

Loan #

RESIDENTIAL BROKER PRICE OPINION

REO # _____ This BRO is the Initial 2nd Opinion Updated Escalator Only DATE 7/31/2012

PROPERTY ADDRESS: 3313 Wynmore Dr. SALES REPRESENTATIVE: Chris Dunn

FIRM NAME: Keller Williams Realty Inc CLIENT NAME: Chase Sager

PHONE NO: 254 424 8766 COMPLETED BY: _____ FAX NO: _____

I. GENERAL MARKET CONDITIONS

Current market condition: Depressed Slow Stable Improving Excellent

Employment conditions: Declining Stable Increasing

Market price of this type property has: Decreased Increased Remained stable

% in next _____ months

% in past _____ months

Estimated percentages of owner vs. tenants in neighborhood: 85 % owner occupant 15 % tenant

There is a Normal supply oversupply shortage of comparable listings in the neighborhood

Approximate number of comparable units for sale in neighborhood: 2

No. of competing listings in neighborhood that are REO or Corporate owned: 0

No. of boarded or blocked-up homes: 0

II. SUBJECT MARKETABILITY

Range of values in the neighborhood is \$ 450,000 to \$ 1,100,000 Appropriate improvement for the neighborhood: None Yes No

The subject is an over improvement under improvement days.

Normal marketing time in the area is: 92 days. Yes No If no, explain: CASH or Conventional to much damage

Are all types of financing available for the property? Yes No If no, explain: _____ list price (include ML S printout)

has the property been on the market in the last 12 months? Yes No

To the best of your knowledge, why did it not sell?

Unit Type: single family detached condo co-op mobile home

single family attached townhouse mesular

If condo or other association exists, Fee \$ _____ Current? Yes No Fee delinquent? \$ _____

The fee includes: Insurance Landscape Pool Tennis Other _____

Association Contact: _____ Name: _____ Phone No.: _____

III. COMPETITIVE CLOSED SALES

ITEM	SUBJECT	COMPARABLE NUMBER 1	COMPARABLE NUMBER 2	COMPARABLE NUMBER 3
Address	<u>3313 Wynmore</u>	<u>3701 Wynmore</u>	<u>113 Darden Dr.</u>	<u>115 S. Meadowbrook</u>
Proximity to Subject	<u>N/A</u>	<u>REO/Corp</u>	<u>REO/Corp</u>	<u>REO/Corp</u>
Sale Price	<u>\$ 89,700</u>	<u>\$ 51,560</u>	<u>\$ 62,900</u>	<u>\$ 86,000</u>
Priced/Gross Living Area	<u>572 Sq. Ft.</u>	<u>1573</u>	<u>1220</u>	<u>8125/2011</u>
Sale Date & Days on Market	<u>9/25/2011</u>	<u>58 D.O.M.</u>	<u>6/30/2011</u>	<u>74 D.O.M.</u>
VALUE ADJUSTMENTS	DESCRIPTION	# / Adjustment	DESCRIPTION	# / Adjustment
Sales or Financing Concessions	<u>N/A</u>	<u>-3254</u>	<u>3600 cc paid</u>	<u>-3600</u>
Location	<u>Urban</u>		<u>Urban</u>	
Leasehold/Fee Simple	<u>Fee simple</u>		<u>Fee simple</u>	
Site	<u>city lot</u>		<u>city lot</u>	
View	<u>Street</u>		<u>Street</u>	
Design and Appeal	<u>Brick veneer</u>		<u>Brick veneer</u>	
Quality of Construction	<u>Good</u>		<u>Good</u>	
Age	<u>1957</u>		<u>N/A</u>	
Condition	<u>Fair</u>		<u>Good</u>	
Above Grade Room Count	<u>9 3 2</u>		<u>8 3 1</u>	
Gross Living Area	<u>1398</u>	<u>-9100</u>	<u>1220</u>	<u>9256</u>
Basement & Finished Rooms Below Grade	<u>N/A</u>		<u>N/A</u>	
Functional Utility	<u>N/A</u>		<u>N/A</u>	
Heating/Cooling	<u>Both</u>		<u>Both</u>	
Energy Efficient Items	<u>N/A</u>		<u>None</u>	
Garage/Carport	<u>One car garage</u>		<u>One car garage</u>	
Porches, Patio, Deck	<u>N/A</u>		<u>Patio/deck</u>	
Fireplace(s), etc	<u>Chimney</u>		<u>Chimney</u>	
Fence, Pool, etc.	<u>Storage shed</u>		<u>Storage shed</u>	
Other	<u>N/A</u>		<u>N/A</u>	
Net Adj. (Total)	<u>\$ 12,354</u>		<u>\$ 6,156</u>	
Adjusted Sales Price of Comparable	<u>\$ 77,346</u>		<u>\$ 69,056</u>	
			<u>1670</u>	<u>14,144</u>

