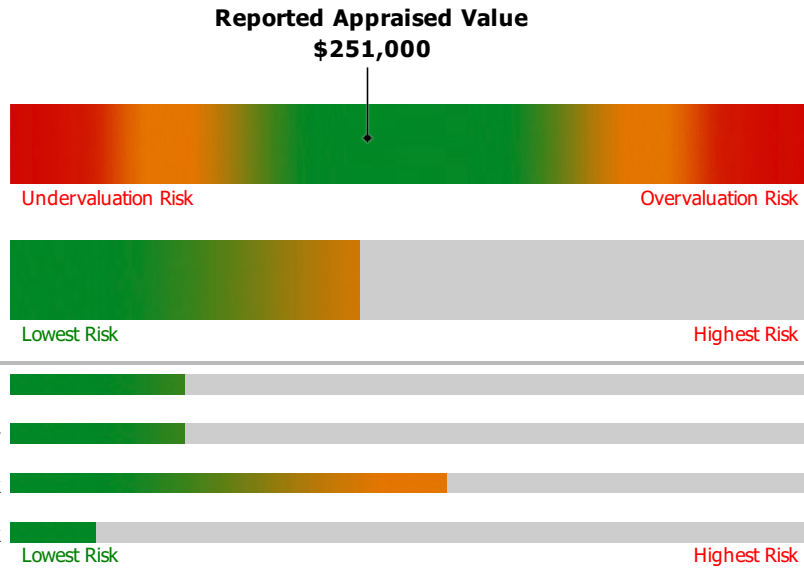


REPORT INFORMATION		SUBJECT PROPERTY	
Report Order No.	WI00000154330197EC48D1	Street Address	409 TREETOP CIR, CANTON, GA 30115
Report Date	04/20/2016 02:30:23 AM	Reported Appraised Value	\$251,000
Effective Date	09/13/2013		
Loan Amount	\$570,000		
Loan Purpose	Purchase		

Valuation Risk Score: 446

Integrity Risk Score: 450



APPRAISAL REVIEW ALERTS + Expand All Alerts

Valuation Risk

- 0 High Alerts
- 0 Medium Alerts
- 0 Low Alerts

Appraisal Rule Compliance

Alert ID	Message	Recommended Action	
ARC_1473	Subject Living SqFt data discrepancy.	Review the data validation section of the report and verify the subject Living SqFt is accurate.	Hide
ARC_1474	Comp 5 Living SqFt data discrepancy.	Review the data validation section of the report and verify the comp Living SqFt is accurate.	
ARC_1476	Comp 2 Lot SqFt data discrepancy.	Review the data validation section of the report and verify the comp Lot SqFt is accurate.	
5 Medium Alerts			Show
14 Low Alerts			Show

Comparable Selection

- 0 High Alerts
- 0 Medium Alerts
- 2 Low Alerts Show

Property Complexity

0 High Alerts

0 Medium Alerts

0 Low Alerts

Market Risk

1 High Alert

Hide

Alert ID	Message	Recommended Action
MKT_007	Recent notice of Default associated to subject property	Refer to your policy regarding NODs'.

0 Medium Alerts

0 Low Alerts

Misrepresentation Risk

0 High Alerts

0 Medium Alerts

0 Low Alerts

APPRAISAL REVIEW COMMENTS

Collapse Section

Rich text editor toolbar with icons for Bold, Italic, Underline, Strikethrough, Text Color, Background Color, Bulleted List, Numbered List, Indent, Outdent, Link, Unlink, and Table. Below the toolbar is a text input field with a paragraph style dropdown menu showing options: P, H1, H2, H3, H4, H5, H6, and a paragraph icon.

PROPERTY SUMMARY

Property Information

- Site Address: 409 TREETOP CIR, CANTON, GA 30115
- Mail Address: 9305 E VIA DE VENTURA 20, SCOTTSDALE, AZ 85258
- Heating: Forced Air
- Cooling: Central
- Stories: 2.0
- Fireplace: 3
- No. of Units: 1
- Garage: Attached
- View: --

Owner Information

- Current: CAH 2014-2 BORROWER LLC
- Second: --
- Spouse: --

Assessed Information

- Land: \$20,000
- Improvement: \$100,240
- Total: \$120,240
- Market: \$300,600
- Tax Amount: \$3,122
- Improved: 83%

Location Information

- Subdivision: HARMONY/LKS PH 01
- County: CHEROKEE
- MSA Name: Atlanta-Sandy Springs-Marietta, GA
- MSA Code: 12060
- Census Block: 130570908031052
- Legal Desc: 465 HARMONY ON THE LAKESPOD F PH 1
- Land Use Code: [RSFR](#)
- APN: 15N19C-00000-051-000
- Zoning: PUD

RECENT TRANSFER SUMMARY

	Full-Value Sale	Other Transaction
Transaction within the last 90 days	No	No
Transaction within the last 12 months	No	No
Last Transaction Date	10/20/2009	07/07/2009
Last Transaction Value	\$0	\$0
Transaction Type	REO	NONARMSP
Deed Type	SWRNT	SWRNT
Current Reported Appraised Value to Last Sales Price	0.00%	--
Last Nearby Sales Median Value	\$281,500	--
Current Nearby Sales Median Value	\$222,850	--
Last Sales Price to Last Nearby Sales Median Value	0.00%	--
Current Reported Appraised Value to Current Nearby Sales Median Value	12.63%	--

LISTING HISTORY

Market Information

- Current Status: Closed
- As of Date (Run Date): 4/20/2016
- Days on Market: 47
- MLS Sale Type: --

