



Equi Value BPO

Order #: 88-03254668

Client: INTEGRATION 4.0

Loan #: 600015393

Bank #: 40-00727829

Mortgagor: Kent Coppock

Subject Address: 2526-28 NEW ORLEANS ST, NEW ORLEANS LA, 70119

Listed: No	Agency:	Phone:	List Price: \$
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Inspection: Exterior	Predominant Neighborhood Occupancy: Tenant
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Neighborhood Value Range from 15000 to 175000	Property Market Values:
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Subject Property Data Source: MLS	Comparable Property Data Source: MLS
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COMPARABLE SALE ANALYSIS

Item	Subject	Comparable #1	Comparable #2	Comparable #3
Address	2526-28 NEW ORLEANS ST, NEW ORLEANS LA, 70119	1768 Lafreniere St , New Orleans LA, 70122	2724 O'reilly St , New Orleans LA, 70119	1524 N Villere St , New Orleans LA, 70116
Property Type	2 units	2 units	2 units	2 units
Location	SUBURBAN	SUBURBAN	SUBURBAN	SUBURBAN
Proximity		1.00 miles	1.00 miles	1.00 miles
Sale Price	\$	\$93600	\$95000	\$115000
Sale Date		04/30/2013	02/12/2013	04/27/2013
DOM		388	95	13
Room Count	Rooms Beds Baths	Rooms Beds Baths	Rooms Beds Baths	Rooms Beds Baths
	8 4 2	8 4 2	8 4 2	10 6 2
Living Area	1800	1600	1915	2070
Basement	None	None	None	None
Lot Size	4032 SQFT	2400 SQFT	4500 SQFT	3330 SQFT
Year Built	1945	1945	1965	1885
Condition	GOOD	AVERAGE	GOOD	GOOD
Garage	None	None	None	None
Each sales overall comparison to subject:		EQUAL	EQUAL	SUPERIOR

COMMENTS

All ocmps utilized were FMV and in similar condition and location to the subject. Market values have declined in the past 12 months. There is a large over supply of multi-family listings in this area. This trend is expected to continue for a minimum of another 6 months.

Effective Date	Estimate of Value
08/09/2013	\$95000

This property evaluation is not an appraisal nor should it be construed or interpreted as such. The agent submitting this report represents that he/she inspected the subject property and that he/she has no interest in the subject property.

Loan Number: 600015393

Addendum

Please use this space to provide any additional comments regarding the market area, condition, area growth/decline, hazards, repairs needed, etc. that would not fit on the BPO form.

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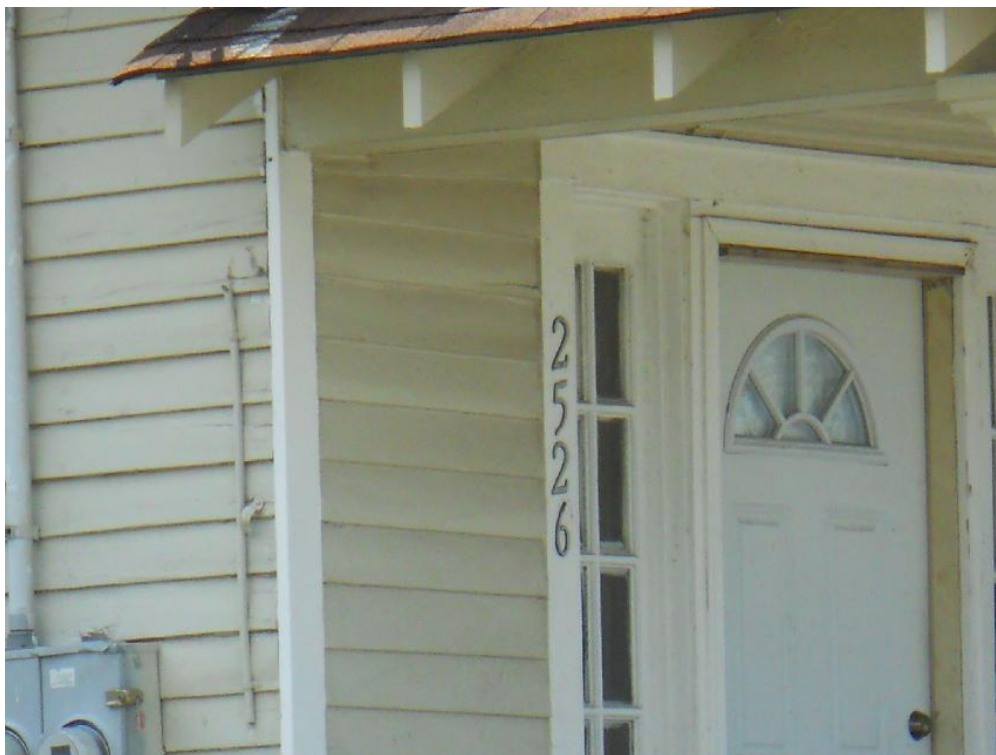
Date: 08/09/2013



Subject Front



Subject Street



Subject Address