



Subject Property

Loan #	100000	Inspection Type:	Interior	Inspection Date	01/29/2021
Order #	ANS-520266	House appears to be	<input checked="" type="checkbox"/> Occupied <input type="checkbox"/> Vacant/Secured <input type="checkbox"/> Vacant/Unsecured		
Property Address:	824 W Brazos St		Borrower	Sample Borrower	
City/State/Zip	PEARSALL, TX 78061		Client Name	Sample Client	
Company Name:	Sample Company		Agent Name:	Sample Agent	
Phone #:	(000)000-0000		Email:	sample@email.com	
APN:	00000000		Taxes:	585	
Lender:	Sample Lender		Lender Address:	123 Sample St, Suite 1	

General Market Conditions

Market Conditions	<input type="checkbox"/> Depressed <input type="checkbox"/> Slow <input checked="" type="checkbox"/> Stable <input type="checkbox"/> Improving <input type="checkbox"/> Excellent
Employment Conditions	<input type="checkbox"/> Declining <input checked="" type="checkbox"/> Stable <input type="checkbox"/> Increasing
Property Values	<input type="checkbox"/> Declining <input checked="" type="checkbox"/> Stable <input type="checkbox"/> Increasing
Predominant occupancy in the market area	<input checked="" type="checkbox"/> Owner Occupied <input type="checkbox"/> Rental / Investment <input type="checkbox"/> Commercial <input type="checkbox"/> Vacant
Available Comparable Listings	<input checked="" type="checkbox"/> Normal Supply <input type="checkbox"/> Over Supply <input type="checkbox"/> Shortage
# of REO or Corporate Owned competing listings within 5 miles	0
Approximate number of comparable units for sale within 5 miles:	0
Number of boarded up homes within view of the subject	3
Neighborhood Comments homes in the subject area show average maintenance	

Subject Marketability

Range of values in the neighborhood:	20000	To	155000
The subject is an	<input type="checkbox"/> Over Improvement <input type="checkbox"/> Under Improvement <input checked="" type="checkbox"/> Appropriate improvement for the neighborhood		
Normal marketing time (days) in the area is	180		
Are all types of financing available for the property?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	If no, explain	
Has the property been on the market in the last 12 months?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Last List Price	
Listing Company:		Listing Company Phone:	
Unit type:	<input checked="" type="checkbox"/> SF Detached <input type="checkbox"/> SF Attached <input type="checkbox"/> Condo <input type="checkbox"/> Townhouse <input type="checkbox"/> 2 Unit <input type="checkbox"/> 3 Unit <input type="checkbox"/> 4 Unit <input type="checkbox"/> Co-Op <input type="checkbox"/> Modular <input type="checkbox"/> Mobile Home <input type="checkbox"/> Vacant Land <input type="checkbox"/> Other		
Marketability Comments the subject should sell within normal marketing time.			
If condo or other association exists:	<input type="checkbox"/> Monthly <input type="checkbox"/> Annually <input type="checkbox"/> NA	Current?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> NA
HOA Fees/mo. \$			
HOA Fee Includes:	<input type="checkbox"/> Insurance <input type="checkbox"/> Landscaping <input type="checkbox"/> Pool <input type="checkbox"/> Tennis	Other:	
Association Contact:		Phone #:	

