

Exterior Inspection Interior Inspection

Property Address:	7155 SW 179TH ST #210	IAS Order #:	769279
City, State, Zip:	HIALEAH, FL 33015	Project ID:	
Loan:		Mortgagor:	
2nd Loan/Client #:		Investor #:	

SUBJECT PROPERTY		Occupancy Status		<input type="checkbox"/> VACANT	<input checked="" type="checkbox"/> OCCUPIED	Property Appears Secure?		<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO						
Location	Property Type	Style	# of Units	Condition	Year Built	Lot Size	Lot Size Units	Data Source	Square Feet	Bed	Full Bath	3/4 Bath	1/2 Bath	Bsmt	Bsmt SqFt
Suburban	Condominium	LOWRISE	1	good	1985	0.00	Sq.Ft.	Assessor Records	976	2	2	0	0	No	0
Bsmt Finish	Car Storage	# of Cars	Currently Listed	Current List Price	DOM	Current List Date	Current List Broker	List Broker Phone	Previous List Date	Previous List Amount	Date Last Sold	Last Sold Amount			
0	Off-Street	2.00	NO	\$0	0		N/A	N/A		\$0	04/19/07	\$211,900			
MLS #:	0														
Subject Comments:															
Please see the subject comments addendum page.															

COMPARABLE LISTINGS (Should be less than 1 mile from subject whenever possible.)

Address		Property Type	Style	Units	Condition	Year Built	Lot Size	Lot Size Units	Data Source						
Comp #1	7012 NW 179 ST #209, HIALEAH, FL 33015	Condominium	LOWRISE	1	good	1985	0.00	Sq.Ft.	MLS						
Comp #2	7140 NW 179 ST #204, HIALEAH, FL 33015	Condominium	LOWRISE	1	good	1985	0.00	Sq.Ft.	MLS						
Comp #3	7000 NW 179 ST #110, HIALEAH, FL 33015	Condominium		1	good	1985	0.00	Sq.Ft.	MLS						
	Square Feet	Bed	Full Bath	3/4 Bath	1/2 Bath	Bsmt	Bsmt Sq Ft	Bsmt Finish	Car Storage	# of Cars	Original List Price	Original List Date	Current List Price	Current List Date	Total DOM
Comp #1	870	2	2	0	0	No	0	0	Off-Street	2.00	\$185,200	05/12/08	\$118,150	09/18/2008	124
Comp #2	870	2	2	0	0	No	0	0	Off-Street	2.00	\$125,000	07/21/08	\$125,000	07/21/2008	63
Comp #3	870	2	2	0	0	No	0	0	Off-Street	2.00	\$195,000	06/09/08	\$130,000	09/16/2008	97
Distance to Subject		Units:	List Type:	Subject Comments: Including comparative condition and all selling concessions, i.e. points and terms offered.											
Comp #1	0.08	Mile	Short Sale	LISTING COMP ONE IS SIMILAR IN SIZE, CONDITION AND PHYSICAL CHARACTERISTICS. IT IS LOCATED WITH IN THE SUBJECTS COMPLEX AND IT IS CURRENTLY A SHORTSALE.											
Comp #2	0.01	Mile	Short Sale	LISTING COMP TWO IS SIMILAR IN SIZE, CONDITION AND PHYSICAL CHARACTERISTICS. IT IS LOCATED WITH IN THE SUBJECTS COMPLEX AND IT IS CURRENTLY A SHORTSALE.											
Comp #3	0.09	Mile	Short Sale	LISTING COMP THREE IS SIMILAR IN SIZE, CONDITION AND PHYSICAL CHARACTERISTICS. IT IS LOCATED WITH IN THE SUBJECTS COMPLEX AND IT IS CURRENTLY A SHORTSALE.											

