

Broker's Price Opinion

Property Address: 125 S 56th St # 101 Borrower: KACZMAREK, ROBERT J Client: Power Valuation Services Inc Property Type: <input type="checkbox"/> SFR <input checked="" type="checkbox"/> Condo <input type="checkbox"/> Co-op <input type="checkbox"/> PUD <input type="checkbox"/> 2-4 <input type="checkbox"/> Manufactured <input type="checkbox"/> Other Is the subject property currently listed or has it been listed in the past 12 months? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Is Current Use the Highest and Best Use? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If No, describe _____ Zoning Classification: Residential Original List Price: \$ _____ Date: _____ Listing Agent: _____ Listing Agent Phone: _____ Listing Agency/Company: _____ Listing Agency/Company Address: _____	City: MESA State: AZ Zip: 85206 Owner of Public Record: ROBERT KACZMAREK County: Maricopa Address: 1525 S Beltline Rd, Coppell, TX 75019 HOA \$ 185 per year <input checked="" type="checkbox"/> per month Occupancy: <input checked="" type="checkbox"/> Occupied <input type="checkbox"/> Vacant <input type="checkbox"/> Unknown Potential Rent Amt 800 Current List Price: \$ _____ Date: _____
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Date Listed	Date Sold	List Price	Sale Price	Comments
1. 03/27/2006	07/13/2006	210000	202000	
2. 03/07/2001	04/30/2001	103800	103000	
3.	03/13/2000		102830	

Basement	Quality of Construction	Exterior Walls	Lot Size	No. Units	Other	DOM	GLA	GLA Source	Total Rms	Bdrms	Baths	Age	Condition	Parking
0	Good	Stucco	0 Sq Ft	1			1255	Tax Recor	8	3	2.5	11	Good	2.00

Address	Proximity	Date of Sale	Sale Price	List Price	Ratio	DOM	GLA	GLA Src	Total Rms	Bdrms	Baths	Age	Condition	Parking
1. 125 S 56TH ST 19	0.00	9/3/2010	72900	72900	100.00	90	1255	MLS	8	3	2.5	11	Good	AG: 2.00
2. 125 S 56TH ST 163	0.01	9/29/2010	77000	82500	93.33	21	1255	MLS	8	3	2.5	8	Good	AG: 2.00
3. 125 S 56TH ST 57	0.00	6/29/2010	78000	78000	100.00	242	1255	MLS	8	3	2.5	8	Good	AG: 2.00

Style	Exterior Walls	Lot Size	Owner	Seller Concessions	Agt/Broker Inspected?	Other
1. 2 sty condo / Good	Stucco	0	Owner Occ.	0	MLS	Gated
2. 2 sty condo / Good	Stucco	0	REO	0	MLS	Gated
3. 2 sty condo / Good	Stucco	0	Owner Occ.	0	MLS	Gated

In column 1, check the box Most Comparable (MC) to the Subject. In column 2, 3, and 4, check the boxes indicating equal (EQ), inferior (INF), or superior (SUP).
 In column 5, enter comments describing why the comparable is equal, inferior, or superior to the subject property.

MC	EQ	INF	SUP	Comments
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	North facing vacant short sale with equivalent GLA, bed, bath, garage, & gated.
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	** SEE ADDITIONAL FIELD TEXT ADDENDA **
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	West facing owner occupied short sale with equivalent GLA, bed, bath, garage, & gated.

Address	Proximity	Listing Date	Original List Price	Current List Price	DOM	GLA	GLA Src	Total Rms	Bdrms	Baths	Age	Condition	Parking
1. 125 S 56TH ST 6	0.00	7/30/2010	79900	64900	76	1255	MLS	8	3	2.5	11	Good	AG: 2.00
2. 125 S 56TH ST 80	0.00	8/6/2010	70000	68000	69	1255	MLS	8	3	2.5	11	Good	AG: 2.00
3. 125 S 56TH ST 49	0.00	8/26/2010	77900	74900	49	1255	MLS	8	3	2.5	11	Good	AG: 2.00

Style	Exterior Walls	Lot Size	Owner	Seller Concessions	Agt/Broker Inspected?	Other
1. 2 sty condo / Good	Stucco	0	REO	0	MLS	Gated
2. 2 sty condo / Good	Stucco	0	Owner Occ.	0	MLS	Gated
3. 2 sty condo / Good	Stucco	0	REO	0	MLS	Gated

In column 1, check the box Most Comparable (MC) to the Subject. In column 2, 3, and 4, check the boxes indicating equal (EQ), inferior (INF), or superior (SUP).
 In column 5, enter comments describing why the comparable is equal, inferior, or superior to the subject property.

