

OrderID: 39879884  
Order Date: August 18, 2011

**Client Provided Data**

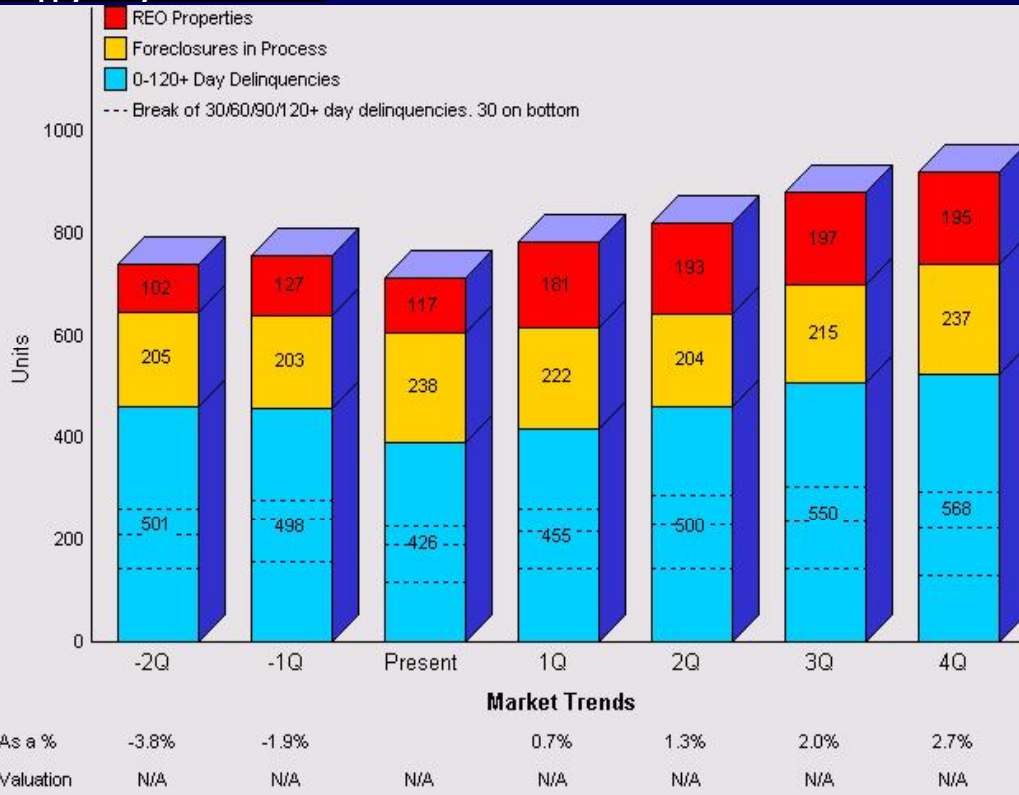
Property Address As entered: 2608 S EVERGREEN RD  
TEMPE AZ 85282  
Normalized: 2608 S EVERGREEN RD  
TEMPE, AZ 85282

Reference ID: TEST ALLONHILL

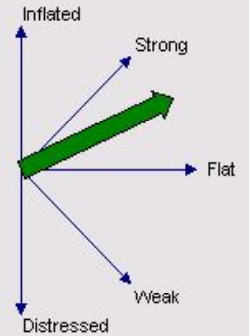
Owner NA

Market Value NA

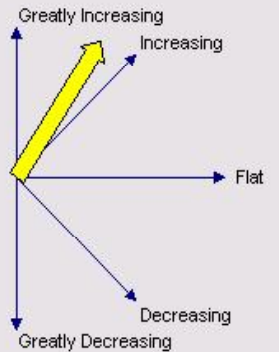
**Market Supply Analysis / Predictions**