List Information

- Date: 7/12/2013
- Current Price: \$255,000
- Original Price: \$255,000
- List Price High: --
- List Price Low: --
- Change in Price : --
- Listing Source: Public Record / MLS A
- Listing ID: 7007775

Agent Remarks: No agent remarks available

History




Date	Days on Market	Status	Price	Listing ID	Source
06/30/2014		MARKET SALE			PUBLIC RECORD
10/01/2013		NON-MARKET SALE			PUBLIC RECORD
11/02/2009		FINANCE	\$245,471		PUBLIC RECORD
10/20/2009		MARKET SALE			PUBLIC RECORD
07/07/2009		NON-MARKET SALE	\$243,099		PUBLIC RECORD
07/07/2009		MARKET SALE			PUBLIC RECORD
02/07/2007		FINANCE	\$60,000		PUBLIC RECORD

Agent/Broker Information: No agent/broker information available

COMPARABLES ANALYSIS

 Collapse Section

COMPARABLE PROPERTY INFORMATION

	SUBJECT	COMP 1 	COMP 2 	COMP 3 
PROPERTY COMPARISONS				
Address	409 TREETOP CIR, CANTON, GA 30115	143 EDGEWATER TRL, CANTON, GA 30115	418 LONG BRANCH WAY, CANTON, GA 30115	104 EDGEWATER TRL, CANTON, GA 30115
Distance From Subject	--	0.77 MILES SSW	0.29 MILES NW	0.86 MILES S
Reported Appraised Value / Sales Price	\$251,000	\$259,000	\$235,000	\$245,000
Appraised / Sale Date	September 2013	April 2013	August 2013	June 2013
Price Per SqFt	\$0	\$88	\$90	\$84
Living SqFt / Lot SqFt	2,806 / 11,326	2,948 / 13,504	2,616 / 30,492	2,908 / 10,454
View	N;Res; SteepBY	N;Res;	N;Res;	N;Res;
Rooms / Bed / Bath	9 / 4 / 2-1	9 / 4 / 2-1	8 / 4 / 2-1	8 / 4 / 2-1
Year Built	2005	2009	2005	2008
Last Sale Date	--	--	--	Sep 04, 2012
Last Sale Price	--	--	--	\$269,036
Basement	Yes	No	No	No
Garage / Carport	Yes	Yes	Yes	Yes
Fireplace	Yes	No	No	No
Pool	No	No	No	No
Land Use	RSFR	RSFR	RSFR	RSFR
Prior 3 Year Foreclosure	No	No	No	Yes
Active Notice of Default	No	No	No	No
Prior 3 Year Sale Gain	0.00%	0.00%	0.00%	0.00%
Tax Assessed Value	\$120,240	\$108,400	\$93,600	\$100,840
Listed in Past 12 Months	No	No	No	No
Externality				

MARKET COMPARISONS

Area Value Rating	--	LOWER	SAME	LOWER
High Price	\$1,930,000	\$293,100	\$1,930,000	\$270,000
Average Price	\$384,807	\$209,955	\$330,108	\$243,844

Median Price	\$240,000	\$225,000	\$188,650	\$238,300
Low Price	\$18,000	\$53,500	\$18,000	\$215,900
1/3 Year Foreclosure Rate	0.00% / 15.38%	0.00% / 0.00%	7.02% / 25.00%	0.00% / 11.11%
Rural / Urban	--	--	--	--
Owner Occupancy	--	--	--	--
School District Name	--	--	--	--

COMPARABLE PROPERTY INFORMATION

	SUBJECT	COMP 4	COMP 5 
--	---------	--------	--

PROPERTY COMPARISONS

Address	409 TREETOP CIR, CANTON, GA 30115	403 TREETOP CIR, CANTON, GA 30115	146 EDGEWATER TRL, CANTON, GA 30115
Distance From Subject	--	0.04 MILES W	0.75 MILES SW
Reported Appraised Value / Sales Price	\$251,000	\$236,000	\$325,000
Appraised / Sale Date	September 2013	September 2012	--
Price Per SqFt	\$0	\$83	\$105
Living SqFt / Lot SqFt	2,806 / 11,326	2,830 / 10,019	3,084 / 12,632
View	N;Res; SteepBY	N;Res; SteepBY	N;Res;
Rooms / Bed / Bath	9 / 4 / 2-1	8 / 4 / 3-1	10 / 5 / 4-0
Year Built	2005	2004	2010
Last Sale Date	--	Apr 03, 2012	--
Last Sale Price	--	\$190,091	--
Basement	Yes	Yes	Yes
Garage / Carport	Yes	Yes	Yes
Fireplace	Yes	No	No
Pool	No	No	No
Land Use	RSFR	RSFR	RSFR
Prior 3 Year Foreclosure	No	Yes	No
Active Notice of Default	No	No	No
Prior 3 Year Sale Gain	0.00%	0.00%	0.00%
Tax Assessed Value	\$120,240	\$103,400	\$126,800
Listed in Past 12 Months	No	No	No
Externality			

MARKET COMPARISONS

Area Value Rating	--	SAME	LOWER
High Price	\$1,930,000	\$1,930,000	\$293,100
Average Price	\$384,807	\$384,807	\$219,860
Median Price	\$240,000	\$240,000	\$228,000
Low Price	\$18,000	\$18,000	\$53,500
1/3 Year Foreclosure Rate	0.00% / 15.38%	0.00% / 15.38%	0.00% / 0.00%
Rural / Urban	--	--	--
Owner Occupancy	--	--	--
School District Name	--	--	--

