

LAND APPRAISAL REPORT

File No. _____

Borrower N/A Census Tract 0402.04 Map Reference 35-44-27
 Property Address 2502 E 2nd St
 City Lehigh Acres County LEE State FL Zip Code 33936-1666
 Legal Description Lehigh Acres Unit 6 Blk 22 Pb 254 Pg 30 Lot 1 E 1/2
 Sale Price N/A Date of Sale N/A Loan Term _____ yrs. Property Rights Appraised Fee Leasehold De Minimus PUD
 Actual Real Estate Taxes \$26.00 (yr.) Loan charges to be paid by seller _____ Other sale concessions _____
 Lender/Client _____ Address _____
 Occupant _____ Appraiser _____ Instructions to Appraiser _____

NEIGHBORHOOD

Location	<input type="checkbox"/> Urban	<input checked="" type="checkbox"/> Suburban	<input type="checkbox"/> Rural	Employment Stability	Good	Avg	Fair	Poor
Built Up	<input type="checkbox"/> Over 75%	<input checked="" type="checkbox"/> 25% to 75%	<input type="checkbox"/> Under 25%	Convenience to Employment	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Growth Rate	<input type="checkbox"/> Fully Dev.	<input type="checkbox"/> Rapid	<input checked="" type="checkbox"/> Steady	Convenience to Shopping	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Property Values	<input type="checkbox"/> Increasing	<input type="checkbox"/> Stable	<input checked="" type="checkbox"/> Declining	Convenience to Schools	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Demand/Supply	<input type="checkbox"/> Shortage	<input type="checkbox"/> In Balance	<input checked="" type="checkbox"/> Over Supply	Adequacy of Public Transportation	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Marketing Time	<input type="checkbox"/> Under 3 Mos.	<input checked="" type="checkbox"/> 4-6 Mos.	<input type="checkbox"/> Over 6 Mos.	Recreational Facilities	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Present Land Use	<u>70</u> % 1 Family	<u>5</u> % 2-4 Family	<u> </u> % Apts	Adequacy of Utilities	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<u> </u> % Industrial	<u>10</u> % Vacant	<u> </u> % Condo	Property Compatibility	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Change in Present Land Use	<input checked="" type="checkbox"/> Not Likely	<input type="checkbox"/> Likely	<input type="checkbox"/> Taking Place(*)	Protection from Detrimental Conditions	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	(*)From _____ To _____			Police and Fire Protection	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Predominant Occupancy	<input checked="" type="checkbox"/> Owner	<input type="checkbox"/> Tenant	<u> </u> % Vacant	General Appearance of Properties	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Single Family Price Range	<u>35</u> to <u>175+</u>	Predominant Value <u>75</u>		Appeal to Market	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Single Family Age	<u>New</u> yrs. to yrs.	<u>50</u>	Predominant Age <u>30</u> yrs.					

Comments including those factors, favorable or unfavorable, affecting marketability (e.g. public parks, schools, view, noise) The subject is located within close proximity to all supporting facilities and services including, schools, shopping and employment. No adverse factors were noted. adverse factors were noted. The market as a whole, has been on a steady decline, since December of 2005 of 1% per month.

SITE

Dimensions Tax Records = 10633 sq. ft Corner Lot
 Zoning Classification RS-1 Present Improvements Do Do Not Conform to Zoning Regulations
 Highest and Best Use Present Use Other (specify) _____
 Elec. Public Other (Describe) _____
 Gas _____
 Water Well _____
 San. Sewer Septic _____
 _____ Underground Elec & Tel _____
OFF-SITE IMPROVEMENTS
 Str. Address Public Private
 Surface Asphalt
 Maintenance Public Private
 Storm Sewer Curb/Gutter
 Sidewalk Street Lights
 Topo Level at road grade
 Size Typical for the area
 Shape Rectangular
 View Residential
 Drainage Adequate
 Property located in a HUD identified Special Flood Hazard Area? Yes No

Comments (favorable or unfavorable including any apparent adverse easements, encroachments or other adverse conditions) The site does not appear to be affected by any adverse easements, however a current survey and title policy are recommended for that final determination. No adverse site conditions were noted.

The undersigned has recited three recent sales of properties most similar and proximate to the subject and has to be considered these in the market analysis. The description includes a dollar adjustment, reflecting market reaction to those items of significant variation between the subject and comparable properties. If a significant item in the comparable property is superior to, or more favorable than subject property, a minus (-) adjustment is made, thus reducing the indicated value of the subject, if a significant item in the comparable is inferior to or less favorable than the subject property, a plus (+) adjustment is made, thus increasing the indicated value of the subject.

ITEM	SUBJECT
Address	2502 E 2nd St Lehigh Acres, FL 33936
Proximity to subject	
Sales Price	\$ N/A
Price \$/Sq. Ft.	
Data Source	Public Records
Date of Sale and	DESCRIPTION
Time Adjustment	N/A
Location	Lehigh Acres
Site/View	Residential
Site Size	10633 Sq. Ft.
DOM	
Sales or Financing	N/A
Concessions	N/A
Net Adj. (Total)	
Indicated Value of Subject	

RECONCILIATION

Appraiser Signature _____ Supervisor Signature (if applicable) _____
 Appraiser Name _____ Supervisor Name _____
 Date Report Signed 03/12/2010 Date Report Signed Did Did Not Physically Inspect Property
 State Certification # _____ State FL State Certification # _____ State _____
 State License # _____ State _____ State License # _____ State _____