COMPARABLE SALES (Must be within past 6 months & less than 1 mile from subject or explain in comments below)

Address		Property Type	Style	Units	Condition	Year Built	Lot Size	Lot Size Units	Data Source								
Comp #1	7140 NW 179 ST #108, HIALEAH, FL 33015	Condominium	LOWRISE	1	good	1985	0.00	Sq.Ft.	MLS								
Comp #2	7235 NW 179 ST #104, HIALEAH, FL 33015	Condominium	LOWRISE	1	good	1988	0.00	Sq.Ft.	MLS								
Comp #3	7090 NW 179 ST #111, HIALEAH, FL 33015	Condominium	LOWRISE	1	good	1987	0.00	Sq.Ft.	MLS								
	Square Feet	Bed	Full Bath	3/4 Bath	1/2 Bath	Bsmt	Bsmt Sq Ft	Bsmt Finish	Car Storage	# Cars	Original List Price	Original List Date	LP at Sale	Sale Price	Sale Date	Seller Conc Amt	Total DOM
Comp #1	870	2	2	0	0	No	0	0	Off-Street	2.00	\$103,500	06/30/08	\$103,500	\$90,000	07/10/08	Unknown	11
Comp #2	976	2	2	0	0	No	0	0	Off-Street	2.00	\$99,500	02/13/08	\$99,500	\$93,000	05/22/08	Unknown	42
Comp #3	883	2	2	0	0	No	0	0	Off-Street	2.00	\$97,900	06/17/08	\$97,900	\$93,500	04/04/08	Unknown	8
Distance to Subject		Units:	Sale Type:	Subject Comments: Including comparative condition and all selling concessions, i.e. points and terms offered.													
Comp #1	0.01	Mile	REO	SOLD COMP ONE IS SIMILAR IN SIZE, CONDITION AND PHYSICAL CHARACTERISTICS. IT IS LOCATED WITH IN THE SUBJECTS COMPLEX AND IT WAS AN REO SALE.													
Comp #2	0.11	Mile	N/A	SOLD COMP TWO IS SIMILAR IN SIZE, CONDITION AND PHYSICAL CHARACTERISTICS. IT IS LOCATED WITH IN THE SUBJECTS COMPLEX AND IT WAS A DISTRESS SALE													
Comp #3	0.04	Mile	REO	SOLD COMPARABLE THREE IS SIMILAR IN SIZE, CONDITION AND PHYSICAL CHARACTERISTICS. IT IS LOCATED WITH IN THE SUBJECTS COMPLEX AND IT WAS AN REO SALE.													

NEIGHBORHOOD DATA:

Neighborhood Value Trend: Improving Stable Declining Monthly rate (%) of change? # months for Value trend change

Neighborhood Pride of Ownership Excellent Good Fair Poor New Construction in area?

Average Marketing Time of Comparable Listings: Average Marketing Time of Comparable Sales:

Price Range of Competing Properties: to Number of Competing Listings in Neighborhood:

Predominate Value for immediate area:

Describe any negative neighborhood factors that will detract from subject:

Economic Outlook for region/subject's market:

MARKETABILITY OF SUBJECT:

Number of REO/Short Sale properties in the subjects market Number of REO/Short Sale properties on the subject's block

Is the presence of REO/Short Sale properties in the subject's market adversely affecting overall values?

Average marketing time for lender owned properties in subject's market

In the subject's market, what is the average % discount required to sell a lender owned property compared to a comparable non-lender owned property? %

* Will this property be a problem for resale? If so, why?:

Indicate any financing subject will NOT qualify for:

Most likely buyer:

Explain any functional/economic obsolescence:

REPAIRS

Does Property have any damage that may qualify as an Insurance claim ? Description:

Insurance Repairs Estimated Amount & Description:

Interior Repairs Estimated Amount and Description:

Exterior Repairs Estimated Amount and Description:

Updates Needed Estimated Amount and Description:

Total Repairs

VALUES BASED ON 90-120 DAY MARKET TIME

	AS-IS Sale Strategy	REPAIRED Sale Strategy	ESTIMATED LAND ONLY VALUE
RECOMMENDED LIST PRICE:	<input type="text" value="\$110,000"/>	<input type="text" value="\$110,000"/>	<input type="text" value="\$0"/>
ANTICIPATED SALE PRICE:	<input type="text" value="\$93,500"/>	<input type="text" value="\$93,500"/>	

VALUES BASED ON 30 DAY QUICK SALE MARKET TIME

	Quick Sale Strategy
RECOMMENDED LIST PRICE:	<input type="text" value="\$90,000"/>
ANTICIPATED SALE PRICE:	<input type="text" value="\$85,000"/>

OTHER VALUES

6 MONTH FUTURE VALUE	<input type="text" value="\$88,000"/>
FAIR MARKET RENT VALUE	<input type="text" value="\$1,000 P/M"/>

Future Value is a calculation based on Brokers' ASP Price and Monthly Rate % of change. This does not represent a prediction or determination of future value, it merely displays a possible value if the area market trend were to continue.

