

Network Mortgage Servicing

Drive By Broker's Price Opinion

REO Sales & Marketing

NMS Order# 1108025

PROPERTY

Loan Number **9005817** Borrower: NICHOLAS LAUDANI
 Property Address 29 BEECH GLEN STREET
 City/State/Zip Code: BOSTON MA 02119

AGENT INFORMATION

Real Estate Company/Agent Century 21 Portman Properties / Robin Portman
 Real Estate Company's Address 63 Fairmount Ave. Phone No. (617)364-3400
 City/State/Zip Code Hyde Park MA, 02136 Fax No. (617)364-3408

OCCUPANCY STATUS

Inspection Date: 7/15/2009

Occupant: X Homeowner Tenant Vacant

Lock Box Combination: Rekeyed? Yes No

Date Vacant: _____ Debris Removed: Yes No Date Completed: _____

PROPERTY INFORMATION

Form of Ownership: X Fee Leasehold
 Dwelling Type: SFD X MFD Cooperative Condo Townhouse Mobile Other
 Amount of monthly HOA Assessments 0 HOA Co. Name
 HOA Contact Phone No.
 Personal Property left on premises: X Yes No: Items left: It appears to be occupied.

Was the property previously listed? Yes x No If so, what was the list price? DOM? Date:
 Is the Property Currently Listed? Yes x No If so, what was the list price? DOM? Date:

NEIGHBORHOOD

Location: X Urban Suburban Distant Suburban Rural Resort
 Price Range: \$350000 to 450000 Property Values Are: Increasing Stable X Declining
 What is the average marketing time? X up to 120 days 121-180 days over 180 days
 How many competitive sales are there in the subject's neighborhood/marketing area in last 4 months? 10
 How many competitive listing are there? 30 Is there a: Shortage Balance w/demand X Oversupply?
 What is the general sale type of competitive listings: % New Homes 70% Resale 30% REO % Corporate
 Are there newly constructed properties in the neighborhood/marketing area? Yes X No

COMPARABLE LISTINGS

Item	Subject Property	Listing #1	Listing #2	Listing #3
Property Address	29 Beech Glen Street	11 Webster St	108 Bremen St	9 Trenton St
City,State,Zip	Roxbury, MA 02119	Boston, MA 02128	Boston, MA 02128	Boston, MA 02128
Proximity to Subject		3 miles	2.75 miles	2.5 miles
List Price		\$395000	\$369000	\$399999
Days Listed		73	16	14
Property Type	3 family	3 family	3 family	3 family
Age	119	109	99	99
Condition	Average	Average	Average	Average
Garage/Parking Type	none	none	none	none
Amenities	none	none	none	none
Room Count	Total 10 Brms: 4 Baths: 4.5	Total 12 Brms: 3 Baths: 3	Total 15 Brms: 6 Baths: 3	Total 14 Brms: 6 Baths: 3
Gross Living Area	2835 sq. ft.	2829 sq. ft.	2500 sq. ft.	3486 sq. ft.
Lot Size:	.05ac	.03ac	.04ac	.03ac
Basement/Finished Rms	f/u	f/f	f/u	f/u

Comments on Competing Listings:
 #1: Newer heat & roof, bay windows, crown molding.
 #2: Nice property, row house.
 #3: Good curb appeal.

COMPARABLE SOLD												
Item	Subject Property			Comparable #1			Comparable #2			Comparable #3		
Property Address City,State,Zip	29 Beech Glen Street Roxbury, MA 02119			25 Lamartine Jamaica Plain, MA 02130			37 I St Boston, MA 02127			357 W 4 th St Boston, MA 02127		
Proximity to Subject				.5 miles			2.75			2.25		
List Price				\$379000			\$379900			\$399000		
Sales Price				\$377500			\$405000			\$405000		
Closing Date				1/26/09			2/4/09			4/24/09		
Days Listed				431			23			1		
Property Type	3 family			3 family			3 family			3 family		
Age	119			104			119			119		
Condition	Average			Average			Average			Average		
Garage/Parking Type	none			none			none			none		
Room Count	Total 10	Brms: 4	Baths: 4.5	Total 12	Brms: 6	Baths: 3	Total 11	Brms: 3	Baths: 3	Total 14	Brms: 5	Baths: 3
Gross Living Area	2835 sq. ft.			3072 sq. ft.			2601 sq. ft.			2604 sq. ft.		
Lot Size:	.05ac			.04ac			.03ac			.02ac		
Basement/Finished Rms	f/u			f/u			f/u			f/u		
Comments on Competing Solds: #1: Excellent condition. #2: Bow windows. #3: Marble fireplaces & kitchens.												
VALUE SUMMARY												
Market Value, "AS IS"									\$ 380000			
Market Value Complete Repairs									\$ 380000			
Suggested List Price									\$ 399000			
Suggested List Price, "Repaired"									\$ 399000			
List Price, Quick Sale - Contract w/in 30 days									\$ 380000			
Probable Sales Price, Quick Sale - Contract w/in 30 days									\$ 365000			
ESTIMATED LAND/LOT VALUE									\$NA			
SUBJECT'S REPAIRS & IMPROVEMENTS												
Interior Repairs:	Repair Estimates:			Exterior Repairs:	Repair Estimates:							
() Cleaning	\$			() Painting	\$							
() Painting	\$			() Siding	\$							
() Carpet <input type="checkbox"/> Clean <input type="checkbox"/> Replace	\$			() Window Repair	\$							
() Flooring	\$			() Roof	\$							
() Wall Coverings	\$			() Landscaping	\$							
() Kitchen	\$			() Fence	\$							
() Appliances	\$			() Garage	\$							
() Fixtures	\$			() Drive-Way	\$							
() Baths	\$			() Pool	\$							
() Other	\$			() Other	\$							
() Other	\$			() Other	\$							
			TOTAL \$ 0						TOTAL \$ 0			
COMMENTS/MARKETING STRATEGY												
Comments: It was necessary to expand distance parameters quite a bit because almost all of the multi family homes in the subject's area have been converted to condo units. The subject is a well maintained attached brick multi family.												
Positive: Few multis in the area making the subject more sought after.												
Negative: The market has been declining almost everywhere with many short sales and some foreclosures.												
Best Comp: Sale 1												

If additional space is needed, please attach comments on separate piece of paper and attach to the bpo.

Agent Signature: Robin B Portman

Date: 7/16/09

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ACTIVE 1



ACTIVE 2



ACTIVE 3



SOLD 1



SOLD 2



SOLD 3

29 BEECH GLEN STREET BOSTON, MA 02119

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Front of Subject Property



29 BEECH GLEN STREET BOSTON, MA 02119

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Side of Subject Property



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Street Scene for Subject Property

