



PROPERTY EVALUATION FORM

3000 N GARFIELD, SUITE 270
 MIDLAND, TX 79705
 Phone: 432-684-9802 Fax: 432-684-9896
 www.evrnow.com eval@evrnow.com

SUBJECT **COMMERCIAL EVALUATION FORM**

LOAN NUMBER:	LEVEL 5 EXAMPLE	112590 - 5
PROPERTY ADDRESS:	1027 FENDER STREET, MIAMI, FL 33177	
DATE ORDERED:	8/29/2007	DATE DUE: 8/31/2007
INSTRUCTIONS:	PERFORM AN EXTERIOR EVALUATION ON THIS COMMERCIAL PROPERTY. PHOTO INSTRUCTIONS: WE WILL REQUIRE A PHOTO OF THE FRONT OF THE SUBJECT PROPERTY, A STREET VIEW, AN ADDRESS VERIFICATION AND ONE PHOTO OF EACH OF THE COMPS.	
PROPERTY DESCRIPTION, ADDITIONAL INSTRUCTIONS:	SUBJECT IS A TIRE STORE/SHOP. ADDITIONAL NOTES AND LEGAL DESCRIPTION WILL BE VISIBLE IN THIS LOCATION IF PROVIDED.	

NEIGHBORHOOD CHARACTERISTICS

PLEASE RANK 1-10 (10 BEING BEST)		RANKING LEGEND
NEIGHBORHOOD DESIRABILITY	4	(1 - LEAST DESIRABLE, 10 - MOST DESIRABLE)
NUMBER OF VACANCIES	3	(1 - FEW, 10 - MANY)
VANDALISM EXPECTED	7	(1 - NONE, 10 - MUCH)
AGE OF NEIGHBORHOOD	3	(1 - VERY OLD, 10 - VERY NEW)
AREA LEASE RATES	3	(1 - LOWEST IN TOWN, 10 - HIGHEST IN TOWN)
NEIGHBORHOOD PROPERTY PRICES	3	(1 - LOWEST IN TOWN, 10 - HIGHEST IN TOWN)
NEIGHBORHOOD PRICES OVER NEXT 10 YEARS EXPECTED TO	5	(1 - DECLINE, 10 - APPRECIATE)
RURAL / SUBURBAN / URBAN	9	(1 - RURAL, 10 - URBAN)
SUBJECT PROPERTY DESIRABILITY	5	(1 - UNDESIRABLE, 10 - VERY DESIRABLE)
SUBJECT MAINTENANCE	5	(1 - NEEDS MUCH WORK, 10 - IN EXCELLENT REPAIR)

SUBJECT PROPERTY INFORMATION

CONSTRUCTION TYPE:	ROOF:	OCCUPANCY:	CONDITION:
BRICK / BLOCK	TAR AND GRAVEL	OCCUPIED	GOOD
IS SUBJECT FOR SALE?	NO	REALTOR:	PHONE:
EVALUATOR:	TERRY	DATE:	8/29/2007
PHONE #:	877-684-9802	LICENSE #:	TX 6849802
EVALUATOR OPINION OF	LOW: \$85,000.00	HIGH: \$125,000.00	MARKET TIME "AS IS" DAYS: 4



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MARKET DATA				
ITEM	SUBJECT	COMPS COULD BE RECENT SALES OR CURRENT LISTINGS		
		COMP 1	COMP 2	COMP 3
ADDRESS	COMPLETE ANY INFO NOT INCLUDED ON FIRST PAGE FOR SUBJECT	2806 NW 2ND AVE	1048 NW 5TH STREET	2549 NW 2ND STREET
CONDITION		GOOD	GOOD	GOOD
YEAR BUILT	1947	1964	1971	1964
APPROX. SQ. FOOTAGE	840	990	1250	978
DISTANCE FROM SUBJ.		1 MILE	3/4 MILE	1/2 MILE
CLOSING/SOLD DATE	01/20/2006	05/22/2006	12/21/2006	11/22/2006
DAYS ON MARKET	123	280	107	86
ORIG. LIST PRICE	\$65,000.00	\$155,000.00	\$162,500.00	\$165,000.00
CRNT / SOLD PRICE	\$65,000.00	\$150,000.00	\$162,500.00	\$101,000.00
COMP 1 COMMENTS & DESCRIPTION	MIXED USED COMMERCIAL BUILDING			
COMP 2 COMMENTS & DESCRIPTION	MIXED USED BUILDING ZONED COMMERCIAL			
COMP 3 COMMENTS & DESCRIPTION	MIXED USED COMERCIAL			
SECURITY		COMMENTS		
WINDOWS BROKEN - HOW MANY?	NO			
VANDALISM	NO	IF YES, SEE COMMENTS BELOW		
FIRE DAMAGE	NO	IF YES, SEE COMMENTS BELOW		
SWIMMING POOL	NO	IF YES, IS POOL SECURE?		
COMMENTS				

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FRONT OF SUBJECT



STREET VIEW



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SIDE YARD



SOLD COMP 1



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SOLD COMP 2



SOLD COMP 3

