

BROKER PRICE OPINION

215127					_				4/2011				
Agent Identification Kimberly Tucker								Date ALA112939					
Client/Contact	uckei				-			Loan Nu					
Subject Pro	perty: (IF LIST	ED PLEASE G	AIN A	ACCESS	١		OVERALL PR	ODED	TV CONDI	TIOI	N. X Good	Пға	air Poor
List Dt.	Addr		Bdrn		Age	Sq. Ft		DOM			Listed?, Cond		_
LIST DT.		POINTE DRIV		0.0	0	0	\$0	0	1				
			U	0.0	U	U	\$0	0	listed.	ocale	ea in an establ	isnea :	subdivison, not
	BIRMINGHAM	, AL 35244							iistcu.				
TYPE	lot	KITCHEN	J	0	ı	DIN	IING ROOM	0		Α	DD'L FEAT.	0	
CARPET	0	FIREPLA	CE	0		FO	UNDATION	0		Н	EAT	0	
GARAGE	0	EXTERIO	R	0		RO	OF	0		V	IEW	0	
FENCE	0 POOL/		PA	0	0		NING	r1			ELL/SEPTIC	0	
PATIO	0	HOA DUI	ES 0		L		T SIZE	17,42	5 sq ft	T	RACT NAME 0		
	tings (3 most c		D.1	. I D. H	A	C E	I LLA BALA	I DOM	0		- /D to		0
List Dt.	Addr		Bdrn	-	Age	Sq. Ft	+	DOM	Comn	nent	s (Prox. to sul	oj., RE	:O, repairs)
09/17/2010	1834 Russett V		0	0.0	0	0	\$29,000	203	.71 acres	in a	subdivison zo	ned re	sidential
00/00/0044	Birmingham, Al				_	_	***						
02/09/2011	3960 South Shades Crest Birmingham, ALabama 35244 4002 South Shades Crest Road		0	0.0	0	0	\$39,000	52 29	1.15 acres lots B & C .24 acres zones residential				
01/29/2011			0	0.0	0	0	\$28,000						
01/2//2011				0.0	0		Ψ20,000	27	IUIS D & C	. ۷۰	4 acres zones	eside	Illai
Sold Within	Last 12 Month	ıs (3 most com	npara	ble)									
Sale Dt.	Addr	ess	Bdrn	n Bath	Age	Sq. Ft	t. List Price	Sale	Price D	MO	Comments (Pr	ox. to s	ubj., Concessions)
11/22/2010	1018 Alford Ave	eВ	0	0.0	0	0	\$55,000	\$28,0	000 4	21	.17 acres 15.	7mi fro	m subject
	Birimningham,	AL 35226									property		
11/22/2010	2317 Laurel Lane		0	0.0	0	0	\$59,900	\$26,0	000 2	19	0.64ac. 21 mi	mi from subject property	
	Birmingham, AL 35216												
01/31/2011	862 Tulip Popu Birmingham, Al		0	0.0	0	0	\$85,000	\$58,5	500 8	2	1 acre of resid	dential	
	Diriningham, Ai	L 33244			J.	1	1		L		<u> </u>		
Directions to P	roperty: I-459	, exit hwy 150,	RT on	Shades	Crest F	Road, L	T South Point		Ac	cess:	yes		
A. IS PRO	PERTY OCCUP	PIED?	'es	x No			(In doubt? Call e	lectric co	to see if pov	ver is	on.)		
B. List the	e positive featu	res of the subj	ect p	roperty \	which v	vill imp	prove its mark	etability	y:				
	d in a desirable												
	e negative featu		-		ill detr	act fro	m its marketal	oility ar	nd its mark	ket v	alue:		
	Subdivison utiilie be any negative												
	shed neighborh	•											
	comments/reco		obalo										
All con	nps are within 21	I miles of subject	ct, lim	ited vaca	nt land	comps	i.						
		,											
F Duli F	2.0.1.0	wy II.											
F. Drive E	, ,		No										
_	ding subject ne sy Values Are:	ighborhood:	increa	acina			x stable			Г	declining		
	of Property:	H	incre				stable			x	- ·		
113	in Competition:	×		to five			six to ten	1			more than t	en	
	ATE OF REPAII				ou can or	exterior	items ie: paint, ya		possible inter	rior cl			
ITEM			1.0	CATION									AGENTS
ITEM			LC	CATION			Rep	olace R	epair Da	mag	ged Missing W	/orn	ESTIMATE
							Ĺ	\exists					\$0
]					\$0
								╛	닏	Д			\$0
								4		빝	빌	Щ	\$0
								╡	H	님	片	⊢	\$0
							L	╡	H	Η	片	片	\$0
							<u></u>	<u> </u> T∩T /	AL ESTIM <i>A</i>	TF	COST·	<u> </u>	\$0
		_	D.C			DE 0	NI - 11 - 1 - 1 - 1				, 5031.	\$0	
		В	PO b	provide	a by:	KEO	Nationwide	(888)	/00-0868				
	DO YOU THINK		RTY WIL				SUBJECT TO INTERIOR INSPECTION						
(Note: Cash only if condition is not financeable)							s "Quick Sale"	LIST <u>\$23,500</u> SELL <u>\$20,000</u>					
Via Web		04/	04/20	11			days "AS-IS"	lua.	LIST			ELL -	\$27,000
AGENT SIGI	NATURE	DA [*]		1.1	vvithin	ou-90	days with repa		LIST			ELL -	\$27,000
NOTE: Inform	ation provided in de	DA trit allahla hirt	ic not ~	uarantoo d			MC)N I HL\	RENT _	\$40	0		

NOTE: Information provided is deemed reliable, but is not guaranteed

Copyright @ 2010 REO Nationwide. REV. 10-01-98

PROPERTY ADDRESS: 1671 SHADES POINTE DRIVE

LOAN NUMBER: ALA112939

WORK ORDER # 3357218

SUBJECT FRONT VIEW



front view

SUBJECT ADDRESS VERIFICATION



subject address

SUBJECT SIDE VIEW



subject side view

PROPERTY ADDRESS: 1671 SHADES POINTE DRIVE

WORK ORDER # 3357218

LOAN NUMBER: ALA112939

SUBJECT SIDE VIEW



subject side view 2

SUBJECT NEIGHBORHOOD VIEW



subject neighborhood view