SUBJECT AND COMPARABLES SALES HISTORY

Expand All Records

	Address	Appraised Date/ Sale Date	Reported Appraised Value/ Sales Price	
SUBJECT	409 TREETOP CIR, CANTON, GA 30115	09/13/2013	\$251,000	
COMP 1	143 EDGEWATER TRL, CANTON, GA 30115	04/01/2013	\$259,000	
COMP 2	418 LONG BRANCH WAY, CANTON, GA 30115	08/01/2013	\$235,000	
COMP 3	104 EDGEWATER TRL, CANTON, GA 30115	06/01/2013	\$245,000	
COMP 4	403 TREETOP CIR, CANTON, GA 30115	09/01/2012	\$236,000	
COMP 5	146 EDGEWATER TRL, CANTON, GA 30115	--	\$325,000	

Full Value Foreclosure/REO/Short Sale

APPRAISAL DATA VALIDATION

SUBJECT PROPERTY FEATURE	Appraisal	Public Record	MLS
Address	409 TREETOP CIR CANTON GA 30115	✓ 409 TREETOP CIR CANTON GA 30115	✓ 409 TREETOP CIR Canton GA 30115
Owner	PAUL TREVINO	✓ TREVINO PAUL M	
County/Census Tract	CHEROKEE/908.03	✓ CHEROKEE/13057090803	✗ CHEROKEE/--
Legal Description	DIST 15, LL 188	✗ 465 HARMONY ON THE LAKESPOD F PH 1	✗ 465 HARMONY ON THE LAKESPOD F PH 1
APN	15N19C 051	✗ 15N19C00000051000	✓ 15N19C051
Listed In Past 12 Months	Yes		✗ No
Zoning/Use Code	PUD/SINGLE_FAMILY	✓ PUD/SingleFamily	
Year Built/Age	2005/8	✓ 2005/8	✓ 2005/8
Rooms/Bed/Bath	9/4/2-1	✗ --/5/3-1	✗ --/4/3-1
Living SqFt	2,806	✗ 4,222	
Lot SqFt	11,326	✓ 11,326	
Basement SqFt	1,426	✓ 1,471	
Fireplace	1	✗ 3	
Garage/Carport	3		
Pool	No	✓ No	✓ No
Prior Sale Date	--		
Prior Sale Price	--		

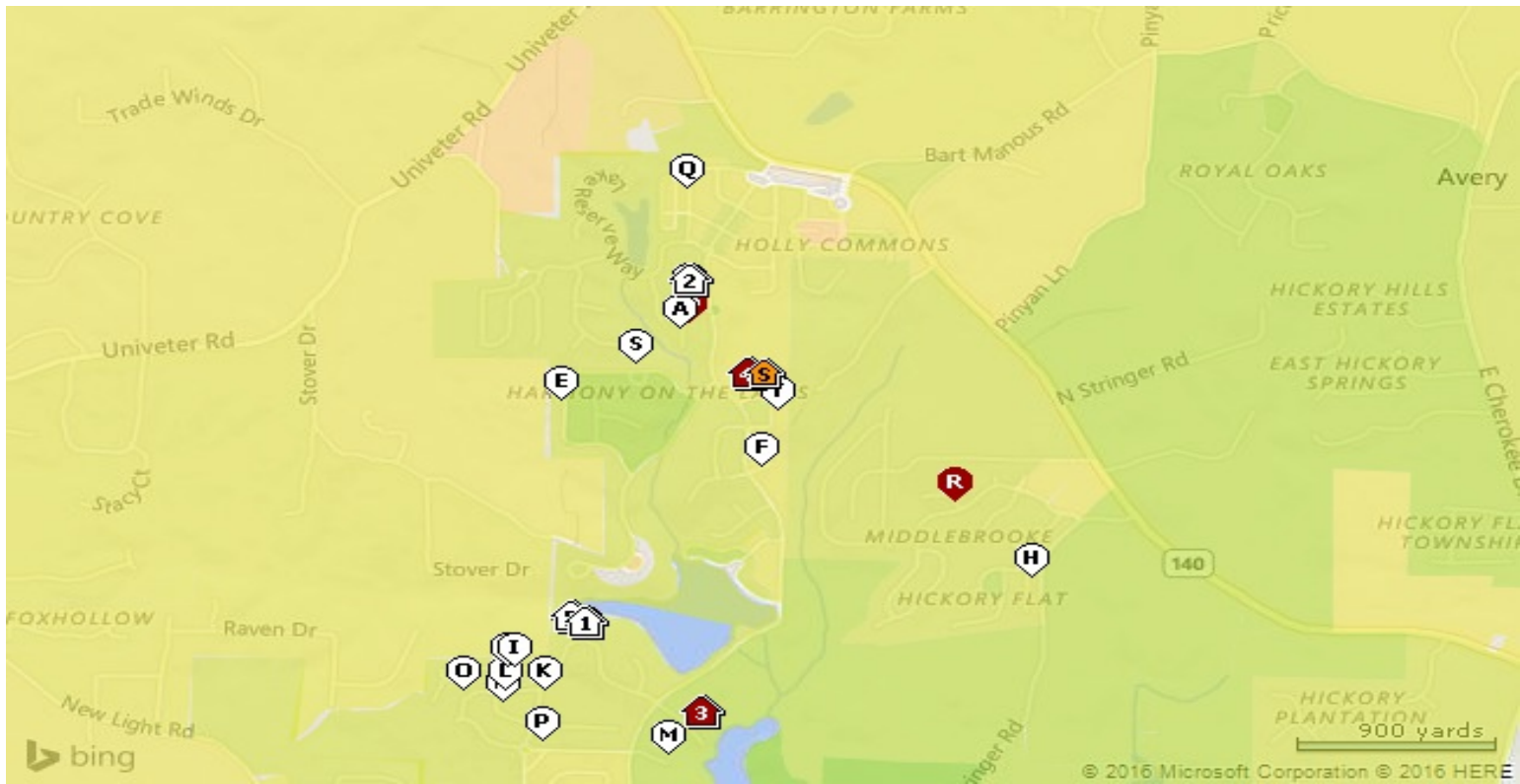
COMPARABLE FEATURE	COMP 1	Public Record	MLS	COMP 2	Public Record	MLS
Address	143 EDGEWATER TRL CANTON GA 30115	✓ 143 EDGEWATER TRL CANTON GA 30115	✓ 143 EDGEWATER TRL Canton GA 30115	418 LONG BRANCH WAY CANTON GA 30115	✓ 418 LONG BRANCH WAY CANTON GA 30115	✓ 418 LONG BRANCH WAY Canton GA 30115
Distance From Subject	0.77 MILES SSW	✓ 0.73	✓ 0.73	0.29 MILES NW	✓ 0.28	✓ 0.28
Sale Date	Apr 1, 2013	✓ Apr 15, 2013	✓ Apr 15, 2013	Aug 1, 2013	✓ Aug 7, 2013	✓ Aug 7, 2013
Sale Price	\$259,000	✓ \$259,000	✓ \$259,000	\$235,000	✗ \$234,000	✓ \$234,000
Price Per SqFt	\$87.86	✓ \$87	✓ \$87	\$89.83	✓ \$89	✓ \$89
Year Built	2009	✓ 2009	✓ 2009	2005	✓ 2005	✓ 2005
Living SqFt	2,948	✓ 2,948	✓ 2,948	2,616	✓ 2,616	✓ 2,616
Lot SqFt	13,504	✓ 13,504		30,492	✗ 7,405	