Comparable Sales

	Subject	Sale #1	Sale #2	Sale #3
Address	824 W Brazos St	319 S Mulberry	603 Davis Ave	512 Jackson
City	PEARSALL	Pearsall	Devine	Pleasanton
Zip Code:	78061	78061	78016	78064
Data Source	tax sheet	mls	mls	mls
Proximity		.20	22	36
Orig List Date		08/01/2020	09/08/2020	08/24/2020
Original List Price		60000	67500	59900
Last List Price		60000	67500	59900
Sale Date		09/01/2020	11/05/2020	09/17/2020
Sale Price		60000	42000	50000
DOM	0	31	58	24
Source of Funds		Cash	Cash	Cash
Sales Concessions	0	0	0	0
Distressed Sale	No	No	No	No
HOA Fees/mo.		0	0	0
GLA Above Grade	828	884	852	1271
Actual Age	72	62	65	62
Lot Size (Sq.Ft.)	4791	6098	8712	6098
Rooms/Bed/Bath/HalfBath	6/3/1/0	6/3/1/0	5/2/1/0	6/4/1/0
Design	1 Story	1 Story	1 Story	1 Story
View/Comparison	None	None/Similar	None/Similar	None/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	Detached Garage	Carport	None/Open Parking
# Parking Stalls	2	1	2	2
Pool / Spa	None	None	None	None
Condition	Average	Average	Fair	Fair
Overall Comparability		Best	Good	Good

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.

s-1 -1120 gross living area, -1000 year built, -2000 garage, -300 lot size s-2 -480 gross living area, -700 year built, 1500 room count, -1500 carport, 10000 overall condition, -900 lot size s-3 -8860 gross living area, -100 year built, -300 lot size, 10000 overall condition l-1 560 gross living area, -100 year built, -2000 lot size, 1500 room count, -1500 carport l-2 2800 gross living area, 700 lot size, 1500 room count l-3 2640 gross living area, -1000 year built, 1500 room count, -2400 lot size, -1000 carport

Comparable Listings

	Subject	Listing #1	Listing #2	Listing #3
Address	824 W Brazos St	310 E Curtis	209 S Piper Ln	322 W Mill
City	PEARSALL	Dilley	Uvalde	Uvalde
Zip Code:	78061	78017	78801	78801
Data Source	tax sheet	mls	mls	mls
Proximity		20	40	39
Orig List Date		08/31/2020	10/19/2020	07/22/2020
Original List Price		59950	75000	80000
Last List Price		59950	69000	65000
Sale Date				
Sale Price				
DOM	0	151	103	192
Source of Funds				
Sales Concessions	0	0	0	0
Distressed Sale	No	No	No	No
HOA Fees/mo.		0	0	0
GLA Above Grade	828	800	688	696
Actual Age	72	71	72	62
Lot Size (Sq.Ft.)	4791	13503	1742	15246
Rooms/Bed/Bath/HalfBath	6/3/1/0	5/2/1/0	5/2/1/0	6/2/1/0
Design	1 Story	1 Story	1 Story	1 Story
View/Comparison	None	None/Similar	None/Similar	None/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	Carport	None/Open Parking	Carport
# Parking Stalls	2	2	2	1
Pool / Spa	None	None	None	None
Condition	Average	Average	Average	Average
Overall Comparability		Best	Good	Good

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	824 W Brazos St	215 Greenlawn Ave	704 Cantrell Ave	7770 FM 2504
City	PEARSALL	Pleasanton	Jourdanton	Bigfoot
Zip Code:	78061	78064	78026	78005
Data Source	tax sheet	mls	mls	mls
Proximity		36	31	15
Date Lease Begins				
Date Lease Expires			12/31/2021	12/31/2021
Monthly Rental		495	750	775
Less Utilities/Furniture		none	none	none
Adjusted Monthly Rent		495	750	775
Rent Concessions	0	0	0	0
Location	Rural	Rural	Rural	Rural
View	None	None	None	None
Design	1 Story	1 Story	1 Story	1 Story
Actual Age	72	47	44	72
Condition	Average	Average	Average	Average
GLA Above Grade	828	600	840	900
Rooms/Bed/Bath/HalfBath	6/3/1/0	4/1/1/0	5/2/1/0	4/1/1/0
Basement Type	None	None	None	None
Other: (pool, garage, etc)	none	none	none	none
Net Adjustment				
Indicated Monthly Market Rent				

Neighborhood Rental Range

Rental Range Low	400	Rental Range High	1500	Predominant Rent	1000	Suggested rent for this property	650
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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.

the subject should rent between 500 and 750 per month lease dates are not available

