



Subject Property

Table with property details including Loan #, Order #, Property Address, City/State/Zip, Company Name, Phone #, APN, Lender, Inspection Type, Drive By, Inspection Date, House appears to be, Borrower, Client Name, Agent Name, Email, Taxes, and Lender Address.

General Market Conditions

Table with market conditions including Market Conditions, Employment Conditions, Property Values, Predominant occupancy in the market area, Available Comparable Listings, # of REO or Corporate Owned competing listings within 5 miles, Approximate number of comparable units for sale within 5 miles, Number of boarded up homes within view of the subject, and Neighborhood Comments.

Subject Marketability

Table with marketability details including Range of values in the neighborhood, The subject is an, Normal marketing time (days) in the area is, Are all types of financing available for the property?, Has the property been on the market in the last 12 months?, Listing Company, Unit type, Marketability Comments, If condo or other association exists, HOA Fees/mo. \$, HOA Fee Includes, and Association Contact.

## Comparable Sales

	Subject	Sale #1	Sale #2	Sale #3
Address	810 S Southern St	6737 Ellis Ave S	1226 S Cloverdale St	1226 S Trenton St
City	SEATTLE	Seattle	Seattle	Seattle
Zip Code:	98108	98108	98108	98108
Data Source	Tax record	MLS	MLS	MLS
Proximity		0.80	0.40	0.40
Orig List Date		02/05/2020	03/04/2020	04/13/2020
Original List Price		649000	649900	625000
Last List Price		649000	649900	625000
Sale Date		03/03/2020	04/30/2020	08/06/2020
Sale Price		649000	649900	625000
DOM	0	4	16	15
Source of Funds		Conventional	Conventional	Conventional
Sales Concessions	None	None	None	None
Distressed Sale	No	No	No	No
HOA Fees/mo.		0	0	0
GLA Above Grade	2190	2250	2310	1800
Actual Age	109	101	80	113
Lot Size (Sq.Ft.)	0.11	0.09	0.14	0.14
Rooms/Bed/Bath/HalfBath	10/6/2/0	11/4/2/0	12/2/1/1	13/4/2/0
Design	2 Story	2 Story	2 Story	2 Story
View/Comparison	City	City/Similar	City/Similar	City/Similar
Number of Units	1	1	1	1
Basement Type	None	None	None	None
Basement (Sq.Ft.)	0	0	0	0
Parking Type	None/Open Parking	None/Open Parking	Detached Garage	Detached Garage
# Parking Stalls	0	0	1	2
Pool / Spa	None	None	None	None
Condition	Average	Average	Average	Average
Overall Comparability		Good	Best	Better

## Comparable Sales Comments

Provide comments on positives and negatives between the subject and comparable sales.

Include your comments on the use of each sale, including distances and sale dates.

Sold#1 - Superior in GLA, Inferior in Age, Inferior in Lot size, Inferior in Bed rooms , Similar in Full Bathrooms count, Similar in Half bathrooms count  
 Sold#2 - Superior in GLA, Inferior in Age, Superior in Lot size, Inferior in Bed rooms , Inferior in Full Bathrooms count, Inferior in Half bathrooms count  
 Sold#3 - Inferior in GLA, Superior in Age, Superior in Lot size, Inferior in Bed rooms , Similar in Full Bathrooms count, Similar in Half bathrooms count  
 List#1 - Inferior in GLA, Inferior in Age, Superior in Lot size, Inferior in Bed rooms , Similar in Full Bathrooms count, Similar in Half bathrooms count  
 List#2 - Inferior in GLA, Inferior in Age, Superior in Lot size, Inferior in Bed rooms , Inferior in Full Bathrooms count, Inferior in Half bathrooms count  
 List#3 - Inferior in GLA, Inferior in Age, Superior in Lot size, Inferior in Bed rooms , Inferior in Full Bathrooms count, Similar in Half bathrooms count

## Comparable Listings

	Subject	Listing #1	Listing #2	Listing #3
Address	810 S Southern St	7901 8th Ave SW	8704 16th Ave SW	1325 S Dawson St
City	SEATTLE	Seattle	Seattle	Seattle
Zip Code:	98108	98106	98106	98108
Data Source	Tax record	MLS	MLS	MLS
Proximity		1.10	1.60	1.80
Orig List Date		01/15/2021	01/23/2021	10/10/2020
Original List Price		575000	670000	689500
Last List Price		575000	670000	689500
Sale Date				
Sale Price				
DOM	0	5	10	90
Source of Funds				
Sales Concessions	None	None	None	None
Distressed Sale	No	No	No	No
HOA Fees/mo.		0	0	0
GLA Above Grade	2190	2030	1660	2150
Actual Age	109	92	99	103
Lot Size (Sq.Ft.)	0.11	0.19	0.15	0.18
Rooms/Bed/Bath/HalfBath	10/6/2/0	9/3/2/0	11/5/1/0	13/3/2/0
Design	2 Story	2 Story	2 Story	2 Story
View/Comparison	City	City/Similar	City/Similar	City/Similar
Number of Units	1	1	1	1
Basement Type	None	None	None	None
Basement SF / %	0	0	0	0
Parking Type	None/Open Parking	Attached Garage	None/Open Parking	Carport
# Parking Stalls	0	1	0	1
Pool / Spa	None	None	None	None
Condition	Average	Average	Average	Average
Overall Comparability		Good	Better	Best

## Comparable Listings Comments

Provide comments on positives and negatives between the subject and comparable listings.