**1 Year Market Forecast**



**Market Supply Indicator**



**Neighborhood Data**

Total # of Properties	1,686		
Total # of Sales (Quarter)	33	Price Range	\$33,900 to \$327,500
Sales	Current Known Sales: 33 (3 mo)	Quarter Prior: 21 (3 mo)	Trend: 57.14%
Median CLTV: 122.09%	Median Loan Amt: \$128,940	Second Mortgages: NA	
<b>Similar Properties</b>	<b>Similarity Score (0-100)</b>	<b>89 - Conforming</b>	
Total # of Similar Sales	18	Price Range	\$56,900 to \$151,000

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## Area Data for ZIP 85282 (Mortgage Sample: 6,909 Loans)

Mortgage Risk Concentration	Exotic Loans: 14.78%	(Subprime, Interest Only, Short Dated ARMs, Pay Option ARMs)
Total Delinquencies: 426	Delinquency Percentage: 6.17%	Foreclosure Percentage: 3.44%
Weighted Average Age: 49.7 Months	Weighted Average FICO: 723	Weighted Average LTV: 78.1%
Weighted Average Months to Initial Roll (ARMs)	29.37 (Total Arm Loans - 1,111)	
90+ Day Velocity: 49.8 Months	90+ Day Velocity State: 53.2 Months	90+ Day Velocity Nationwide: 61.0 Months

Vintage	Mtg Sample	% of Sample (ZIP)	% Exotics	% Exotics (State)	% Exotics (National)	Total DQ %	Total FC %	WA FICO
All	6,909	100.00%	14.8%	16.2%	16.2%	6.2%	3.4%	723.41
2010	734	10.62%	2.6%	2.5%	3.0%	0.1%	0.0%	739.69
2009	753	10.90%	0.9%	2.0%	2.3%	0.3%	0.0%	738.76
2008	506	7.32%	9.9%	9.0%	10.7%	0.6%	0.3%	720.37
2007	799	11.56%	22.3%	26.4%	27.3%	1.2%	1.0%	710.36
Before 2007	4,117	59.59%	18.6%	21.9%	21.7%	3.9%	2.2%	719.41

Delinquency	Mtg Sample	% of Sample (ZIP)	% of Sample (State)	% of Sample (National)	% Exotics	ZIP/State Delq Ratio	ZIP/National Delq Ratio
Current	6,245	90.4%	86.8%	88.0%	75.0%	1.0	1.0
30 Days	126	1.8%	2.7%	3.0%	3.0%	0.7	0.6
60 Days	79	1.1%	1.3%	1.3%	2.9%	0.9	0.9
90 Days	40	0.6%	0.7%	0.6%	1.7%	0.8	0.9
120+ Days	142	2.1%	3.4%	2.5%	7.2%	0.6	0.8
Bankrupt - Past Due	39	0.6%	0.9%	0.8%	1.3%	0.7	0.7
Total Delinquency	426	6.2%	9.0%	8.3%	16.2%	0.7	0.7
Foreclosure	238	3.4%	4.2%	3.6%	8.8%	0.8	0.9
REO	117	1.7%	2.4%	1.1%	3.8%	0.7	1.5

## Market Trends

	Previous 12 months	Percent	Forecast 12 Months	Percent	Forecast 24 Months	Percent
Value Trend	Decreasing	-7.61%	Increasing	2.66%	Increasing	2.61%

## Foreclosure and REO

# of REO Sales	31	% of REO Sales in Area	38.8%		
REO Discount Rate	-20.84%	Represented Discount	ZIP		
Forecast FC Timeline	113 days	Forecast FC Date	12/09/2011		
Forecast REO Timeline	124 days	Forecast REO Sale Date	04/11/2012		
Forecast FC Costs	\$3,170	Forecast REO Costs:	\$4,320	Forecast Protection Costs:	\$600
Total FC & REO Costs	\$8,090	Net Forecast REO Value	NA		

## Subject Property Information

Loan Amount	NA	Assessed Value	\$14,130
Market Value LTV	NA	Assessed Year	2011
Current REO Value LTV	NA	APN	134-40-139
Net Forecast REO Value LTV	NA	Census Tract	3194.04
Previous Sale Alert	No	Subject Multi-sale	No
Notice of Default	No	Delinquent Taxes	No
Owner Occupied	Yes	Silent Second	No

