at time of inspection and visible from inspection.

Does the property generally conform to the neighborhood (functional utility, style, condition, use, construction, etc.)? [X] Yes [ ] No If No, describe The subject property conforms to the neighborhood.

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There are [ ] comparable properties currently offered for sale in the subject neighborhood ranging in price from $ [ ] to [ ]

There are [ ] comparable sales in the subject neighborhood within the past twelve months ranging in sale price from

FEATURE	SUBJECT
5723 S Gordon Rd	
Address Austell	
Proximity to Subject	
Sale Price	$
Sale Price/Gross Liv. Area	$ 0.00 sq ft
Data Source(s)	GSCCCA
Verification Source(s)	Inspection
VALUE ADJUSTMENTS	DESCRIPTION
Sale or Financing Concessions	
Date of Sale/Time	
Location	Suburban
Leasehold/Fee Simple	Fee Simple
Site	0.40 Acres
View	Residential
Design (Style)	1 story
Quality of Construction	Good
Actual Age	56 Years
Condition	Good
Above Grade Room Count	Total 6, Bdrms 3, Baths 1
Gross Living Area 20.00	1,026 sq. ft.
Basement & Finished Rooms Below Grade	320 Sq.Ft. Unfinished
Functional Utility	Good
Heating/Cooling	FWA C/Air
Energy Efficient Items	Standard
Garage/Carport	2 Car Garage
Porch/Patio/Deck	Screen Porch
Net Adjustment (Total)	
Adjusted Sale Price of Comparables	

I [X] did [ ] did not research the sale or transfer history of the subject property and comparable sales. If not, explain

My research [X] did [ ] did not reveal any prior sales or transfers of the subject property for the three years prior to the effective date of this appraisal

Data source(s) Realist

My research [X] did [ ] did not reveal any prior sales or transfers of the comparable sales for the year prior to the date of sale of the comparable sale

Data source(s) Redlink Deeds

Report the results of the research and analysis of the prior sale or transfer history of the subject property and comparable sales (report additional prior sales on page 3)

ITEM	SUBJECT
Date of Prior Sale/Transfer	03/13/2008
Price of Prior Sale/Transfer	$50,000
Data Source(s)	FMLS# 3529716
Effective Date of Data Source(s)	12/21/2009

Analysis of prior sale or transfer history of the subject property and comparable sales

Summary of Sales Comparison Approach

Indicated Value by Sales Comparison Approach $

Indicated Value by: Sales Comparison Approach $ Cost Approach (if developed) $ Income Approach (if developed) $

This appraisal is made [X] "as is," [ ] subject to completion per plans and specifications on the basis of a hypothetical condition that the improvements have been completed, [ ] subject to the following repairs or alterations on the basis of a hypothetical condition that the repairs or alterations have been completed, or [ ] subject to the following required inspection based on the extraordinary assumption that the condition or deficiency does not require alteration or repair

Based on a complete visual inspection of the interior and exterior areas of the subject property, defined scope of work, statement of assumptions and limiting conditions, and appraiser's certification, my (our) opinion of the market value, as defined, of the real property that is the subject of this report is

as of [ ], which is the date of inspection and the effective date of this appraisal