Recommended Sales Strategy: AS IS REPAIRED

Broker Signature: ENRIQUE LOPEZ BPO Date: 10/02/2008
 Broker Company: GP GLOBAL REAL ESTATE & INVESTMENT SERVICES, INC.

NOTE: This report is meant to be a Broker's Opinion of Value ONLY and is not to be construed as an appraisal.

IAS Order #: Loan:

Property Address:

SUBJECT PROPERTY COMMENTS ADDENDUM:

THIS IS AN ESTABLISHED RESIDENTIAL COMMUNITY. NEIGHBORHOOD PROVIDES CONVENIENT ACCESS TO SCHOOLS, EMPLOYMENT CENTERS AND MAJOR ROADS. TYPICAL RESIDENTIAL AMENITIES ARE PRESENT. MARKET CHARACTERISTICS SHOW A SIGNIFICANT DECLINE SINCE FAVORABLE ('04, '05) REAL ESTATE MARKET. NO FORMS OF ADVERSE ENVIRONMENTAL CONDITIONS THAT WOULD NEGATIVELY IMPACT THE MARKETABILITY OF THE SUBJECT PROPERTY WERE OBSERVED. MARKET DATA ANALYSIS WAS GIVEN THE MOST WEIGHT AS IT MOST ACCURATELY REFLECTS CURRENT TRENDS OF BUYERS AND SELLERS IN THE MARKET PLACE.



COMPLETED BY: Broker: Company:

PROPERTY INFORMATION: Address:

Loan Number: City, State, Zip:

Please provide a cost estimate for all items listed below, as applicable.

ITEMS TO BE REPAIRED:	COST ESTIMATE:
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<p>Interior Repairs: (i.e. carpet, line, paint, general clean, remove debris, etc.)</p> <table border="1" style="width:100%"> <tr><td>1.</td><td><input type="text" value="N/A"/></td><td>1. \$</td><td><input type="text" value="\$0"/></td></tr> <tr><td>2.</td><td><input type="text" value="N/A"/></td><td>2. \$</td><td><input type="text" value="\$0"/></td></tr> <tr><td>3.</td><td><input type="text" value="N/A"/></td><td>3. \$</td><td><input type="text" value="\$0"/></td></tr> <tr><td>4.</td><td><input type="text" value="N/A"/></td><td>4. \$</td><td><input type="text" value="\$0"/></td></tr> <tr><td>5.</td><td><input type="text" value="N/A"/></td><td>5. \$</td><td><input type="text" value="\$0"/></td></tr> <tr><td>6.</td><td><input type="text" value="N/A"/></td><td>6. \$</td><td><input type="text" value="\$0"/></td></tr> <tr><td>7.</td><td><input type="text" value="N/A"/></td><td>7. \$</td><td><input type="text" value="\$0"/></td></tr> <tr><td>8.</td><td><input type="text" 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Location: Subject
Description: BATHROOM2