REOP#

Loan #

IV. MARKETING STRATEGY

Occupancy Status: Occupied Vacant Unknown
 As-Is Minimal Lender Required Repairs Repaired Most Likely Buyer: Owner occupant Investor

V. REPAIRS

Itemize ALL repairs needed to bring property from its present "as is" condition to average marketable condition for the neighborhood. Check those repairs you recommend that we perform for most successful marketing of the property.

- Foundation \$ 5,000
- Brick \$ 500
- Vinyl siding, replace \$ 500
-
-
-

GRAND TOTAL FOR ALL REPAIRS \$6,000 Exterior only

VI. COMPETITIVE LISTINGS		COMPARABLE NUMBER 1	COMPARABLE NUMBER 2	COMPARABLE NUMBER 3
ITEM	SUBJECT	144 Brewster Dr	3321 Ferndale Dr.	139 Brewster
Address	RECI/Corp	RECI/Corp	RECI/Corp	RECI/Corp
Proximity to Subject				
List Price	\$	\$	\$	\$
Price/Gross Living Area	Sq. Ft.	Sq. Ft.	Sq. Ft.	Sq. Ft.
Data and/or Verification Sources	include neighborhood			Waco MLS
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	DESCRIPTION	DESCRIPTION
Sales or Financing Concessions	N/A	N/A	N/A	N/A
Days on Market	N/A	107 days	99 days	99 days
Location	Urban	Urban	Urban	Urban
Leasehold/Fee Simple	Fee simple	Fee simple	Fee simple	Fee simple
Site	city lot	city lot	city lot	city lot
View	Street	Street	Street	Street
Design and Appeal	Brick/Veneer	Vinyl siding	Vinyl siding	Vinyl siding
Quality of Construction	Fair	Poor	Fair	Fair
Age	1957	1956	1959	1956
Condition	Fair	Poor	Good	Fair
Above Grade	Total	Total	Total	Total
Room Count	Beds 3	Beds 3	Beds 3	Beds 3
Gross Living Area	Baths 2	Baths 1	Baths 2	Baths 1
Basement & Finished Rooms Below Grade	1398 Sq. Ft.	1104 Sq. Ft.	1741 Sq. Ft.	Sq. Ft.
Functional Utility	N/A	N/A	N/A	N/A
Heating/Cooling	N/A	N/A	N/A	N/A
Energy Efficient Items	Both	Window unit	Both	Both
Garage/Carport	N/A	N/A	Storm windows	High efficiency unit
Porches, Patio, Deck	one car garage	Garage Two car	NONE	Two car garage
Fireplace(s), etc.	N/A	Porch	Covered Patio/Deck	Covered Patio/Deck
Fence, Pool, etc.	Chainlink	Fence/Patio	Chainlink	Chainlink
Other	Storage shed		Storage shed	
Net Adj. (total)	N/A	\$0	\$0	\$0
Adjusted Sales Price of Comparable	N/A	\$	\$	\$

VI. THE MARKET VALUE (The value must fall within the indicated value of the Competitive Closed Sales).

AS IS	90-120 Market Value	Suggested List Price
REPAIRED	\$ 30,000	\$ 30,000
ANTICIPATED SALES PRICE	\$ 73,464.90	\$ 73,464.00
30 DAY QUICK SALE VALUE	\$ 30,000	\$ 70,000.00
	\$ 25,000	\$ 60,000
Last Sale of Subject, Price \$ N/A Date N/A		

COMMENTS (Include specific positives/negatives, special concerns, encroachments, easements, water rights, environmental concerns, flood zones, etc. Attach addendum if additional space is needed.)

Property is in need of major repairs. The avg price of houses in this area \$32.55 sq. ft. Property value creatable not increasing or decreasing in this area. If this house was in good condition it would bring approximately \$73,464.90 however this house from observation is damaged and when referting the house can cause damage to the interior of the home.

Signature: Chase Sager

Date: 8/1/2012