Rooms/Bed/Bath	9/4/2-1	✗ --/4/2-1	✗ --/4/2-1	8/4/2-1	✗ --/4/2-1	✗ --/4/2-1
Basement SqFt						
Garage/Carport	3		✓ 3	2		✓ 2
Fireplace						
Pool	No	✓ No	✓ No	No	✓ No	✓ No
Prior Sale Date						
Prior Sale Price	\$0			\$0		

COMPARABLE FEATURE	COMP 3	Public Record	MLS	COMP 4	Public Record	MLS
Address	104 EDGEWATER TRL CANTON GA 30115	✓ 104 EDGEWATER TRL CANTON GA 30115	✓ 104 EDGEWATER TRL Canton GA 30115	403 TREETOP CIR CANTON GA 30115	✓ 403 TREETOP CIR CANTON GA 30115	
Distance From Subject	0.86 MILES S	✓ 0.86	✓ 0.86	0.04 MILES W	✓ 0.03	
Sale Date	Jun 1, 2013	✓ Jun 13, 2013	✓ Jun 13, 2013	Sep 1, 2012		
Sale Price	\$245,000	✓ \$245,000	✓ \$245,000	\$236,000		
Price Per SqFt	\$84.25	✓ \$84	✓ \$84	\$83.39		
Year Built	2008	✓ 2008	✓ 2008	2004	✓ 2004	
Living SqFt	2,908	✓ 2,908	✓ 2,908	2,830	✓ 2,830	
Lot SqFt	10,454	✓ 10,454		10,019	✓ 10,019	
Rooms/Bed/Bath	8/4/2-1	✗ --/4/2-1	✗ --/4/2-1	8/4/3-1	✗ --/4/3-1	
Basement SqFt				1,412	✓ 1,412	
Garage/Carport	2		✓ 2	2		
Fireplace						
Pool	No	✓ No	✓ No	No	✓ No	
Prior Sale Date	Sep 4, 2012			Apr 3, 2012		
Prior Sale Price	\$269,036			\$190,091		

COMPARABLE FEATURE	COMP 5	Public Record	MLS
Address	146 EDGEWATER TRL CANTON GA 30115	✓ 146 EDGEWATER TRL CANTON GA 30115	✓ 146 EDGEWATER TRL Canton GA 30115
Distance From Subject	0.75 MILES SW	✓ 0.74	✓ 0.74
Sale Date			
Sale Price	\$325,000		✓ \$312,000
Price Per SqFt	\$105.38		
Year Built	2010	✓ 2010	✓ 2010
Living SqFt	3,084	✗ 3,929	
Lot SqFt	12,632	✓ 12,632	
Rooms/Bed/Bath	10/5/4-0	✗ --/6/5-0	✗ --/6/5-0
Basement SqFt	1,305	✓ 1,305	
Garage/Carport	2		✓ 2
Fireplace			
Pool	No	✓ No	✓ No
Prior Sale Date			
Prior Sale Price	\$0		

VALUATION MAP



Sixteen shades of Tan-to-Green shading are used to depict values: tan is lower, green is higher

