



59 Lindenwood Road • Staten Island • New York • 10308
Office • 718 • 987 • 4500

RESIDENTIAL BROKER PRICE OPINION

Order # 00001 This BPO is the Initial 2nd Opinion Updated Exterior Only DATE 12/1/2009
 PROPERTY ADDRESS: 1 Main Street Account Manager: Gregory Schmidt
 CLIENT NAME: John Doe COMPLETED BY: Boris Sigalov
 PHONE NO. 718-555-5555 FAX NO. 718-555-5556
 Email Address John.Doe@isp.com

GENERAL MARKET

I. CONDITIONS

Current market condition: Depressed Slow Stable Improving Excellent
 Employment conditions: Declining Stable Increasing
 Market price of this type property has: Decreased 18 % in past 12 months
 Increased _____ % in past _____ months
 Remained stable
 Estimated percentages of owner vs. tenants in neighborhood: 80 % owner occupant 20 % tenant
 There is a Normal supply oversupply shortage of comparable listings in the neighborhood
 Approximate number of comparable units for sale in neighborhood: 12
 No. of competing listings in neighborhood that are REO or Corporate owned: 0
 No. of boarded or blocked-up homes: 0

II. SUBJECT MARKETABILITY

Range of values in the neighborhood is \$ 100,000 to \$ 200,000
 The subject is an over improvement under improvement Appropriate improvement for the neighborhood.
 Normal marketing time in the area is: 180 days.
 Are all types of financing available for the property? Yes No If no, explain _____
 Has the property been on the market in the last 12 months? Yes No Original List Price \$299,000 Original List Date 1/2/2009
 Current List Price? \$315,000
 Unit Type: single family detached condo co-op mobile home 3 Unit
 single family attached townhouse modular 2 Unit 4 Unit
 If condo or other association exists: Fee \$ monthly annually Current? Yes No Fee delinquent? \$ _____
 The fee includes: Insurance Landscape Pool Tennis Other _____
 Association Contact: Name: _____ Phone No.: _____

III. COMPETITIVE CLOSED SALES																					
ITEM	SUBJECT			COMPARABLE NUMBER 1			COMPARABLE NUMBER 2			COMPARABLE NUMBER 3											
Address	Error! Reference source not found.			2 Main Street			3 Delaware Street			4 Standard Street											
Proximity to Subject				0.11 miles from subject REO/Corp <input type="checkbox"/>			0.33 miles from the subject REO/Corp <input type="checkbox"/>			0.29 miles from the subject REO/Corp <input type="checkbox"/>											
Sale Price	\$ 299,000			\$ 250,000			\$ 275,000			\$ 280,000											
Price/Gross Living Area	\$ Sq. Ft.			\$ 166.67 Sq. Ft.			\$ 137.50 Sq. Ft.			\$ 127.27 Sq. Ft.											
Sale Date & Days on Market				114			180			223											
VALUE ADJUSTMENTS	DESCRIPTION			DESCRIPTION			Adjustment			DESCRIPTION			Adjustment								
Sales or Financing Concessions	None			None						None											
Location	Urban			Urban						Urban											
Leasehold/Fee Simple	Fee Simple			Fee Simple						Fee Simple											
Lot Size	3,000 sq ft			3,500 sq ft			-5000			3,000 sq ft			4,500 sq ft			-10000					
View	Normal			Normal						Obstructed			10000			Normal					
Design and Appeal	Colonial			Colonial						Hi Ranch						Colonial					
Quality of Construction	Excellent			Good						Excellent						Excellent					
Age	34			34						56			5000			65			7500		
Condition	Good			Average			10000			Good						Excellent			-20000		
Above Grade Room Count	Total Bdms Baths			Total Bdms Baths						Total Bdms Baths						Total Bdms Baths					
	6 3 1.5			7 4 1.5			-10000			6 3 1.5						8 4 2			-15000		
Gross Living Area	1,500 Sq. Ft.			1,5000 Sq. Ft.						2,000 Sq. Ft.			-17,975			2,200 Sq. Ft.			-25,165		
Basement & Finished Rooms Below Grade	2 rooms, 500 sq ft			2 rooms, 650 Sq Ft			-10000			1 room 500 sq ft						1 room 500 Sq Ft					
Functional Utility	Excellent			Excellent						Excellent						Excellent					
Heating/Cooling	Fuel/units			Gas/units			10000			Central heat/air			15000			Central heat/air			15000		
Energy Efficient Items	None			None						None						None					
Garage/Carport	1 car detached			1 car detached						On street			10000			Carport			7500		
Porches, Patio, Deck Fireplace(s), etc.	None			Porch			-2500			None						Porch			-2500		
Fence, Pool, etc.	Above ground pool in rear			None			5000			None			5000			Above ground pool in rear					
Other	Deck in rear			Deck in rear						None			5000			None			5000		
Net Adj. (total)				<input type="checkbox"/> + <input checked="" type="checkbox"/> -			-\$2500			<input checked="" type="checkbox"/> + <input type="checkbox"/> -			\$32025			<input type="checkbox"/> + <input checked="" type="checkbox"/> -			\$37665		
Adjusted Sales Price of Comparable							\$247,500						\$242,975						\$242,335		

