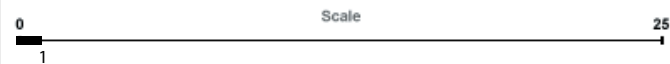





ENTRY INFORMATION

Report Date 09/06/2007 09:59:44 AM
Report Order No. X000000000XXXXXX000X0
Address 123 MAIN ST, ANYTOWN, CA, 12345
Estimate \$852,000.00

F SCORE	Score: 1	
----------------	-----------------	--

SCORE SUMMARY

PROPERTY ALERTS:

-  **More than 2 loans currently associated with this property**
-  **Active Notice of Default associated to this property**
-  **The F Score for this property is greater than zero**

MARKET ANALYSIS:

Sample Criteria

Nearby Sales: 35	Max Distance: 0.28 Miles	Avg Distance: 0.2 Miles
T Score: 6 of 35 T Ratio: 17.1%	High Price: \$2,863,636	Rural Flag: U
S Gain (Sale Pairs): 53.1% (11 of 35)	Average Price: \$906,710	Mobile Home: 0.0%
L Gain (Loan Pairs): 238% (13 of 35)	Median Price: \$779,000	Disaster Date:
SuperFund Site:	Low Price: \$560,000	Disaster Type:

SUBJECT PROPERTY ANALYSIS:

Prior 3 Year Foreclosure: No	APN: 2340-002-009	Last Transfer Date: 07/07/2006
Prior 3 Year Sale Gain: 0%	Land Use Code: RSFR	Last Transfer Price: \$0
Prior 3 Year Loan Gain: 820.4%	Active Notice Of Default: Yes - 07/07/2006	

AREA MAP:



Sixteen shades of Tan-to-Green shading are used to depict value: (tan is low, green is high)

HUD PROPERTY RULES REPORT

Passes HUD Rules: YES
Sufficient Information: YES
Sales w/in last 90 days: NO
Sales w/in last 12 months: NO
Sales w/in last 3 years: NO

There are no documented resales of this property in the last 3 years. There are no additional HUD property rule requirements associated with this property.

SUBJECT PROPERTY REPORT

Site Address: 123 MAIN ST, ANYTOWN, CA 12345-0000
Mail Address: 6450 FIRST AVE, EVERYTOWN, CA 67891-1111
Current Owner: SAMPLE JOHN
Second Owner:
Spouse:
Last Transfer Date: 07/07/2006
Last Transfer Price: \$0
Assessed Land: \$432,480
Assessed Improvement: \$303,620
Assessed Total: \$736,100
Assessed Market:
Legal Desc: TRACT No. 1111 N 11.11 FT OF E 111.1 FT OF LOT 1

County: Anytown County
MSA Name: Anytown, CA
MSA Code: 31084
Census Tract: 11.111.111111.1.111
School District: Unified : ANYTOWN UNIFIED
APN: 0000-000-000

SUBJECT PROPERTY DETAILS:

Use Code: RSFR
Lot Size: 8,306 Sq Ft (0.1907 acre)
View:
Tax Amount: \$6,292
No. of Units: 1

Building Sq Ft:
Bedrooms: 4
Improved: 41%
Garage: Carport
Pool:

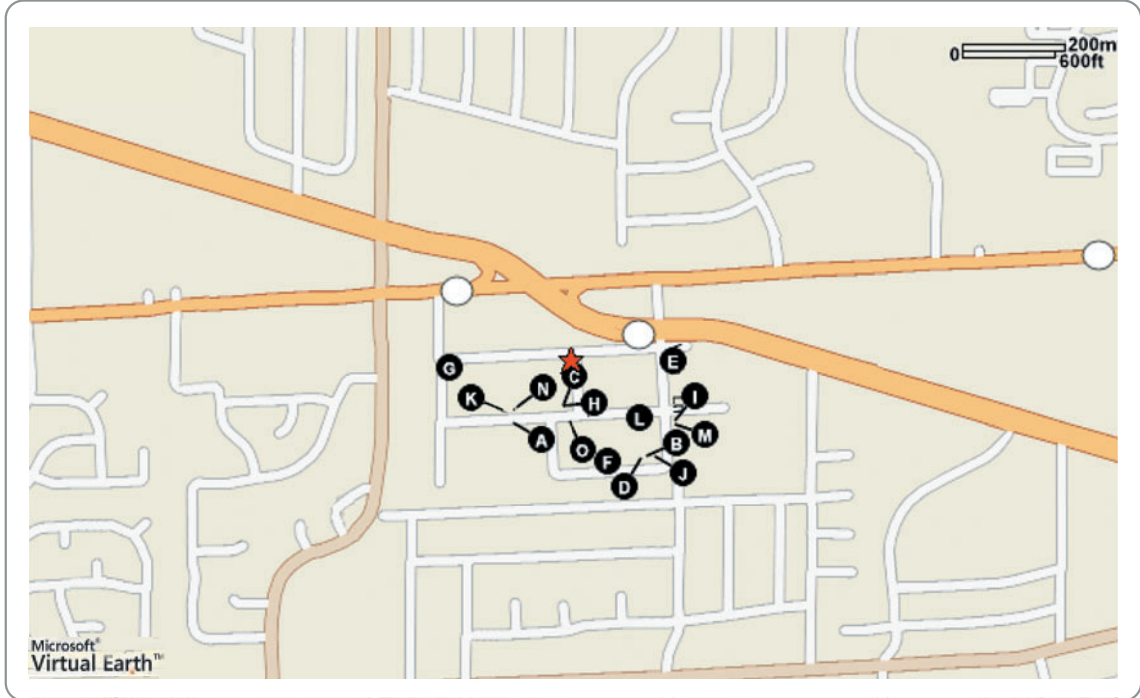
Living Sq Ft: 3,181
Bathrooms: 4.0
Heating: Forced Air
Stories: 1.0
Fireplace: Undefined Type - 1 Fireplace

\$ Per Sq Ft:
Total Rooms: 5
Cooling:
Year Built: 1949
Zoning: LAR1

SUBJECT PROPERTY SALES AND LOAN HISTORY

Date	Transfer	Value	1st Loan/ 2nd Loan	Loan/ Rate	Deed/ Val. Sale	Doc. No.	Transactors
1/19/07	REFI/EQ	\$0	\$300,000 \$0	PP	TRUST	000000000000	Buyer: SAMPLE JOHN Seller: Lender:
1/16/07	REFI/EQ	\$0	\$250,000 \$0	CNV	TRUST	000000000000	Buyer: SAMPLE JOHN Seller: Lender: ABC BK NA

NEARBY PROPERTIES REVIEW



▶ NEARBY SALES

[Collapse All Records](#)

Miles	Address	Sale Date	Sale Value	Living Sq Ft
A 0.18	12245 SAMPLE BLVD, CA 12345	Jul 9, 2007	\$1,061,222	2,533

Land Use: [RSFR](#) \$/Sq Ft: \$418 Zoning: LAR1 Year Built: 1928 Bed/Bath: 3/3
 Lot Sq Ft: 11,775 (0.27 acre) Assessment: \$661,900 APN: 0000-000-000 Rooms: 5 Pool: N
 School District: Unified : ANYTOWN UNIFIED
 Legal Desc: TRACT No. 0000 LOT 000

SALES HISTORY

Date	Transaction	Value	1st Loan	Deed	Buyer	Seller
07/09/2007	RESALE	\$1,061,222	\$0	T/FRCL	YOUR HOME FINANCE LLC	ANYTOWN LOAN TE SVC
02/16/2007		\$0	\$1,050,000	NOD	LEE ALLEN	
09/18/2006	RESALE	\$1,400,000	\$1,050,000	GRANT	LEE ALLEN	ABC PROPERTIES LLC

B 0.14	6044 FIRST ST, ANYTOWN, CA 12345	Jun 18, 2007	\$685,000	1,435
---------------	----------------------------------	--------------	-----------	-------