Subject Property



Appraisal Comp



Full Value



Foreclosure/REO/Short Sale

Search Comp



Full Value



Foreclosure/REO/Short Sale

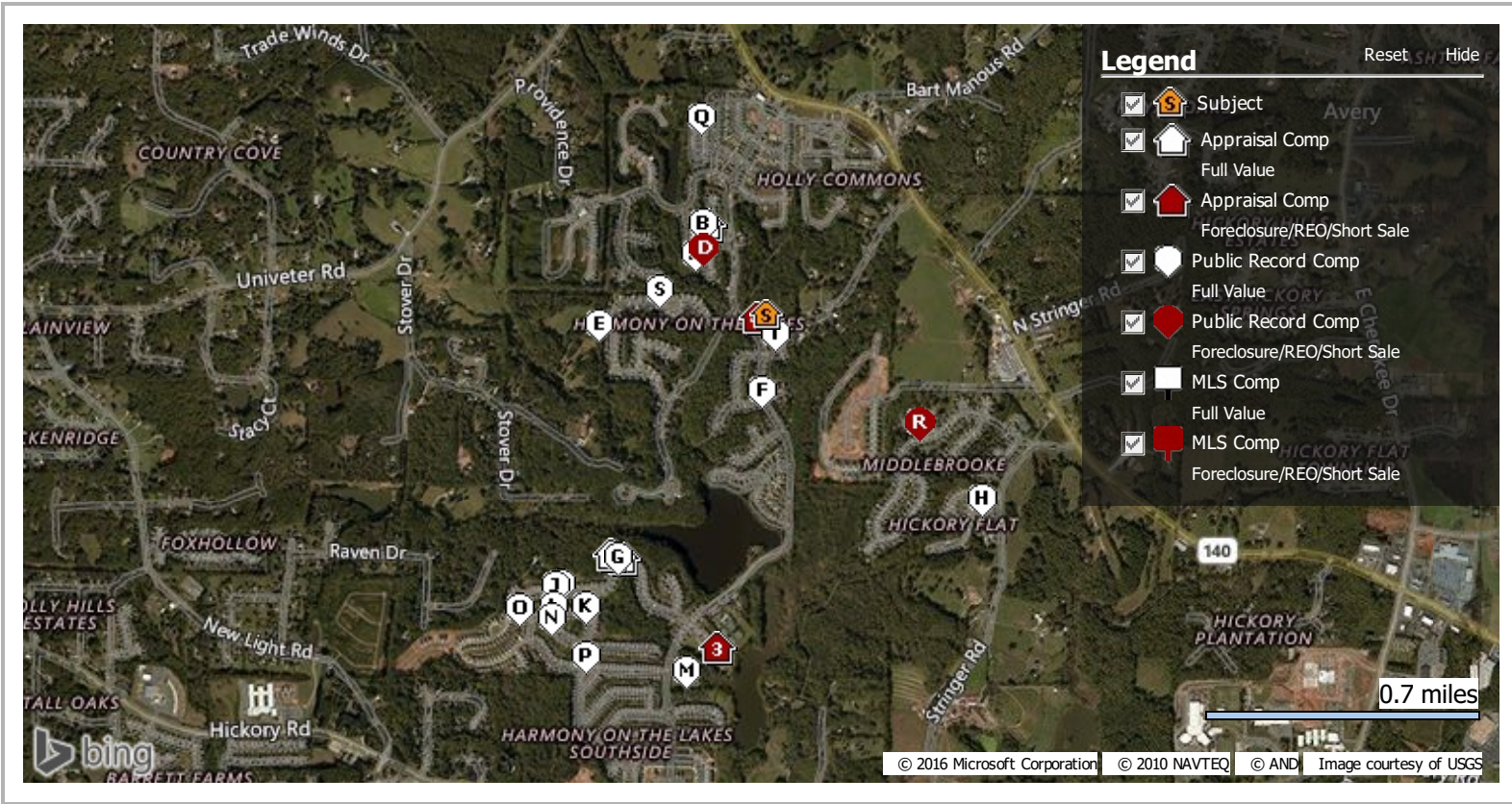
Listing Comp



Full Value



Foreclosure/REO/Short Sale



COMPARABLE SEARCH RESULTS

Collapse Section

SUMMARY OF COMPARABLE SALES (RECORDED SALES IN PUBLIC RECORD)

	Full-Value	Short Sale	Bank Owned
Property Count	21	2	1
Minimum Sales Price	\$129,000	\$160,000	\$215,000
Median Sales Price	\$225,000	\$172,500	\$215,000
Maximum Sales Price	\$340,000	\$185,000	\$215,000
# of 3 Year Sales Pairs	0% (0 of 21)	0% (0 of 2)	0% (0 of 1)
# of Sales Pairs with Value Increasing / Average Price Increase	0 / \$0 / 0%	0 / \$0 / 0%	0 / \$0 / 0%
# of Sales Pairs with Value Decreasing / Average Price Decrease	0 / -\$0 / 0%	0 / -\$0 / 0%	0 / -\$0 / 0%

SUMMARY OF MLS COMPARABLES (ACTIVE, PENDING OR CLOSED STATUS)

	Full-Value	Bank Owned
Property Count	0	0
Minimum Price	--	--
Median Price	--	--
Maximum Price	--	--

COMPARABLE SEARCH RESULTS BY GROUP

Collapse All Records

	Address	Price \$/SqFt	GLA Lot Area	Year Built Land Use	Rooms Bed/Bath
Subject	409 TREETOP CIR, CANTON, GA 30115	\$251,000 \$0	2,806 11,326	2005 RSFR	9 4/2-1

EXCELLENT - 3 properties

Hide

	Address	Date/Dist.	Event/Source	Type	Price \$/SqFt	GLA Lot Area	Year Built Land Use	Rooms Bed/Bath
Comp Search	405 LONG BRANCH WAY, CANTON, GA 30115	09/06/2013 0.23	Sold Public Record	Full	\$229,000 \$76	3,004 7,405	2005 RSFR	0 4/2-3
Appraisal Comp 2	418 LONG BRANCH WAY, CANTON, GA 30115	08/07/2013 0.28	Sold Public Record	Full	\$234,000 \$89	2,616 7,405	2005 RSFR	0 4/2-1
Comp Search	802 WHITEOAK TER, CANTON, GA 30115	03/21/2013 0.37	Sold Public Record	REO	\$215,000 \$72	2,975 9,148	2006 RSFR	0 4/4-0