MC	EQ	INF	SUP	Comments
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	North facing vacant REO with equivalent GLA, bed, bath, garage, & gated.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	East facing owner occupied short sale with equivalent GLA, bed, bath, garage, & gated.
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	** SEE ADDITIONAL FIELD TEXT ADDENDA **

Number of Competitive Listings in the Subject Property's neighborhood currently on the market: 9	Price Range \$ 62400 to \$ 74900
Number of Comparable Sales in the Subject Property's neighborhood during the past 12 months: 12	Price Range \$ 72900 to \$ 85000
Location: <input checked="" type="checkbox"/> Urban <input type="checkbox"/> Suburban <input type="checkbox"/> Rural	Marketing Time: <input checked="" type="checkbox"/> Under 3 mths <input type="checkbox"/> 3-6 mths <input type="checkbox"/> Over 6 mths
Property Values: <input type="checkbox"/> Increasing <input checked="" type="checkbox"/> Stable <input type="checkbox"/> Declining	New Construction: <input checked="" type="checkbox"/> Low <input type="checkbox"/> High
Demand/Supply: <input type="checkbox"/> Shortage <input checked="" type="checkbox"/> In Balance <input type="checkbox"/> Over Supply	
Probable purchaser (first time, investor, etc.): First time home buyer	Probable financing: FHA
Explain any functional/economic obsolescence: See Addendum	
Identify any positive or negative site/location influences: See Addendum	

Repair Item	Estimated Cost
	\$ _____
	\$ _____
	\$ _____
	\$ _____
	\$ _____
	\$ _____
	\$ _____
	\$ _____
TOTAL ESTIMATED COST OF RECOMMENDED REPAIRS	\$ 0

As Is Low Value: 69900	Estimated Lot Value Low: 1	Suggested AS IS List Price: 74900
As Is High Value: 74900	Estimated Lot Value High: 1	Interior/Exterior Repaired Value: 74900
Quick Sale Value: 64900		
Comments: ** SEE ADDITIONAL FIELD TEXT ADDENDA **		
Prepared By: John Wildermuth	Years of Experience: 3.5	Date Completed: 10/14/2010
Company Name: Elite Premier Properties	Distance from Agent location to subject: 9.50	
Address: Elite Premier Properties 024, El Segundo, CA 9		
Phone: 480-688-4775	This report is based on the following inspection type: <input checked="" type="checkbox"/> Exterior <input type="checkbox"/> Interior	

This is a BPO market analysis. This is not an appraisal.

Borrower/Client	KACZMAREK,ROBERT J				
Property Address	125 S 56th St # 101				
City	MESA	County	Maricopa	State	AZ
				Zip Code	85206
Lender	Power Valuation Services Inc				

COMMENTS

The subject is not currently listed. The area is being driven by REO and short sale properties. Based on the exterior inspection the subject did appear to be in good condition. All six of the comparable properties did meet acceptable search parameters and are all in the same gated complex as the subject. The marketing strategy is based on the comparable sold properties in a declining market & should be directed towards first time home buyers. The plan of action would be to list in MLS, internet advertising, and print as well as placing a for sale sign in the front yard if allowed. In my opinion the comparable properties used are the best available to determine the subject current distressed value.

COMP 2 COMPARISON COMMENTS

South facing vacant REO with equivalent GLA, bed, bath, garage, & gated. Closest to the subject in facing south.

LIST COMP 3 COMPARISON COMMENTS

South facing vacant REO with equivalent GLA, bed, bath, garage, & gated. Closest to the subject in facing south.

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General Text Addendum

FUNCTIONAL/ECONOMIC OBSOLESENE: I did not observe any functional or economic obsolescence's during the exterior inspection.

NEGATIVE SITE/LOACTION INFLUENCES: Bordered by Recker rd on the East, Higley rd on the West, Broadway rd on the South, University dr on the North. Gated community that was built between 1999 & 2002 with an average unit GLA of 1224 sf & an average of 5 rooms. Close proximity to Madison elementary school, several golf course's, Superstition springs mall, and the 60 freeway.

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FRONT OF
SUBJECT PROPERTY



REAR OF
SUBJECT PROPERTY



STREET SCENE

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Subject: 125 S 56TH ST # 101
complex address



Subject: 125 S 56TH ST # 101
subject address



Subject: 125 S 56TH ST # 101
opposite view

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Subject: 125 S 56TH ST # 101
left side of building



Subject: 125 S 56TH ST # 101
right side of building



Subject: 125 S 56TH ST # 101
2nd view and front of building

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Listing Comp 1: 125 S 56TH ST 6