VI. COMPETITIVE LISTINGS															
ITEM	SUBJECT			COMPARABLE NUMBER 1			COMPARABLE NUMBER 2			COMPARABLE NUMBER 3					
Address	Error! Reference source not found.			5 Main Street			9 Delaware Street			9 Standard Street					
Proximity to Subject				0.22 miles from the subject REO/Corp <input type="checkbox"/>			0.32 miles from the subject REO/Corp <input type="checkbox"/>			0.42 miles from the subject REO/Corp <input type="checkbox"/>					
List Price/Original List Price	\$				\$299,000	\$319,000		\$289,000	\$289,000		\$329,000	\$329,000			
Price/Gross Living Area	\$	Sq.Ft.	\$ 199.33 Sq.Ft.					\$ 152.10 Sq.Ft.			\$ 156.67 Sq.Ft.				
Data and/or Verification Sources				MLS			MLS			MLS					
VALUE ADJUSTMENTS	DESCRIPTION			DESCRIPTION			Adjustments	DESCRIPTION			Adjustments		DESCRIPTION		Adjustment
Sales or Financing Concessions				None				None					None		
Days on Market				100				123					165		
Location	Urban			Urban				Urban					Urban		
Leasehold/Fee Simple	Fee Simple			Fee Simple				Fee Simple					Fee Simple		
Lot Size	3,000 sq ft			3,300 Sq Ft				3,000 Sq Ft					2,900 Sq Ft		
View	Normal			Normal				Normal					Normal		
Design and Appeal	Colonial			Colonial				Hi Ranch					Colonial		
Quality of	Excellent			Excellent				Excellent					Excellent		
Age	34			31				29					45		
Condition	Good			Excellent				Good					Excellent		
Above Grade Room Count	Total	Bdms	Bath	Total	Bdms	Baths		Total	Bdms	Baths		Total	Bdms	Baths	
Gross Living Area	6	3	1.5	6	3	1.5		8	3	2		6	3	1.5	
	1,500 Sq. Ft.			1,500 Sq. Ft.				1,900 Sq. Ft.					2,100 Sq. Ft.		
Basement & Finished Rooms Below Grade	2 rooms, 500 sq ft			3 rooms, 490 sq ft				1 room, 550 sq ft					2 rooms, 500 sq ft		
Functional Utility	Excellent			Excellent				Excellent					Excellent		
Heating/Cooling	Fuel/Units			Gas/Units				Fuel/Units					Central heat/air		
Energy Efficient Items	None			None				None					None		
Garage/Carport	1 car detached			2 car detached				None					1 car detached		
Porches, Patio, Deck Fireplace(s), etc.				Porch				None					Deck		
Fence, Pool, etc.	Above pool in rear			None				Fence					Above Ground pool		
Other	None														
Net Adj. (total)				<input type="checkbox"/> + <input type="checkbox"/> -			\$0	<input type="checkbox"/> + <input type="checkbox"/> - -			\$0	<input type="checkbox"/> + <input type="checkbox"/> -		\$0	
Adjusted Sales Price of Comparable				\$				\$					\$		

VI. Opinion

Value
\$ 242,000

COMMENTS (Include specific positives/negatives, special concerns, encroachments, easements, water rights, environmental concerns, flood zones, etc. Attach addendum if additional space is needed.)

The subject property is a single family home located near public transportation, public schools, and stores. The subject is typical for the area. The current sales activity suggests that sales activity has slowed from this time last year.

Completed by: Boris Sigalov

Date: 12/2/2009

*****The above report has fake information. We are not permitted by law to put in true addresses and pictures. Your report will have a front photograph of the property you are interested in. It will also have a front photograph of all homes listed in the report as comparables.

For more information please visit us at <http://www.sigold.com/MIBPO> or call us at 718-987-4500.