

BROKER PRICE OPINION

203075					_				/2011					
Agent Identification Kimberly Tucker								Date ALA112895						
Client/Contact	uckei				-			Loan Nur						
Subject Pro	perty: (IF LISTED,	PLEASE G	AINI A	ACCESS)			OVERALL PR	ODED.	TV CON	חודום	N. X Good	□ F	air 🗌 Poor	
List Dt.	Address		Bdrr		Age	Sq. F		DOM			(Listed?, Cond	=-		
LIST DT.	133 CAHABA FOI		0	0.0	0	0	\$0	0	1		•		•	
			U	0.0	U	U	\$0	U		-	I school district		h average curb	
	BIRMINGHAM, AI	L 351/3							аррсаі.	. 0000	scribbi district			
TYPE	land	KITCHEN	J	0	l.	DIN	ING ROOM	0		Α	DD'L FEAT.	0		
CARPET	0	FIREPLA	CE	0		FO	JNDATION	0		H	IEAT	0		
GARAGE	0	EXTERIO		0		RO	OF	0			'IEW	re	es	
FENCE	0	POOL/SF	PA	0			VING	reside	ntial		VELL/SEPTIC	n	one	
PATIO	TIO none HOA DU rrent Listings (3 most comparable)		ES none		LOT		T SIZE	.38		Т	TRACT NAME C		ahaba For	
			D.J.	D. H	A	C E	I List Dalas	DOM	0		(D t		-0	
List Dt.	Address		Bdrr	-	Age	Sq. F	_	DOM			s (Prox. to sul			
04/30/2010	3505 SMITH SIMS	RD	0	0.0	0	0	\$6,000	285			arket8 mi froi	m the	subject Inferior i	
00/05/0010	CMITH CIMC DD	#I OT 2	_	0.0	_	_	#04.500	1/0	lot size					
08/25/2010	SMITH SIMS RD, #LOT 3		0	0.0	0	0	\$21,500	168	.54 ac Fair market8 mi from the subject					
04/29/2010	3509 SMITH SIMS	RD, #0	0	0.0	0	0	\$23,000	286	76.00	Coir m	arkat 0 mi fra	m tha	cubicat Cunariar	
04/2//2010			0	0.0			Ψ23,000	200	.76 ac Fair market8 mi from the subject Superior in lot size.					
Sold Within	Last 12 Months ((3 most com	npara	ble)			•							
Sale Dt.	Address	5	Bdrr	n Bath	Age	Sq. F	. List Price	Sale	Price	DOM	Comments (Pr	ox. to s	ubj., Concessions)	
01/07/2010	6547 HEMLOCK S	ST, #23	0	0.0	0	0	\$18,000	\$5,00	0	237	.36 ac Fair ma	arket.	.7 mi from the	
											subject			
08/12/2010	728 ANNISTON AVE, #0		0	0.0	0	0	\$24,900	\$11,0	00	239	.38 ac Fair market8 mi from the subject			
09/15/2010	3809 GATEWAY D	DR, #3	0	0.0	0	0	\$29,900	\$22,0	00	109	.5 ac Fair ma	irket 1	mi fron the	
Directions to P	roperty: Highway	11 to Chalky	ville N	At Rd to (Dueens	town -	To Cahaba For	1	·	Access				
					2400113	, town.								
	PERTY OCCUPIE			× No	ubiob v	uill imr	(In doubt? Call e			oower is	on.)			
	e positive features lat wooded lot with	_			VIIICII V	viii iiiiķ	nove its marki	etability	<i>/</i> .					
_	e negative features	-			ill detr	act fro	m its marketal	oility an	ıd its ma	arket v	/alue:			
Woode	-							,						
	be any negative ne REO properties in t	•	trend	ds:										
	comments/recomm													
Fairly I	evel wooded lot													
F. Drive E	2 Olv.2		N.1 -											
	ding subject neigh		No											
_	ty Values Are:		incre	asing			stable			×	declining			
	of Property:	Ħ		asing			stable			×	_ ~			
,	s in Competition:	×		to five			six to ten	1		Ē	more than t	ten		
	ATE OF REPAIRS:	(If drive-by	, estim	ate what yo	u can or	exterior	items ie: paint, ya	rd, roof,	possible ir	nterior c	lean)			
ITEM			1.0	CATION									AGENTS ESTIMATE	
I I LIVI			LC	CATION			Rep	olace Re	epair	Dama	ged Missing W	Vorn	LOTIMATE	
								I					\$0	
													\$0	
									\sqcup	L	ᆝ	Щ	\$0	
								╡	H	F		닏	\$0	
								#	H	늗	ᅡ	片	\$0	
							<u> </u>	╡	H	H	H	片	\$0	
							— <u> </u>	<u> </u>	L ESTIN	MATFI	D COST:	<u></u>	\$0	
		D	DO ~	rovida	d by	DEO	L Nationwide				2 0001.	\$0		
					,		Nationwide	_ ′						
	DO YOU THINK SI				Ш	SUBJECT TO INTERIOR INSPECTION								
(Note: Cash only if condition is not financeable)							s "Quick Sale"				0,000 SELL \$9,000			
Via Web		02/	11/20	11			days "AS-IS" days with repa	ire.	LIST				\$11,000	
AGENT SIG	NATURE	DA ⁻		-	-	00-90		iirs: ONTHLY	LIST			ELL .	\$11,000	
NOTE: Inform	ation provided is dooms	d rollable but i	is not a	uarantood			IVIC	IN I HLY	KENI	\$50	IU			

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PROPERTY ADDRESS: 133 CAHABA FOREST DRIVE

LOAN NUMBER: ALA11 2895

WORK ORDER # 3345130

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

PROPERTY ADDRESS: 133 CAHABA FOREST DRIVE

LOAN NUMBER: ALA112895

WORK ORDER # 3345130

COMP SALE 1 FRONT VIEW



3505 Smith

COMP SALE 2 FRONT VIEW



728 Anniston

COMP SALE 3 FRONT VIEW



3809 Gateway

PROPERTY ADDRESS: 133 CAHABA FOREST DRIVE LOAN NUMBER: ALA112895

WORK ORDER # 3345130

COMP LISTING 1 FRONT VIEW



6547 Hamb

COMP LISTING 2 FRONT VIEW



Smith Sims

COMP LISTING 3 FRONT VIEW



3509 Smith