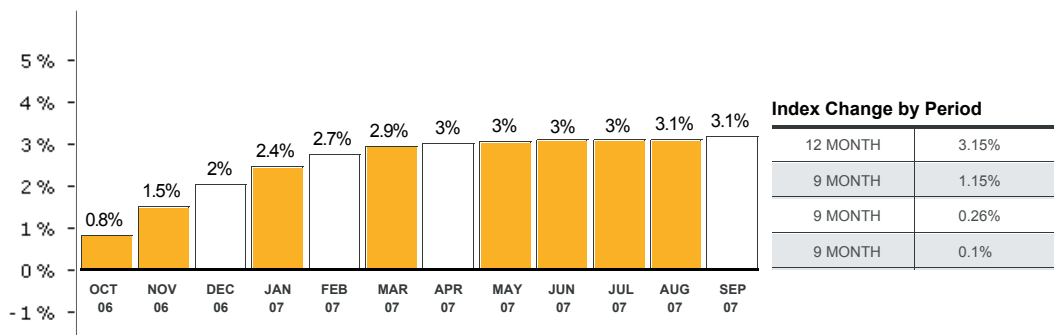
Land Use: [RSFR](#) \$/Sq Ft: \$477 Zoning: LAR1 Year Built: 1950 Bed/Bath: 2/1
 Lot Sq Ft: 7,474 (0.17 acre) Assessment: \$576,300 APN: 0000-000-000 Rooms: 5 Pool: Y
 School District: Unified : ANYTOWN UNIFIED
 Legal Desc: TRACT No. 0000 LOT 000

SALES HISTORY

Date	Transaction	Value	1st Loan	Deed	Buyer	Seller
06/18/2007	RESALE	\$685,000	\$548,000	GRANT	JOHNSON FRANK	ROBERS BEN

▶ 12 MONTH PRICE TREND

Each monthly % change in value is compared to the beginning of the 12 month period.



▶ CLOSEST PROPERTY RECORDS

Distance in Miles	Address	Land Use	Lot Sq Ft	Living Sq Ft	Sale Year	Sale Price	Assessed Value	Bed / Bath	Total Rooms	Year Built	Map Code
0	125 MAIN ST, 12345	RSFR	7,801	1,020	2001	\$230,000	\$253,605	2/2		1929	
0.01	126 MAIN ST, 12345	RSFR		3,526			\$492,288	4/3		2003	
0.01	128 MAIN ST, 12345	RSFR		3,526			\$832,319	4/3		2003	
0.01	130 MAIN ST, 12345	RSFR	23,274	3,526	2004	\$800,000	\$672,722	4/3		2003	
0.03	135 MAIN ST, 12345	RAPF	7,937	6,958	1978	\$225,000	\$373,576	15/7		1962	
0.04	138 MAIN ST, 12345	RSFR	7,766	1,203	1998	\$240,000	\$200,213	2/1		1923	

▶ MARKET DATA

Average Value		Minimum Value		Maximum Value		Median Value											
\$793,299		\$631,155		\$916,201		\$767,185											
Miles	Units	Own Occ	Rent Occ	SFR	Mult 2-9	Mult 10+	Avg Rms	Avg Val	Miles	Units	Own Occ	Rent Occ	SFR	Mult 2-9	Mult 10+	Avg Rms	Avg Val
0.09	539	19%	77%	21%	24%	55%	3.9	\$799,976	0.21	601	16%	78%	10%	3%	88%	3.5	\$853,935
0.14	624	10%	87%	13%	25%	61%	3.2	\$708,403	0.22	160	57%	40%	60%	36%	4%	4.8	\$756,103
0.14	136	30%	62%	32%	10%	58%	4.4	\$769,701	0.23	36	78%	11%	100%	0%	0%	5.6	\$916,201

▶ BUYERS AND SELLERS

Deed	Buyer	Seller	Lender	Transfer	Price	Year	Map Ref
	ABC PROPERTIES LLC	CHEN RAY		NMNL	\$0	2006	(A)
	ABC PROPERTIES LLC	RICHARD GARRY	BANKING BK	NMNL	\$0	2006	
	GATES PHOEBE		COMPETITOR BK	REF/EQ	\$0	2006	(H)

Q	GATES PHOEBE		ANYTOWN BK	NMNL	\$0	2006	(H)
	GATES PHOEBE	WHITE KIM	YOURTOWN BK	RESALE	\$662,000	2005	(H)
	ALEXANDER MARY		SPB CORP	REFI/EQ	\$0	2005	
	AVERY ELIZABETH	GARY RICHARD	ANYTOWN BANK AND TRUST	RESALE	\$127,000	2007	
	BAILER JEROME	TUCKER CHARLES		NMNL	\$0	2007	
	BARZWELL FREDERICK	LEE ALLEN	FREE MONEY CORP	RESALE	\$107,000	2005	