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### Subject 5 Year Transaction History

Previous Value or Sale Price	Transaction Date	Variance to Prior Transaction Value	Loan Amount	Buyer	Seller	Transaction Type
\$0	04/20/2007	NA	NA	JESUS R SAN JUAN	JESUS R SAN JUAN	Intrafamily Transfer & Dissolution
\$0	12/29/2006	-100.00%	NA	JESUS R SAN JUAN	MARIA F SAN JUAN	Intrafamily Transfer & Dissolution
\$250,000	12/29/2006	NA	NA	JESUS R SAN JUAN	J & T VENTURES LLC	Warranty Deed

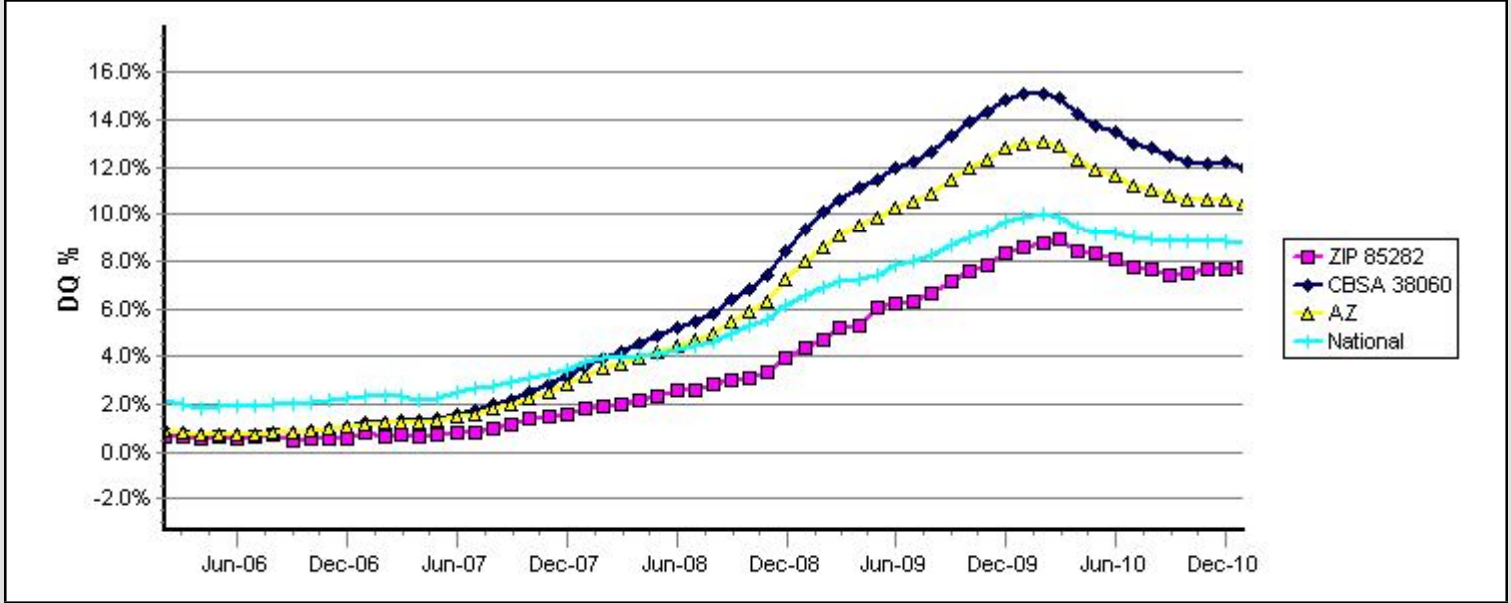
### Latest Transactions

	Subject Address	Prop Type	Bed/Bath/GLA	Year Built	Lot Size								
	Address	Prop Type	Bed/Bath/GLA	Year Built	Lot Size	Dist	Record Date	Price	Buyer	Seller	Trans Type	Owner Occp	Times Sold (3 yr)
	2608 S EVERGREEN RD	SFR	NA / 2 / 1,548	1974	7,353								
1	2530 S EVERGREEN RD	SFR	NA / 2 / 1,572	1976	7,349	0.01 mi	06/21/2011	\$107,500	JUMPING CACTUS DEVELOPMENT LLC	FANNIE MAE	REO	No	2
2	2336 E LOMA VISTA DR	SFR	NA / 2 / 1,595	1976	8,647	0.09 mi	05/20/2011	\$151,000	GAUDY, SCOTT M	AZ PORTFOLIO BUILDERS LLC	Retail	Yes	2
3	2512 S EVERGREEN RD	SFR	NA / 2 / 1,308	1976	7,340	0.05 mi	07/18/2011	\$103,500	CADILLAC PROPERTIES LLC	SUNRIVER HOLDINGS LLC	Retail	No	3
4	2164 E BROADMOR DR	SFR	NA / 2 / 1,586	1970	7,405	0.45 mi	06/14/2011	\$139,900	MCKENNA, MEGAN A	GATEWAY HOLDINGS LLC	Retail	No	2