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)	55000
	Market Value (As-Repaired)	55000
	90-Day Marketing Price: As Is	65000
	90 Day Marketing Price: Repaired	65000
	30-Day Marketing Price: As Is	46750
Fair Monthly Market Rent	650	
Subject Land Value	6000	

Additional Comments

the subject is in an extreme rural area with few comparable sales or listings per year. proximity, sales date, lot size, year built and gross living area were expanded until like kind comps were located

Certification

Agent Name:	Sample Agent
License #	00000
Date Report Completed:	6/18/2026 1:05:49 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



319 S Mulberry

Sale 1 Photo



603 Davis Ave

Sale 2 Photo



512 Jackson

Sale 3 Photo

Comparable Listing Photos



List 1 Photo

310 E Curtis



List 2 Photo

209 S Piper Ln



List 3 Photo

322 W Mill

Comparable Rental Photos



215 Greenlawn Ave

Rental 1 Photo



704 Cantrell Ave

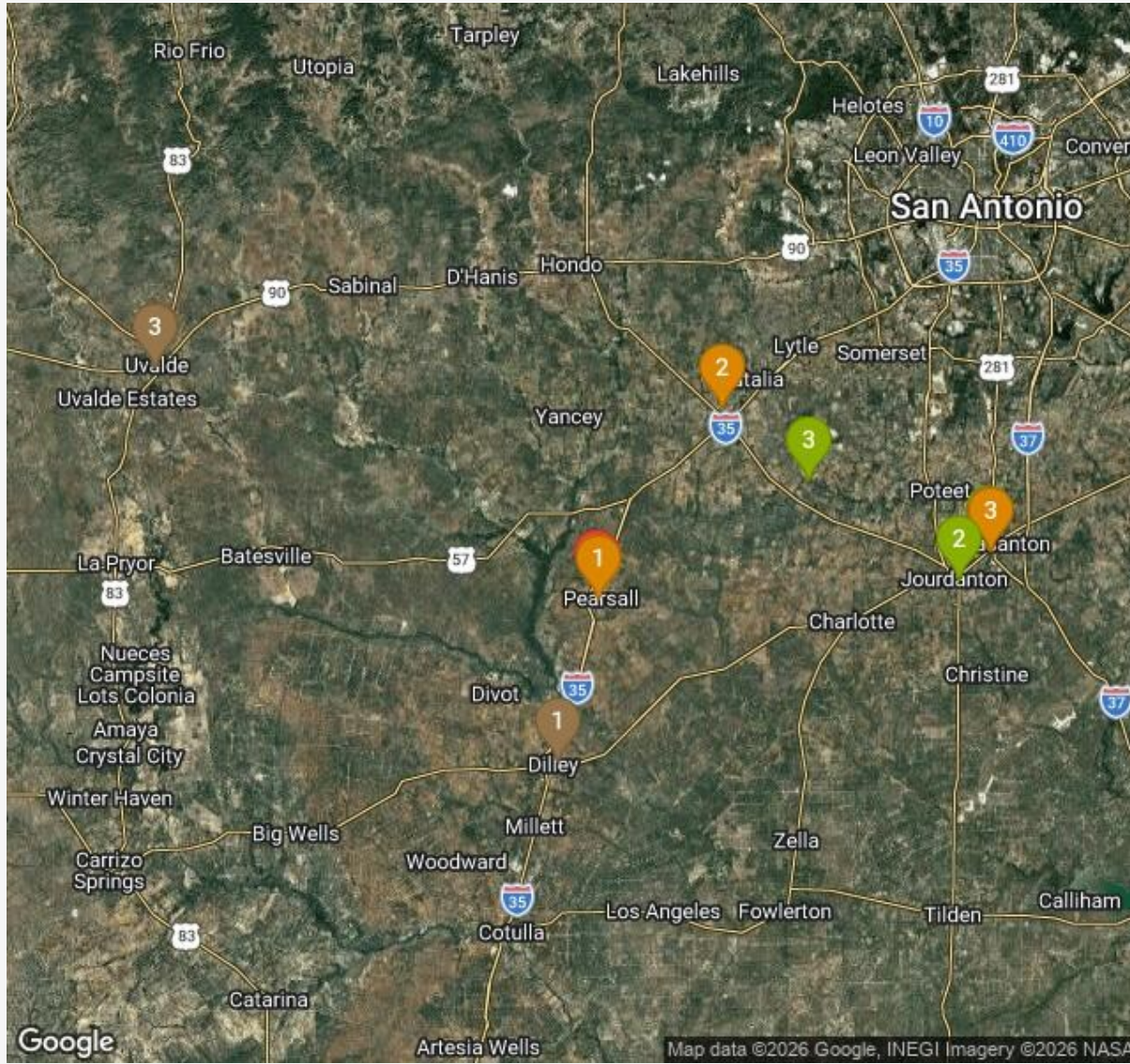
Rental 2 Photo



7770 FM 2504

Rental 3 Photo

Map



Map data ©2026 Google, INEGI Imagery ©2026 NASA

Map

S = SUBJECT	824 W Brazos St
YELLOW 1 = SALE 1	319 S Mulberry
YELLOW 2 = SALE 2	603 Davis Ave
YELLOW 3 = SALE 3	512 Jackson
BROWN 1 = LIST 1	310 E Curtis
BROWN 2 = LIST 2	209 S Piper Ln
BROWN 3 = LIST 3	322 W Mill
GREEN 1 = RENTAL 1	215 Greenlawn Ave
GREEN 2 = RENTAL 2	704 Cantrell Ave
GREEN 3 = RENTAL 3	7770 FM 2504

Additional Photos



living



side



side



living



kitchen/dining



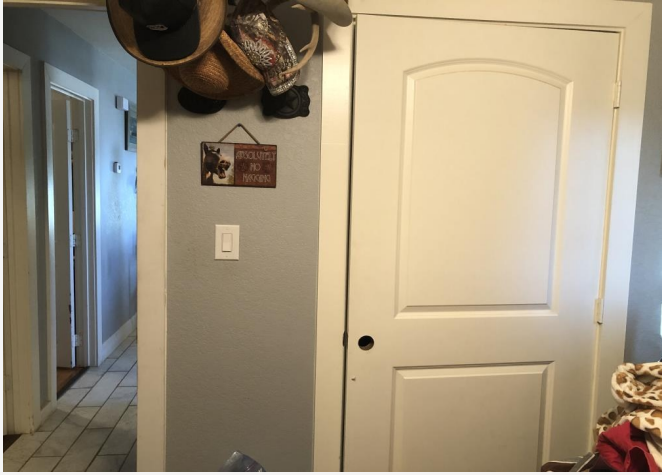
bath



bed 1



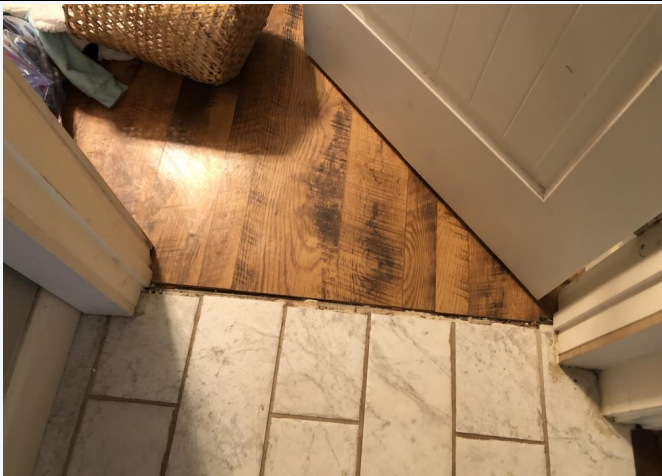
bed 2



bed 3



utility



typ flooring



typ roof and soffit