



DESKTOP VALUATION REPORT

Loan #: 8655312666	File #: 72115618	Client ID: 8655312666	Client Name: INTEGRATION 4.0 INC
Address: 5901 HOLSTON HILLS RD		Borrower's Value: \$191,000	Borrower Name: NEW CUSTOMER
City: KNOXVILLE		User Name: anewavm	Evaluation Date: 07/02/2007
State: TN	Zip: 37914	County: KNOX County	

Reported Subject Information		
Subject is zoned as a detached Single Family Residence (SFR).		
Reference Sale Date 1: 03/07/2005 Reference Sale Price 1: \$124,000 Reference Sale Code 1: Full Reference Loan 1: \$124,000	Reference Sale Date 2: Unknown Reference Sale Price 2: Unknown Reference Sale Code 2: Unknown	APN: 071MD010 Assessed Date: 2006 Assessor's Land Value: \$37,100 Assessor's Improvement Value: \$86,800 Assessor's Value: \$123,900
Living Area (sf): 2,231 Lot Size (sf): 26,972 Census Tract: 33.00	Year Built: 1955 Stories: 1 A/C & Pool: / No	Total Rooms: 8 Bedrooms: 3 Baths: 2

Comparable Sales Detail				
Feature:	Subject	Comp #1	Comp #2	Comp #3
Address	5901 HOLSTON HILLS RD	5904 WINDTRACE	5724 CRESTWOOD	5810 SUNSET
Date of Sale	03/07/2005	08/31/2006	09/22/2006	07/20/2006
Sale Price	\$124,000	\$190,000	\$193,000	\$190,000
Proximity	-	0.16	0.17	0.41
GLA	2,231	1,950	2,128	2,335
Lot Size	26,972	15,803	41,312	37,069
Year Built	1955	1988	1978	1951
Room Count	8 / 3 / 2	5 / 2 / 2	7 / 3 / 2	6 / 2 / 2
Comments				

Value Estimate and Limiting Conditions	
<p>This Enhanced Property Valuation is the product of automated valuation technology, public record data, and human decisioning logic combined to provide a logical estimate of the most probable selling price of a residential property. This valuation is not an appraisal. This valuation estimates property value assuming fee simple title ownership and the property condition as average for the neighborhood. Enhanced Property Valuations are not suitable for complex properties. This valuation contains no representations or warranties regarding marketability, functional or economical obsolescence, environmental contamination or flood insurance determination. This valuation does not warrant the accuracy of any public record information or data sources used to prepare this valuation. This data may not be re-sold.</p> <p>THE VALUATIONS ARE PROVIDED "AS IS" AND FIRST AMERICAN RES CORPORATION MAKES NO REPRESENTATION OR WARRANTY WITH RESPECT TO THEIR ACCURACY, COMPLETENESS, OR CURRENTNESS. FIRST AMERICAN RES CORPORATION SPECIFICALLY DISCLAIMS ANY OTHER WARRANTY, EXPRESS, IMPLIED OR STATUTORY, INCLUDING ANY WARRANTY OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE. IN NO EVENT WILL FIRST AMERICAN RES BE LIABLE FOR THE RESULTS OF YOUR USE OR MISUSE OF THE VALUATIONS, INCLUDING ANY USE CONTRARY TO STATE AND FEDERAL LAW; YOUR INABILITY OR FAILURE TO CONDUCT YOUR BUSINESS; OR FOR ANY INDIRECT, SPECIAL, OR CONSEQUENTIAL DAMAGES.</p>	<p>Estimated Value:</p> <p>\$191,000</p>

Value New Property

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