5	825 SVALENCIA	SFR	NA / 2 / 1,453	1971	7,632	0.38 mi	07/01/2011	\$56,900	CASA BELLA PROPERTIES LLC	MERCIER, JOSEPH R	Retail	No	1
6	2301 E CONCORDA DR	SFR	NA / 2 / 1,756	1976	8,211	0.20 mi	06/17/2011	\$112,000	HAUBOLD, JASON TODD	FANNIE MAE	REO	Yes	1
7	2327 W DEL CAMPO CIR	SFR	NA / 2 / 1,721	1970	8,803	0.28 mi	05/20/2011	\$227,615	SUNTRUST MORTGAGE INC	OROZCO, GERMAN R	FC	No	1
8	2306 E PALMCROFT DR	SFR	NA / 2 / 1,880	1977	7,353	0.30 mi	06/17/2011	\$108,000	VAVRA, BRIAN	FANNIE MAE	REO	No	2
9	2334 W EL MORO CIR	SFR	NA / 2 / 1,826	1971	8,425	0.36 mi	07/29/2011	\$96,900	CALL, ROB C	SECRETARY OF VETERANS AFFAIRS	REO	No	1
10	2224 W EMELITA AVE	SFR	NA / 2 / 1,691	1971	9,348	0.45 mi	07/08/2011	\$75,500	HEJA LLC	FEDERAL NATIONAL MORTGAGE ASSOCIATION	REO	No	2
11	2359 W DEL CAMPO CIR	SFR	NA / 2 / 1,826	1970	9,204	0.22 mi	06/17/2011	\$212,589	ING BANK FSB	CRIST, JASON M	FC	No	1
12	2242 E GENEVA DR	SFR	NA / 2 / 1,792	1971	8,246	0.47 mi	07/27/2011	\$135,000	WAMBOLT, MATTHEW R	SCHMIT, SUSAN	Retail	Yes	1
13	2403 E CAIRO DR	SFR	NA / 2 / 1,762	1971	10,459	0.22 mi	06/13/2011	\$134,500	KRANTZ, KATHERIE H	FANNIE MAE	REO	Yes	2
14	2225 W DEL ORO CIR	SFR	NA / 2 / 1,826	1970	8,533	0.41 mi	06/22/2011	NA	ROMANO, STEVEN V	FEDERAL NATIONAL MORTGAGE ASSOCIATION	REO	Yes	0
15	2320 W CATALINA AVE	SFR	NA / 2 / 1,826	1971	9,365	0.32 mi	07/28/2011	\$101,900	ROMERO, CYNTHIA	FANNIE MAE	REO	Yes	2

