

# CASA Property Valuation Report

Lender: CZDEV050  
Application #: 2263-AVM5-5  
Order ID: 090901-83152A  
Requested By: Vladimir Bien-Aime

Fax:

Report Date:  
Borrower:  
Requested Address:

09/01/2009  
Test Borrower  
1524 S Iseminger Street  
Philadelphia, PA 19147  
PHILADELPHIA County

ESTIMATED MARKET VALUE: \$204,000

1524 S ISEMINGER ST, PHILADELPHIA, PA 19147

County: PHILADELPHIA, Single Family Residence

Assessed Value: \$9,184

## VALUATION MODEL INFORMATION

| Distressed Value | Low       | Market    | High      | Score |
|------------------|-----------|-----------|-----------|-------|
| \$143,000        | \$179,000 | \$204,000 | \$236,000 | 66    |

## PROPERTY CHARACTERISTICS WITH SEARCH COMPARABLES

|    | Address             | Sale Date  | Sale Price | Sq Ft | Lot Sz | Bed | Bath | Dist (Mi) |
|----|---------------------|------------|------------|-------|--------|-----|------|-----------|
| -  | 1524 S ISEMINGER ST | 03/31/2007 | \$264,000  | 1116  | 690 SF | 3   | -    | -         |
| 1  | 1522 S ISEMINGER ST | 10/12/2007 | \$219,000  | 780   | 690 SF | -   | -    | 0.002000  |
| 2  | 1512 S ISEMINGER ST | 02/27/2008 | \$200,000  | 1032  | 771 SF | -   | -    | 0.014000  |
| 3  | 1537 S ISEMINGER ST | 09/21/2007 | \$199,900  | 1128  | 630 SF | -   | -    | 0.017000  |
| 4  | 1522 S CAMAC ST     | 06/19/2008 | \$240,000  | 748   | 645 SF | -   | -    | 0.022000  |
| 5  | 1532 S CAMAC ST     | 09/08/2008 | \$254,000  | 784   | 623 SF | -   | -    | 0.022000  |
| 6  | 1530 S CAMAC ST     | 01/27/2009 | \$205,000  | 728   | 623 SF | -   | -    | 0.022000  |
| 7  | 1518 S CAMAC ST     | 12/02/2008 | \$198,500  | 730   | 639 SF | -   | -    | 0.023000  |
| 8  | 1503 S CLARION ST   | 08/03/2009 | \$16,641   | 1024  | 672 SF | -   | -    | 0.068000  |
| 9  | 1501 S CLARION ST   | 12/18/2008 | \$240,000  | 1024  | 672 SF | -   | -    | 0.069000  |
| 10 | 1121 WILDER ST      | 07/29/2008 | \$240,000  | 796   | 702 SF | -   | -    | 0.104000  |

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