

AccuVal REO Market Analysis

Order Number: 34627856

Loan Number: 20091217

Client Project ID: NA

Date: December 17, 2009

Client Provided Data				
Client	Sample	Property Address	As entered:	712 Woodmont Dr
Branch	Sample			Tarpon Springs FL 34689
Loan Number	20091217		Normalized:	712 Woodmont Dr
Owner	NA			Tarpon Springs FL 34689

Value Results			
AVM Value	\$183,100	AVM Confidence	High (92)
Value Range	\$168,700 - \$197,500	Source	ValueSure
Current REO Value	\$96,164	REO Discount	-47.48%
Value Range	\$88,601 - \$103,727		
Net Forecast REO Value	\$56,022	Forecast REO Sale Date	04/26/2011
Value Range	\$50,251 - \$61,791		

Prior Month Market Data						
# Sales in Area	26	Ratio of Arm's Length Sales in Area	89.7%			
Median Loan Amount	\$146,200	Median CLTV	85%			
Median Home Value	\$172,000	Median Price per sq ft of GLA	\$80			
		Location	Suburban			
Market Trends						
	Previous 12 months	Percent	Forecast 12 Months	Percent	Forecast 24 Months	Percent
Value Trend	Decreasing	-22.53%	Decreasing	-11.17%	Stable	1.64%

REO Data			
# of REO Sales in Area	3	Ratio of REO Sales in Area	10.3%
REO Discount Rate	-47.48%	Represented Discount	ZIP

Forecast REO Data					
FC Timeline	343 days	FC Date	11/25/2010		
REO Timeline	152 days	REO Sale Date	04/26/2011		
FC Costs	\$4,933	REO Costs	\$14,813	Protection Costs	\$10,153

Subject Property Information			
Loan Amount	\$150,000	Assessed Value	\$288,500
LTV to AVM Value	81.9%	Assessed Year	2007
LTV to Current REO Value	156%	APN	14-27-15-97070-000-0350
LTV to Net Forecast Value	267.8%	Census Tract	27502

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Subject 5 Year Transaction History

Previous Value or Sale Price	Transaction Date	Variance to Previous Transaction Value	Loan Amount	Buyer	Seller	Transaction Type
\$275,000	01/11/2005	NA	NA	IRENE POULOS	JOHNNY RAY WHITE	Warranty Deed

Area Sales

	Subject Address	Prop Type	Bed	Bath	Year Built	GLA	Lot Size						
	Address	Prop Type	Bed	Bath	Year Built	GLA	Lot Size	Dist	Recording Date	Price	Buyer	Seller	REO Sale
	712 Woodmont Dr	SFR	0	0	1992	1,984	12,420						
1	1222 STARBOARD KY	SFR	0	0	1998	2,001	7,620	0.46	10/14/2009	\$180,000	VANESSA SILVEIRA	EDWARD J WINSLOW	No
2	724 WOODMONT DR	SFR	0	0	1992	2,458	13,624	0.018	10/08/2009	\$228,000	PAUL MOTZ	FEDERAL HOME LOAN MORTGAGE CORPORATION	Yes
3	811 CAROLINA AVE	SFR	0	0	1949	2,674	13,000	0.147	10/02/2009	\$180,000	STEVEN VANCE COLLINS	JUDITH DE CAMP	No
4	1330 GULFVIEW WOODS LN	SFR	0	0	1983	1,558	11,900	0.665	10/01/2009	\$187,000	JUSTIN GOZZARD	ERIC L STEVENS	No
5	1021 BEAVER DR	SFR	0	0	2002	2,129	13,200	0.44	09/16/2009	\$199,100	MICHAEL W TALKINGTON	JAMES M WILSON	No
6	1669 OAK SPRING DR	SFR	0	0	2000	2,031	5,720	1.041	08/06/2009	\$215,000	CESARE SABATINI	GREGORY S WAUGH	No
7	1322 MERES BLVD	SFR	0	0	2004	1,805	15,400	0.574	07/07/2009	\$250,000	JACK C PALMINTERI	SYNOVUS BANK	Yes
8	713 VILLAGE DR	SFR	0	0	2000	1,376	7,597	0.468	06/26/2009	\$200,000	FRED MICILLO	LAURENCE DEREMUS	No
9	1054 CAPTAINS WAY	SFR	0	0	1996	1,698	8,120	0.402	06/12/2009	\$249,000	KAREN DOIG	GARY P SHERBANOW	No
10	1650 WATER OAK DR	SFR	0	0	2000	1,983	7,548	1.097	06/09/2009	\$230,000	ANTHONY J SHUTTLEWORTH	ALFRED E LAWLOR	No
11	1600 PALOMINO DR	SFR	0	0	1989	1,882	10,680	0.607	06/02/2009	\$180,000	CHARLES MEEDER	ANTHONY RODOLAKIS	No
12	921 WESTWINDS BLVD	SFR	0	0	1993	1,712	9,180	0.301	05/04/2009	\$187,500	GEORGE POULOPOULOS	DUANE R STEARNS	No
13	1726 POLO CLUB DR	SFR	0	0	1989	1,873	8,925	0.668	03/26/2009	\$247,900	JOSEPH C MALLOZZI	WILLIAM J DOWNIE	No
14	474 VILLAGE DR	SFR	0	0	2000	2,018	7,840	0.557	01/08/2009	\$225,000	ANGELOS DAMALOS	KAREN J MINGONE	No