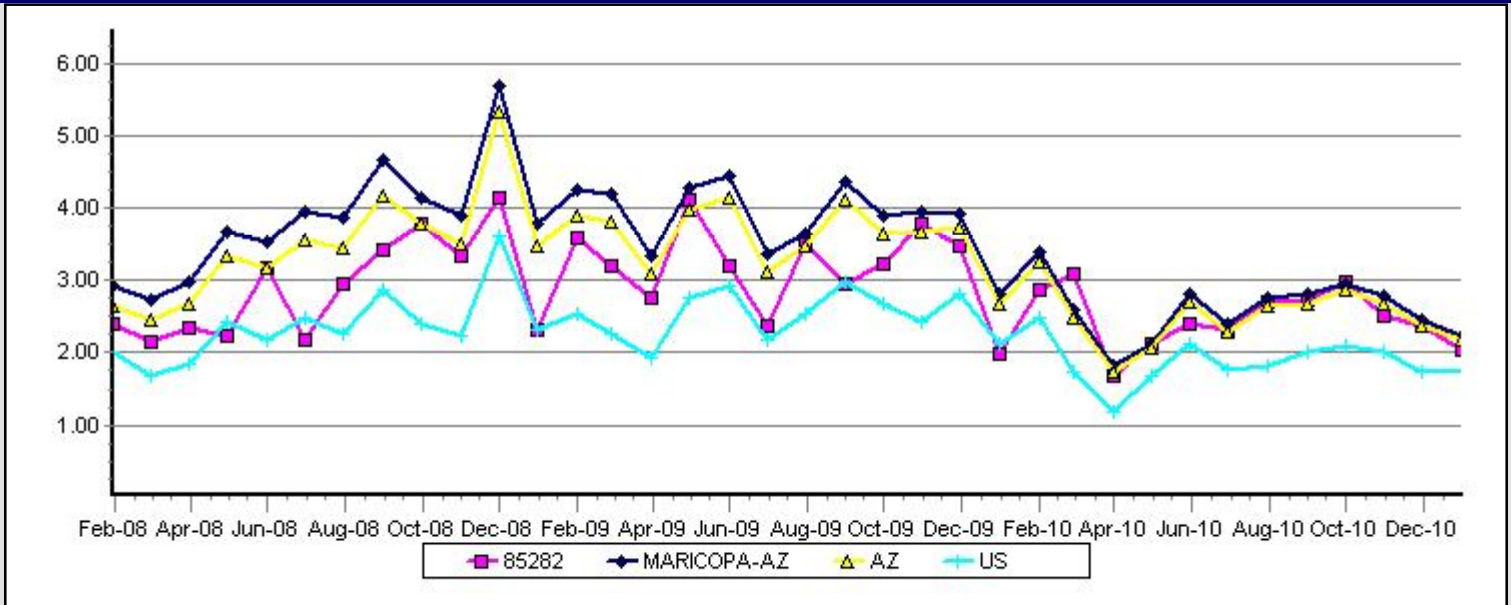
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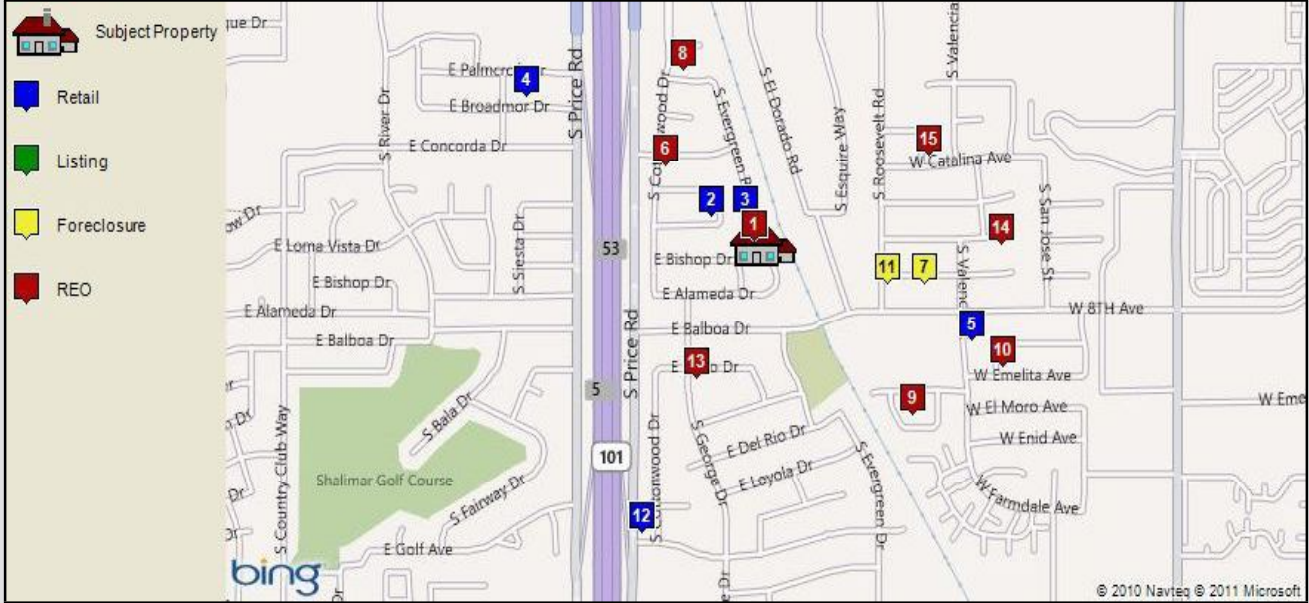
**60+ Delinquency Trend**



