



REO NATIONWIDE
BROKER PRICE OPINION

203075

Agent Identification: Kimberly Tucker
Client/Contact

02/11/2011

Date: ALA112895
Loan Number

Subject Property: (IF LISTED, PLEASE GAIN ACCESS) OVERALL PROPERTY CONDITION: [X] Good [] Fair [] Poor

Table with columns: List Dt., Address, Bdrm, Bath, Age, Sq. Ft., List Price, DOM, Comments. Includes property details for 133 CAHABA FOREST DRIV, BIRMINGHAM, AL 35173.

Current Listings (3 most comparable)

Table with columns: List Dt., Address, Bdrm, Bath, Age, Sq. Ft., List Price, DOM, Comments. Lists comparable properties with dates like 04/30/2010 and 08/25/2010.

Sold Within Last 12 Months (3 most comparable)

Table with columns: Sale Dt., Address, Bdrm, Bath, Age, Sq. Ft., List Price, Sale Price, DOM, Comments. Lists sold properties with dates like 01/07/2010 and 08/12/2010.

Directions to Property: Highway 11 to Chalkville Mt. Rd to Queenstown. To Cahaba For Access: public Rd

- A. IS PROPERTY OCCUPIED? [] Yes [X] No
B. List the positive features of the subject property which will improve its marketability: Fairly flat wooded lot with average curb appeal
C. List the negative features of the property which will detract from its marketability and its market value: Wooded lot
D. Describe any negative neighborhood trends: Some REO properties in the area
E. Other comments/recommendations: Fairly level wooded lot
F. Drive By Only? [X] Yes [] No
G. Regarding subject neighborhood: Property Values Are: [] increasing [] stable [X] declining
Supply of Property: [] increasing [] stable [X] declining
Listings in Competition: [X] zero to five [] six to ten [] more than ten
H. ESTIMATE OF REPAIRS: (If drive-by, estimate what you can on exterior items ie: paint, yard, roof, possible interior clean)

Table for REPAIRS with columns: ITEM, LOCATION, Replace, Repair, Damaged, Missing, Worn, AGENTS ESTIMATE. Includes a TOTAL ESTIMATED COST: \$0.

BPO provided by: REO Nationwide (888) 700-0868

I. WHAT DO YOU THINK SUBJECT PROPERTY WILL SELL FOR: [] SUBJECT TO INTERIOR INSPECTION
(Note: Cash only if condition is not financeable)
Within 30 days "Quick Sale" LIST \$10,000 SELL \$9,000
Within 60-90 days "AS-IS" LIST \$12,000 SELL \$11,000
Via Web 02/11/2011 Within 60-90 days with repairs: LIST \$12,000 SELL \$11,000
AGENT SIGNATURE DATE MONTHLY RENT \$500

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

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PHOTOS

PROPERTY ADDRESS: 133 CAHABA FOREST DRIVE

WORK ORDER # 3345130

LOAN NUMBER: ALA112895

SUBJECT FRONT VIEW



133 CAHABA FOREST DRIVE, BIRMINGHAM, AL 35173

SUBJECT SIDE VIEW



133 CAHABA FOREST DRIVE, BIRMINGHAM, AL 35173

SUBJECT NEIGHBORHOOD VIEW



133 CAHABA FOREST DRIVE, BIRMINGHAM, AL 35173

PHOTOS

PROPERTY ADDRESS: 133 CAHABA FOREST DRIVE

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COMP SALE 1 FRONT VIEW



3505 Smith

COMP SALE 2 FRONT VIEW



728 Anniston

COMP SALE 3 FRONT VIEW



3809 Gateway

PHOTOS

PROPERTY ADDRESS: 133 CAHABA FOREST DRIVE

WORK ORDER # 3345130

LOAN NUMBER: ALA112895

COMP LISTING 1 FRONT VIEW



6547 Hamb

COMP LISTING 2 FRONT VIEW



Smith Sims

COMP LISTING 3 FRONT VIEW



3509 Smith