Include your comments on the use of each listing, including distances and list dates.

## Comparable Rentals

	Subject	Rental #1	Rental #2	Rental #3
Address	810 S Southern St	1040 S Elmgrove St	5403 Maynard Ave S	6122 28th Ave S
City	SEATTLE	Seattle	Seattle	Seattle
Zip Code:	98108	98108	98108	98108
Data Source		MLS	MLS	MLS
Proximity		0.20	1.70	1.70
Date Lease Begins		10/26/2020	12/01/2019	02/20/2020
Date Lease Expires		01/23/2021	03/12/2020	03/03/2020
Monthly Rental		2100	2950	2875
Less Utilities/Furniture		None	None	None
Adjusted Monthly Rent		2100	2950	2875
Rent Concessions	None	None	None	None
Location	Suburban	Suburban	Suburban	Suburban
View	City	City	City	City
Design	2 Story	2 Story	2 Story	2 Story
Actual Age	109	119	120	84
Condition	Average	Average	Average	Average
GLA Above Grade	2190	1650	2250	1920
Rooms/Bed/Bath/HalfBath	10/6/2/0	7/2/1/0	8/3/1/0	9/3/2/0
Basement Type	None	None	None	None
Other: (pool, garage, etc)	None	None	None	None
Net Adjustment		0	0	0
Indicated Monthly Market Rent		2100	2950	2875

## Neighborhood Rental Range

Rental Range Low	1800	Rental Range High	3400	Predominant Rent	2650	Suggested rent for this property	2600
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## Comparable Rentals Comments

Provide comments on positives and negatives between the subject and comparable rentals.

Include your comments on the use of each rental, including distances and list dates.

None

## Marketing Strategy

Marketing:  As-Is  Minimal Lender Required Repairs  Repaired

Most Likely Buyer:  Owner Occupant  Investor

## Repairs

Itemize ALL repairs needed to bring property from its present "as is" condition to average marketable condition for the neighborhood.

Check those repairs you recommend that we perform for most successful marketing of the property.

<input type="checkbox"/>		\$
<input type="checkbox"/>		\$
<input type="checkbox"/>		\$
<input type="checkbox"/>		\$
<input type="checkbox"/>		\$
<input type="checkbox"/>		\$
<input type="checkbox"/>		\$
<input type="checkbox"/>		\$
<input type="checkbox"/>		\$
<input type="checkbox"/>		\$
GRAND TOTAL FOR ALL REPAIRS \$ 0		
Estimated Days to Complete Repairs:		
Does Agent believe there will be a Resale Problem?		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

## Price Opinion

The value must fall within the indicated value of the Competitive Closed Sales.

	Market Value (As-Is)	640000
	Market Value (As-Repaired)	640000
	90-Day Marketing Price: As Is	630000
	90 Day Marketing Price: Repaired	630000
	30-Day Marketing Price: As Is	608000
Fair Monthly Market Rent	2600	
Subject Land Value	160000	

## Additional Comments

GLA room count and age guideline had to be expanded slightly beyond normal parameters to keep the comps limited to the subject neighborhood as it was a preferable alternative to expanding further in distance to locate comps that fall within the guidelines. The sales Comparison Approach was used. This approach uses the values indicated by recent sales and listings of comparable properties in the marketplace as guidelines for determining a fair market value of the subject property. The sold comps were weighed more heavily in the evaluation to arrive at a price that the subject could be effectively marketed for in the current market against other similar listings. Search expanded to 12 months in order to provide more similar comps. Since the market has remained stable in the last 12 months, this has no effect on value. There were not enough comps available within the defined distance guidelines that accurately bracketed the subject and it's market value. For this reason, had to expand distance, to find comps that were the most appropriate for this valuation.

## Certification

Agent Name:	Sample Agent
License #	00000
Date Report Completed:	6/16/2026 3:23:37 PM
Notwithstanding any preprinted language to the contrary, this opinion is not an appraisal of the market value of	
the property. If an appraisal is desired, the services of a licensed or certified appraiser must be obtained.	

