



# 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
<b>Address</b>	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
<b>Property Type</b>	2 units	2 units	2 units	2 units
<b>Location</b>	SUBURBAN	SUBURBAN	SUBURBAN	SUBURBAN
<b>Proximity</b>		1.00 miles	1.00 miles	1.00 miles
<b>Sale Price</b>	\$	\$93600	\$95000	\$115000
<b>Sale Date</b>		04/30/2010	02/12/2010	04/27/2010
<b>DOM</b>		388	95	13
<b>Room Count</b>	Rooms Beds Baths	Rooms Beds Baths	Rooms Beds Baths	Rooms Beds Baths
	8 4 2	8 4 2	8 4 2	10 6 2
<b>Living Area</b>	1800	1600	1915	2070
<b>Basement</b>	None	None	None	None
<b>Lot Size</b>	4032 SQFT	2400 SQFT	4500 SQFT	3330 SQFT
<b>Year Built</b>	1945	1945	1965	1885
<b>Condition</b>	GOOD	AVERAGE	GOOD	GOOD
<b>Garage</b>	None	None	None	None
<b>Each sales overall comparison to subject:</b>		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.

<b>Effective Date</b>	<b>Estimate of Value</b>
06/07/2010	\$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.

**Property Address:** 2526-28 NEW ORLEANS ST, NEW ORLEANS LA, 70119

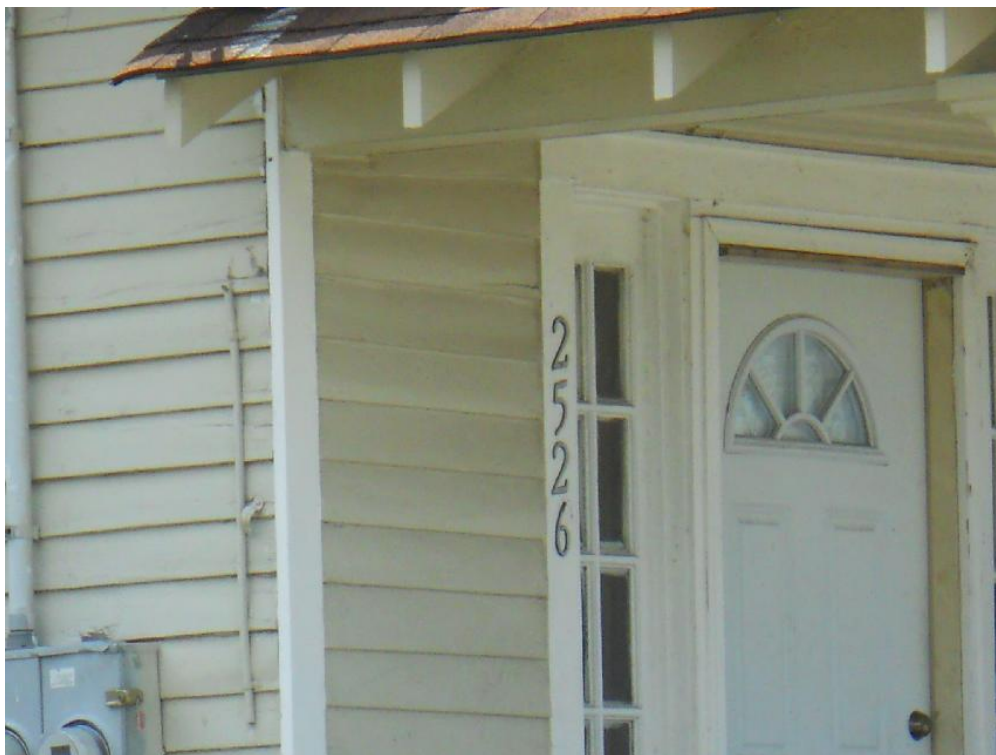
**Date:** 06/07/2010



Subject Front



Subject Street



Subject Address