Location: Subject
Description: BEDROOM 2



Location: Subject
Description: BEDROOM 1



Location: Subject
Description: BATHROOM 1



Location: Subject
Description: KITCHEN



Location: Subject
Description: LIVING ROOM



Location: Subject
Description: STREET SCENE



Location: Subject
Description: FRONT



Location: CompListing1
Description: FRONT



Location: CompListing2
Description: FRONT



Location: CompListing3
Description: FRONT



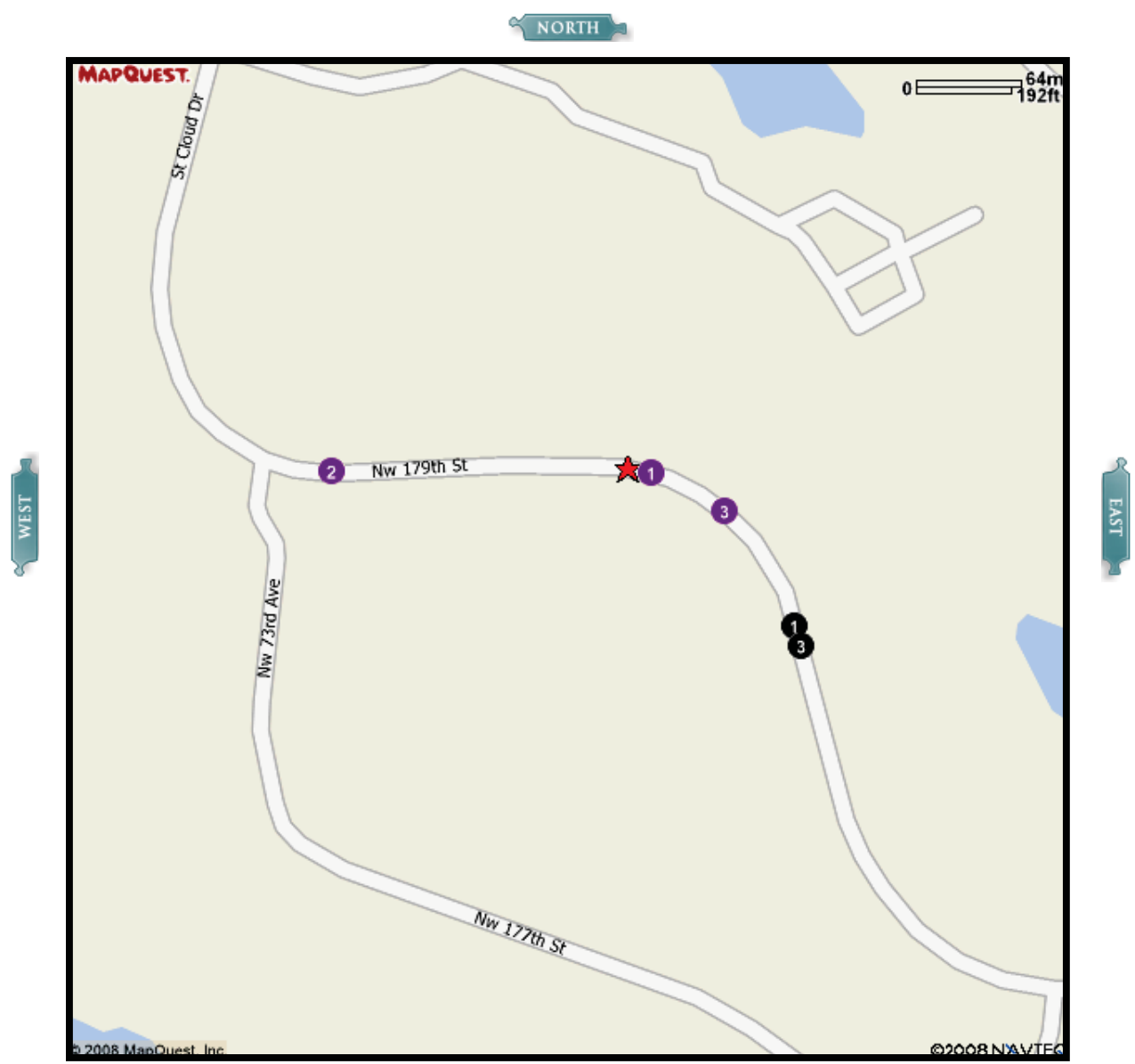
Location: CompSale1
Description: FRONT



Location: CompSale2
Description: FRONT



Location: CompSale3
Description: FRONT



Order Number: 179T7155
Loan Number:

★ Subject Property:
 7155 SW 179TH ST #210
 HIALEAH, FL 33015

Distance from Subject to Broker Office: 13.671 Miles

~Distances not Guaranteed~

Based on MapQuest's accuracy & ability to locate addresses.

- 1 Comp. Listing 1:**
 7012 NW 179 ST #209
 HIALEAH, FL 33015
 Dist. From Subject: 0.085 Miles
- 2 Comp. Listing 2:**
 7140 NW 179 ST #204
 HIALEAH, FL 33015
 Dist. From Subject: 0.009 Miles
- 3 Comp. Listing 3:**
 7000 NW 179 ST #110
 HIALEAH, FL 33015
 Dist. From Subject: 0.093 Miles

- 1 Closed Sale 1:**
 7140 NW 179 ST #108
 HIALEAH, FL 33015
 Dist. From Subject: 0.009 Miles
- 2 Closed Sale 2:**
 7235 NW 179 ST #104
 HIALEAH, FL 33015
 Dist. From Subject: 0.111 Miles
- 3 Closed Sale 3:**
 7090 NW 179 ST #111
 HIALEAH, FL 33015
 Dist. From Subject: 0.039 Miles