Subject Photos



Subject Front Photo



Subject Street Photo



Subject Address Photo



Subject Rear Photo

Comparable Sale Photos



Sale 1 Photo

6737 Ellis Ave S



Sale 2 Photo

1226 S Cloverdale St



Sale 3 Photo

1226 S Trenton St

Comparable Listing Photos



List 1 Photo

7901 8th Ave SW



List 2 Photo

8704 16th Ave SW



List 3 Photo

1325 S Dawson St

Comparable Rental Photos



Rental 1 Photo

1040 S Elmgrove St



Rental 2 Photo

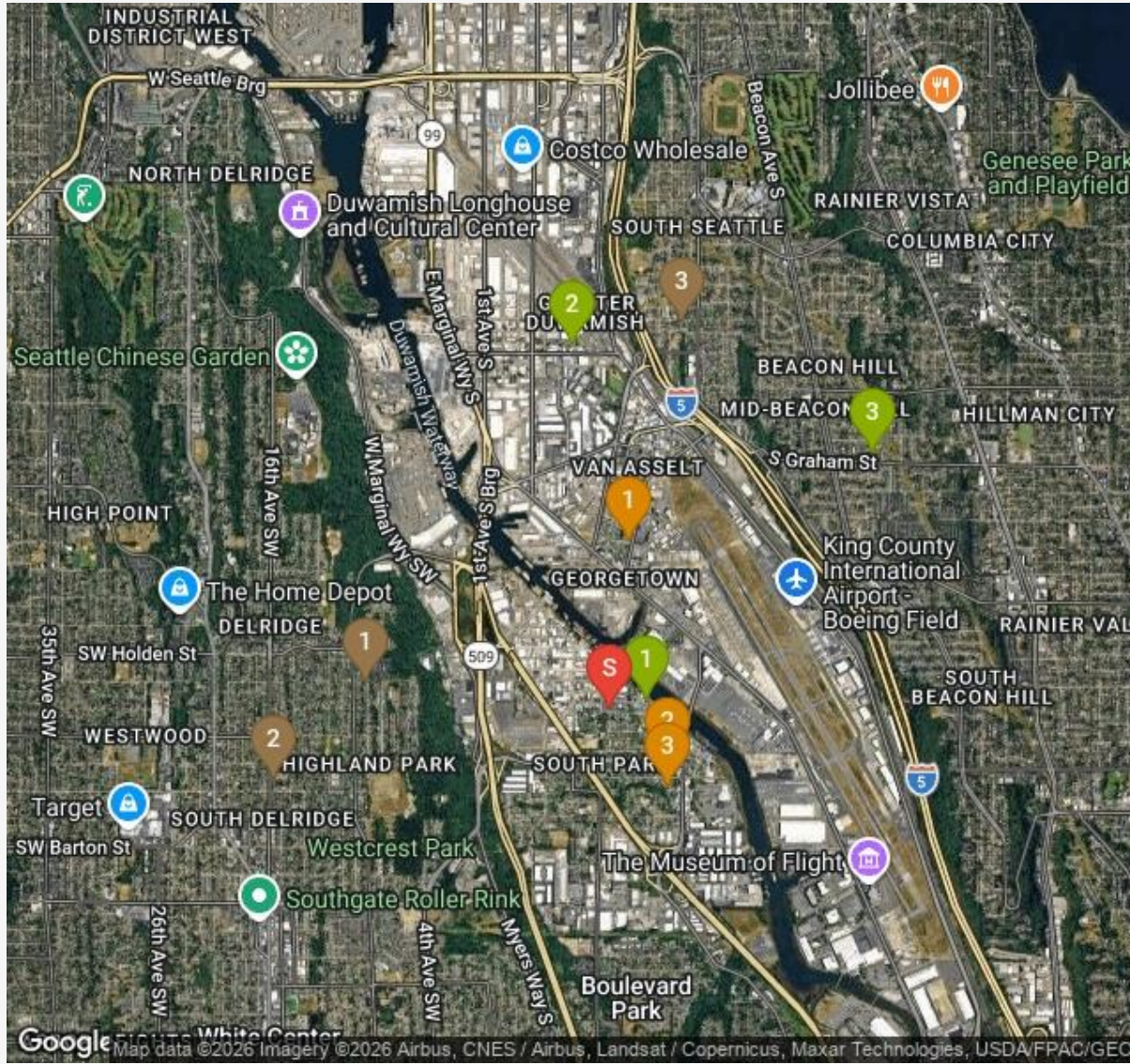
5403 Maynard Ave S



Rental 3 Photo

6122 28th Ave S

Map



Map

S = SUBJECT	810 S Southern St
YELLOW 1 = SALE 1	6737 Ellis Ave S
YELLOW 2 = SALE 2	1226 S Cloverdale St
YELLOW 3 = SALE 3	1226 S Trenton St
BROWN 1 = LIST 1	7901 8th Ave SW
BROWN 2 = LIST 2	8704 16th Ave SW
BROWN 3 = LIST 3	1325 S Dawson St
GREEN 1 = RENTAL 1	1040 S Elmgrove St
GREEN 2 = RENTAL 2	5403 Maynard Ave S
GREEN 3 = RENTAL 3	6122 28th Ave S

## Additional Photos

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