

Collateral Market Value Report

Lender: CZDEV050
Application #: 2263-AVM5-1
Order ID: 090901-83148A
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: \$245,000

1524 S ISEMINGER ST, PHILADELPHIA, PA 19147-6216

County: PHILADELPHIA, Parcel Number: 012488200, Year Built: 1905
Census Tract/Block Number: 421010029008004

VALUATION MODEL INFORMATION

| Model | Low | Market | High | Score |
|-------|-----------|-----------|-----------|-------|
| CMV | \$233,000 | \$245,000 | \$257,000 | 97 |

PROPERTY CHARACTERISTICS WITH SEARCH COMPARABLES

| | Address | City | Zip Code | Sale Date | Sale Price | Sq Ft | Lot Sz | Bed | Bath | Dist (Mi) | Tax Assmnt |
|---|---------------------|--------------|----------|------------|------------|-------|--------|-----|------|-----------|------------|
| - | 1524 S ISEMINGER ST | PHILADELPHIA | 19147 | 03/23/2007 | \$264,000 | 1116 | 871 | 3 | 1 | - | \$30,900 |
| 1 | 1219 WILDER ST | PHILADELPHIA | 19147 | 03/25/2009 | \$225,130 | 1020 | 871 | 3 | 1 | 0.058 | \$32,700 |
| 2 | 1314 DICKINSON ST | PHILADELPHIA | 19147 | 05/04/2009 | \$230,000 | 1068 | 915 | 3 | 1 | 0.083 | \$32,000 |
| 3 | 1208 GERRITT ST | PHILADELPHIA | 19147 | 04/29/2009 | \$265,000 | 1060 | 0 | 3 | 1 | 0.086 | \$35,600 |
| 4 | 1635 S CAMAC ST | PHILADELPHIA | 19148 | 04/30/2009 | \$195,000 | 930 | 436 | 3 | 1 | 0.097 | \$22,400 |