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15	481 LIAM AVE	SFR	0	0	1999	1,932	6,032	0.878	12/29/2008	\$237,500	GLENN R BLANCHARD	US BANK NA	Yes
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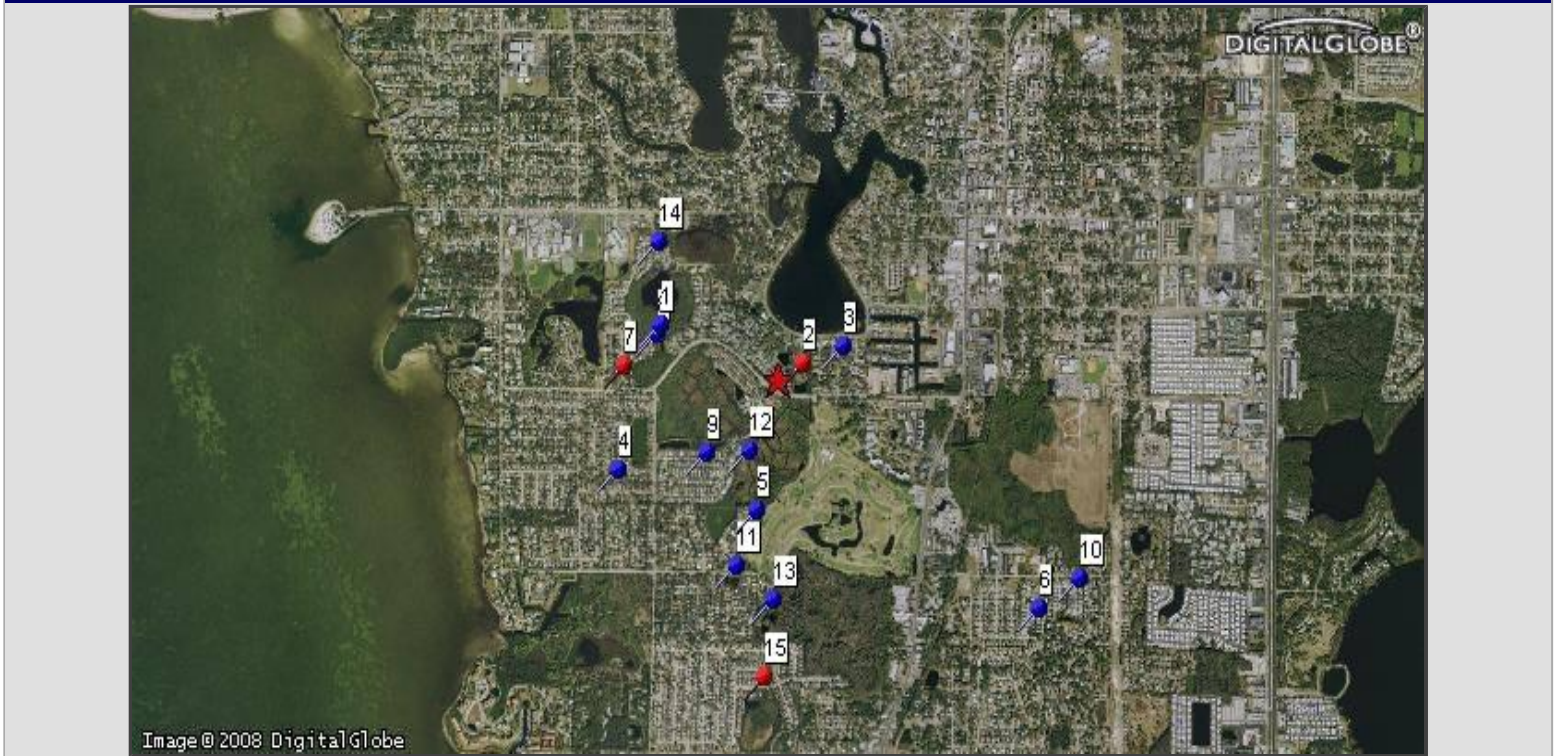
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Location Map



Satellite Image



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Legend

Net Forecast REO value – Value is determined by applying a forecast price trend, local REO discount rate, foreclosure and REO costs.

CBSA – Core Based Statistical Area.

Foreclosure Costs – Summary of area average foreclosure costs, including court, publication, sheriff/attorney fees, etc.

REO Cost – Summary of area average REO costs, including property protection/preservation costs (re-key, trashout, 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.

The estimated market value is based on various mathematical formulas and techniques that are proprietary. This report has not been prepared by a licensed appraiser nor does it constitute an official appraisal of the subject property. The information in this report is provided "as is" and all uses are at the user's sole risk. UPF Services is not liable for the accuracy of the information provided in this report.