GOOD - 2 properties

Hide

	Address	Date/Dist.	Event/Source	Type	Price \$/SqFt	GLA Lot Area	Year Built Land Use	Rooms Bed/Bath
Comp Search	408 LONG BRANCH WAY, CANTON, GA 30115	03/14/2013 0.23	Sold Public Record	Short Sale	\$160,000 \$62	2,543 7,405	2005 RSFR	0 4/2-1
Comp Search	746 CRESCENT CIR, CANTON, GA 30115	01/07/2013 0.42	Sold Public Record	Full	\$340,000 \$106	3,190 14,375	2006 RSFR	0 5/4-0

AVERAGE - 23 properties

Hide

	Address	Date/Dist.	Event/Source	Type	Price \$/SqFt	GLA Lot Area	Year Built Land Use	Rooms Bed/Bath
Comp Search	704 POPLAR WAY, CANTON, GA 30115	08/02/2013 0.20	Sold Public Record	Full	\$338,000 \$125	2,704 18,295	2005 RSFR	0 5/3-1
Appraisal Comp 1	143 EDGEWATER TRL, CANTON, GA 30115	04/15/2013 0.73	Sold Public Record	Full	\$259,000 \$87	2,948 13,504	2009 RSFR	0 4/2-1
Comp Search	203 HICKORY NUT LN, CANTON, GA 30115	07/30/2013 0.74	Sold Public Record	Full	\$243,200 \$99	2,433 7,841	2007 RSFR	0 3/3-0
Appraisal Comp 5	146 EDGEWATER TRL, CANTON, GA 30115	01/02/2014 0.75	Listing Appraisal		\$299,900	3,084 12,632	2010 RSFR	10 5/4-0
Appraisal Comp 1	143 EDGEWATER TRL, CANTON, GA 30115	04/01/2013 0.77	Sold Appraisal		\$259,000	2,948 13,504	2009 RSFR	9 4/2-1
Appraisal Comp 3	104 EDGEWATER TRL, CANTON, GA 30115	06/01/2013 0.86	Sold Appraisal		\$245,000	2,908 10,454	2008 RSFR	8 4/2-1
Comp Search	307 RIDGEWOOD TRL, CANTON, GA 30115	12/18/2012 0.87	Sold Public Record	Full	\$216,000 \$79	2,734 7,841	2009 RSFR	0 4/3-0
Comp Search	309 RIDGEWOOD TRL, CANTON, GA 30115	05/28/2013 0.88	Sold Public Record	Full	\$225,000 \$78	2,856 7,841	2010 RSFR	0 6/3-0
Comp Search	905 IDLEWOOD DR, CANTON, GA 30115	04/24/2013 0.88	Sold Public Record	Full	\$240,000 \$94	2,541 10,019	2008 RSFR	0 4/3-1
Comp Search	116 BROCKDALE PASS, CANTON, GA 30115	08/29/2013 0.93	Sold Public Record	Full	\$225,000 \$89	2,512 9,148	2008 RSFR	0 4/3-0
Comp Search	209 AVERY CV, CANTON, GA 30115	01/25/2013 0.94	Sold Public Record	Full	\$265,500 \$92	2,873 12,632	2007 RSFR	0 4/2-1
Comp Search	205 GLENWOOD DR, CANTON, GA 30115	07/31/2013 0.96	Sold Public Record	Full	\$223,200 \$86	2,576 10,890	2008 RSFR	0 4/3-0
Comp Search	109 BROCKDALE PASS, CANTON, GA 30115	12/28/2012 0.99	Sold Public Record	Full	\$200,000 \$74	2,676 10,019	2008 RSFR	0 6/3-0
Comp Search	634 LORIMORE PASS, CANTON, GA 30115	05/14/2013 1.00	Sold Public Record	Full	\$211,000 \$84	2,488 6,098	2008 RSFR	0 3/2-1
Comp	436 ARGONNE TER, CANTON, GA 30115	11/16/2012	Sold	Full	\$180,000	2,633	2006	0

Search	CANTON, GA 30115	0.53	Public Record		\$68	5,663	RSFR	4/3-1	
Comp Search	701 MIDDLEBROOK CHASE, CANTON, GA 30115	11/09/2012 0.49	Sold Public Record	Short Sale	\$185,000 \$62	2,980 11,326	2003 RSFR	0 5/3-0	
Appraisal Comp 4	403 TREETOP CIR, CANTON, GA 30115	09/01/2012 0.04	Sold Appraisal		\$236,000	2,830 10,019	2004 RSFR	8 4/3-1	
Comp Search	716 CRESCENT CIR, CANTON, GA 30115	08/24/2012 0.28	Sold Public Record	Full	\$300,000 \$96	3,112 13,939	2005 RSFR	0 3/3-1	
Comp Search	417 TREETOP CIR, CANTON, GA 30115	08/09/2012 0.06	Sold Public Record	Full	\$210,000 \$85	2,467 10,454	2005 RSFR	0 5/3-0	
Comp Search	707 CRESCENT CIR, HOLLY SPRINGS, GA 30115	06/25/2012 0.21	Sold Public Record	Full	\$129,000 \$41	3,144 13,068	2006 RSFR	0 5/4-1	
Comp Search	772 CRESCENT CIR, CANTON, GA 30115	06/12/2012 0.35	Sold Public Record	Full	\$320,000 \$130	2,446 12,632	2006 RSFR	0 3/2-1	
Comp Search	924 MARABELLA LN, CANTON, GA 30115	05/15/2012 0.43	Sold Public Record	Full	\$222,500 \$80	2,760 8,712	2006 RSFR	0 4/3-1	
Comp Search	320 HARMONY LAKE DR, CANTON, GA 30115	04/27/2012 0.76	Sold Public Record	Full	\$195,000 \$68	2,862 10,890	2005 RSFR	0 4/2-1	