Listing Comp 2: 125 S 56TH ST 80



Listing Comp 3: 125 S 56TH ST 49

this was the only available photo for this c

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		State	AZ
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Comparable Sale 1	
125 S 56TH ST 19	
Date of Sale:	9/3/2010
Sale Price:	72900
Sq. Ft.:	1255
\$ / Sq. Ft.:	

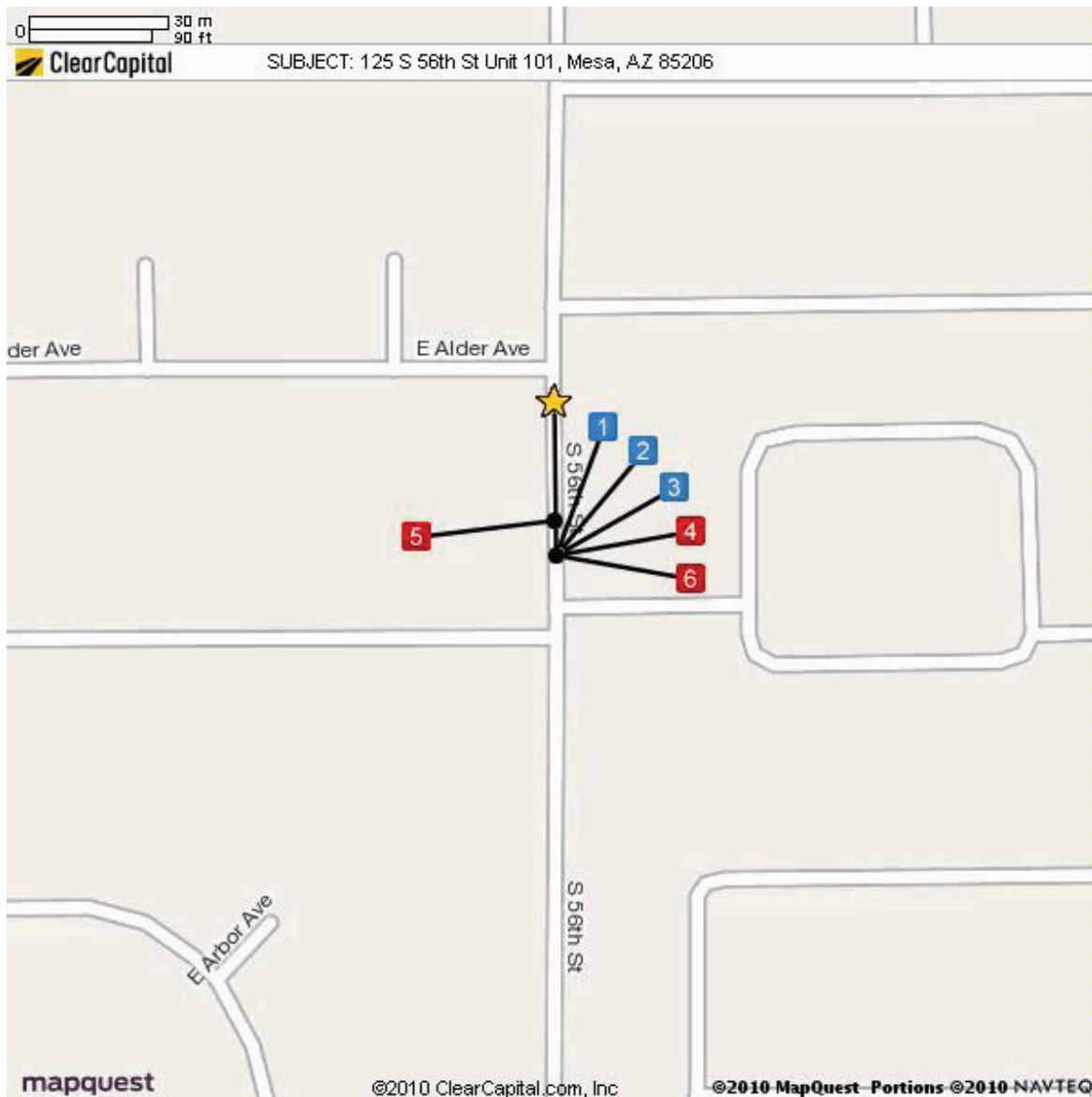


Comparable Sale 2	
125 S 56TH ST 163	
Date of Sale:	9/29/2010
Sale Price:	77000
Sq. Ft.:	1255
\$ / Sq. Ft.:	



Comparable Sale 3	
125 S 56TH ST 57	
Date of Sale:	6/29/2010
Sale Price:	78000
Sq. Ft.:	1255
\$ / Sq. Ft.:	

Borrower/Client	KACZMAREK, ROBERT J			File No.	5090164375
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City	MESA	County	Maricopa	State	AZ
				Zip Code	85206
Lender	Power Valuation Services Inc				



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