**Deterioration Ratios**



**Location Map**



This map can be viewed interactively by clicking [here](#)

**Satellite Image**



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## Legend

- Property Similarity Score** – 1 - 100 (100 being the most similar) based score analyzing the similarity of the subject property compared to the neighborhood, specifically reviewing beds, baths, GLA, lot size and other physical characteristics.
- Similar Properties** – Neighborhood properties with physical characteristics similar to those of the subject property, based off of a similarity score that compares: beds, baths, GLA, lot size and other physical characteristics.
- Delinquency Percentage** – Delinquent loans as a percentage of all loans for each ZIP.
- Foreclosure Percentage** – Loans in Foreclosure status as a percentage of all loans for each ZIP.
- WA** – Weighted Average.
- 90+ Day Velocity** – The number of months it will take the average delinquent loan to reach the 90 day delinquency mark.
- CBSA** – Core Based Statistical Area.
- FC** – Foreclosure.
- Foreclosure Costs** – Summary of area average foreclosure costs, including: court, publication, sheriff/attorney fees, etc.
- REO Costs** – Summary of area average REO costs, including: property protection/preservation costs (rekey, trash removal, clean, repair, lawn care, snow removal, winterize, de-winterize), eviction costs, agent commissions, seller's title costs, document fees, etc.
- Protection Costs** – Summary of area average delinquent tax costs and force-placed hazard insurance costs.
- Net Forecast REO Value** – Determined by applying a forecast price trend, local REO discount rate, foreclosure and REO costs to the subject property's market value.
- Previous Sale Alert** – Indicates 2 sales of the subject property within a 12 month period having a price difference of greater than 40%, or 2 sales of the subject property within a 3 year period having a price difference of greater than 100%.
- Subject Multi-sale** – Property sold more than once in a 12 month period during the previous 3 years.
- Notice of Default** – Indicates if any notices of default have been filed within the last five years or since change of owner.
- Silent Second** – Indicates no additional trust deed is recorded 6 months after the recording date where the beneficiary is the seller.
- Delinquency Trends** – Shows serious delinquencies (60+ days delinquent) by count for the ZIP, metro, state and nation over time.
- Deterioration Ratio** – Percent of loans deteriorating in status vs. improving in status.
- Loans Deteriorating in Status** – Loans whose payment status deteriorated compared to the prior month (e.g. Current Loan becomes 30 Days Delinquent, 120+ Days Delinquent enters foreclosure, etc.) as a percentage of total loans for each ZIP.
- Improving in Status** – Loans that migrated to a better payment status compared to the prior month, including any loans that improve in delinquency status, cure, or pay in full voluntarily.

Data deemed reliable but not guaranteed. LPS Valuation Solutions, LLC shall not be liable in any manner for use of the foregoing data.