FAIR - 7 properties

Show

OTHER - 5 properties

Show

Subject Property



Search Comp



Full Value



Foreclosure/REO/Short Sale

Listing Comp



Full Value



Foreclosure/REO/Short Sale

QUICK FACTS FROM ZIP CODE 30115

Inventory Information

- # of Homes for Sale: 199
- Listings with Price Decrease: 0.31%
- Listings with Price Increase: 0.06%

Price Information

- Low List Price: \$57,500
- High List Price: \$5,595,000

LISTING ANALYSIS

List Price Range	Beds / Baths	SqFt	# Homes for Sale
\$587 - \$5,595	5 / 5.0	5,105	49
\$408 - \$585	5 / 4.1	3,828	50
\$311 - \$407	5 / 3.4	3,210	50
\$57 - \$307	4 / 2.6	2,272	50

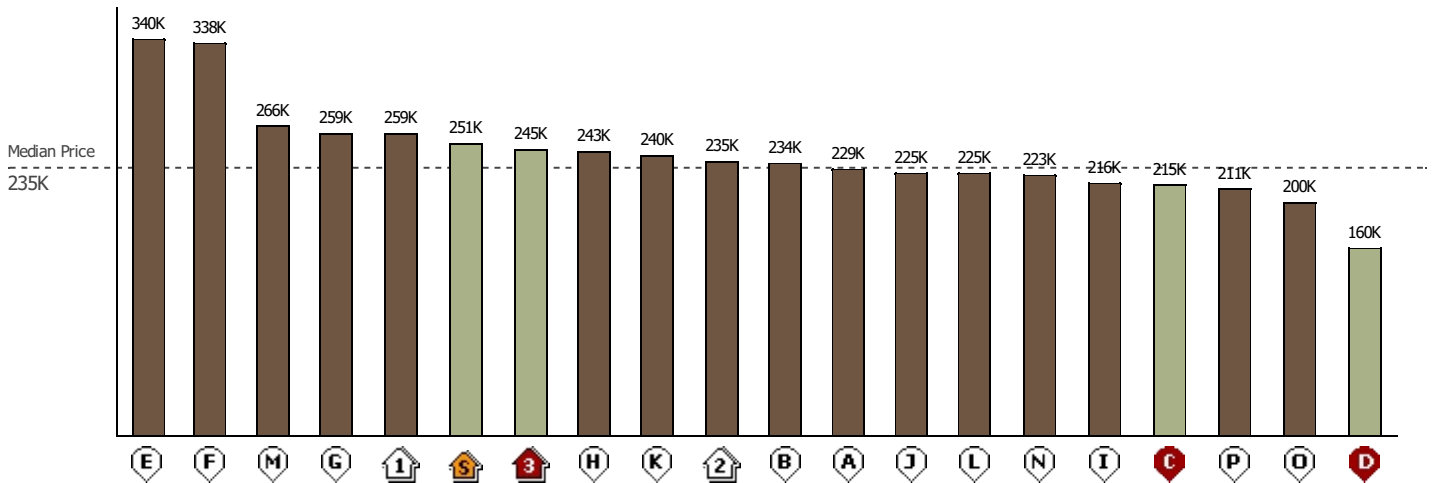
Based on subject property zip code. Represents last 90 days updated weekly.

MARKET TRENDS

Component	Value	Change	% Change
# Homes for Sale	199	-18.77	-8.61%
Price	\$407K	\$1K	0.24%
Days on Market	94	7.54	8.67%
New Listings	18	4.54	34.50%
Sales	17	0.61	3.83%
Price Per Square Foot	\$114	1.04	0.92%

Based on subject property zip code. Represents last 90 days updated weekly.

PRICES FOR COMPARABLE SALES



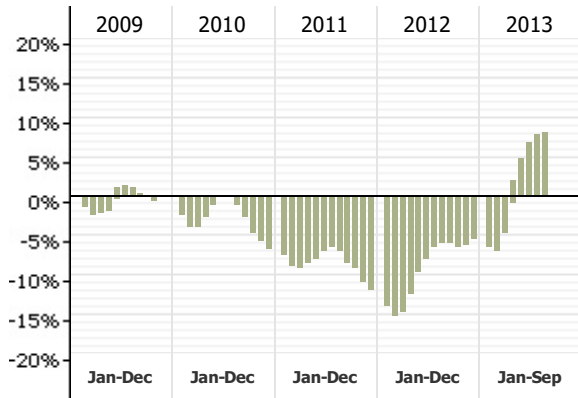
Recent comparable sales sorted by value from high to low. All values in thousands of dollars. Properties which have a current foreclosure or bank owned status are shown in the lighter shade.

Subject Property
 Appraisal Comp Full Value
 Appraisal Comp Foreclosure/REO/Short Sale
 Search Comp Full Value
 Search Comp Foreclosure/REO/Short Sale

INDEX CHANGE BY PERIOD

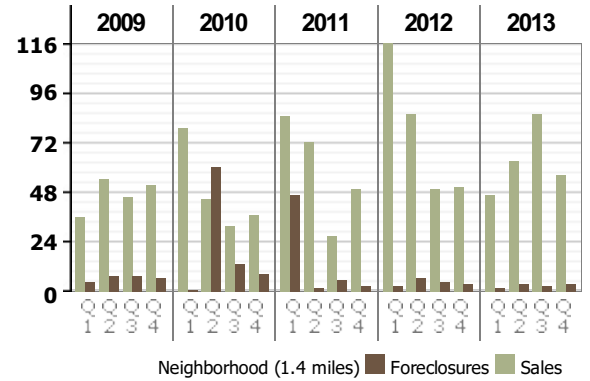
12 Month	9 Month	6 Month	3 Month
11.82%	11.55%	11.06%	2.50%

5 YEAR PRICE TREND



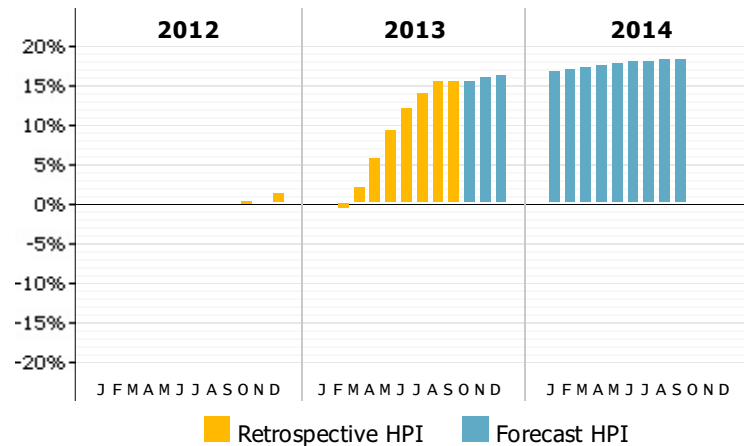
This graph illustrates prices for the market surrounding the subject property over the course of the last several years, based on closing sale prices.

SALES & FORECLOSURE ACTIVITY TREND



This graph illustrates the number of sales and foreclosures over time for the market surrounding the subject property.

HPI FORECAST TREND



CLOSEST PROPERTY RECORDS

Distance in Miles	Address	Land Use	Lot Sq Ft	Living Sq Ft	Sale Year	Sale Price	Assessed Value	Bed / Bath	Total Rooms	Year Built
0.01	411 TREETOP CIR, 30115	RSFR	13,939	2,642	2005	\$313,600	\$107,800	4/ 3-1	0	2005
0.01	407 TREETOP CIR, 30115	RSFR	11,761	2,853	2016	\$299,000	\$105,560	4/ 2-1	0	2005
0.02	405 TREETOP CIR, 30115	RSFR	11,326	2,467	2005	\$298,400	\$106,080	4/ 2-1	0	2004
0.02	404 TREETOP CIR, 30115	RSFR	11,761	3,171	2007	\$360,400	\$122,680	5/ 4-0	0	2007
0.03	406 TREETOP CIR, 30115	RSFR	12,197	2,442	2005	\$278,000	\$90,960	5/ 3-0	0	2005
0.03	403 TREETOP CIR, 30115	RSFR	10,019	2,830	2005	\$307,900	\$103,400	4/ 3-1	0	2004
0.03	402 TREETOP CIR, 30115	RSFR	11,326	2,633	2005	\$278,100	\$91,160	4/ 3-0	0	2005
0.04	401 TREETOP CIR, 30115	RSFR	12,632	2,712	2015	\$285,000	\$102,920	4/ 2-1	0	2005
0.05	261 HARMONY LAKE DR, 30115	RSFR	10,454	--	--	--	\$40	0/ 0-0	0	--
0.05	413 TREETOP CIR, 30115	RSFR	11,326	3,351	2010	\$229,000	\$106,440	5/ 3-1	0	2005
0.05	578 TOM CHARLES LN, 30115	RSFR	22,216	--	1984	\$2,000	\$10,320	0/ 0-0	0	--
0.06	257 HARMONY LAKE DR, 30115	RSFR	18,731	--	2012	\$395,000	\$10,400	0/ 0-0	0	--
0.06	415 TREETOP CIR, 30115	RSFR	10,454	2,439	2011	\$213,000	\$103,680	5/ 3-0	0	2005

0.06	263 HARMONY LAKE DR, 30115	RSFR	11,326	2,306	2007	\$292,000	\$93,720	5/ 3-1	0	2004
0.06	417 TREETOP CIR, 30115	RSFR	10,454	2,467	2012	\$210,000	\$89,440	5/ 3-0	0	2005
0.06	258 HARMONY LAKE DR, 30115	RSFR	9,583	2,440	2005	\$263,400	\$93,040	4/ 2-1	0	2004
0.06	255 HARMONY LAKE DR, 30115	RSFR	10,454	--	2012	\$395,000	\$10,400	0/ 0-0	0	--
0.06	419 TREETOP CIR, 30115	RSFR	10,454	2,419	2005	\$256,300	\$86,800	5/ 3-0	0	2005
0.07	542 TOM CHARLES LN, 30115	RSFR	500	1,056	1994	\$135,000	\$22,080	3/ 1-0	0	1955
0.07	260 HARMONY LAKE DR, 30115	RSFR	9,583	2,767	2005	\$284,800	\$99,040	4/ 3-0	0	2004

MARKET OWNER OCCUPANCY DATA

Miles	Units	Own Occ	Rent Occ	SFR	Mult 2-9	Mult 10+	Avg Rms	Avg Val
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