

File #

APPRAISAL OF REAL PROPERTY



LOCATED AT

FOR

OPINION OF VALUE

325,000

AS OF



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One-Unit Residential Appraisal Field Review Report File #

The purpose of this appraisal field review report is to provide the lender/client with an opinion on the accuracy of the appraisal report under review.									
Property Address				City		State		FL	Zip Code
Borrower			Owner of Public Record			County			
Legal Description									
Assessor's Parcel #				Map Reference		54-41-37	Census Tract		0037.01
Property Rights Appraised		<input checked="" type="checkbox"/> Fee Simple	<input type="checkbox"/> Leasehold	<input type="checkbox"/> Other (describe)			Project Type		<input checked="" type="checkbox"/> Condo <input type="checkbox"/> PUD <input type="checkbox"/> Cooperative
Loan #		Effective Date of Appraisal Under Review				Manufactured Home		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Lender/Client		Address							
SECTION I — COMPLETE FOR ALL ASSIGNMENTS									
1. Is the information in the subject section complete and accurate? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If Yes, provide a brief summary. If No, explain The information in the subject section is complete and accurate. The verification sources for the subject section was a combination of Exterior inspection, Dade County property appraiser, MLS, FARES and tax rolls.									
2. Is the information in the contract section complete and accurate? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Not Applicable If Yes, provide a brief summary. If No, explain As the contract was not provided to the reviewer we must make an extraordinary assumption that the information contained in the contract section is complete and accurate.									
3. Is the information in the neighborhood section complete and accurate? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If Yes, provide a brief summary. If No, explain The information in the neighborhood section were complete and accurate. The OA stated that property values were stable, however the RA pulled statistics for the subject's zip code, Similar to what is done when completing a 1004MC and found that property values were declining. However the OA's comparables did not require a time adjustment because newer construction units similar to the subject showed in research and the CMA to be stable. The verification sources for the neighborhood section was a combination of Dade County property appraiser, MLS, FARES, Location map and tax rolls.									
4. Is the information in the site section complete and accurate? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If Yes, provide a brief summary. If No, explain The information provided in the site section is complete and accurate. The verification sources for the site section was a combination of exterior inspection, condo documents, MLS, FARES and tax rolls.									
5. Is the data in the improvements section complete and accurate? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If Yes, provide a brief summary. If No, explain As the subject is a condo the next sections on a condo appraisal report are project information, project analysis and unit description. All data in these sections appears to be complete and accurate. The verification sources for the improvements section was a combination of exterior inspection, MLS, FARES and tax rolls. The subject could not be inspected from the interior because a current listing was not located and the client did not provide a contact for entry.									
6. Are the comparable sales selected locationally, physically, and functionally the most similar to the subject property? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If Yes, provide a brief summary. If No, provide a detailed explanation as to why they are not the best comparable sales. As the subject was new construction and the developer was in control of the association at the time of the appraisal. Sales 1-3 are from competing projects and sales 4 and 5 and pending sale 6 are from the same project. Please see attached addenda for Fannie Mae guideline that applied to the subject unit and was satisfied.									
7. Are the data and analysis (including the individual adjustments) presented in the sales comparison approach complete and accurate? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, provide a brief summary. If No, explain Minimal adjustments were made to the comparables and did not have a negative effect on the OA's final value estimate. Appraised value was bracket before and after adjustments. \$1000 per floor adjustment, \$2500 per difference in year built, Gla adjustment equals \$100 per foot and rounded to the nearest \$1000. The data for comparables 4-6 gla differs from the tax sheets, Comp 4 should be 1036 sf not 965 sf, comp 5 should be 1010 sf not 1005 sf, comp 6 should be 1036 not 965 sf. OA has sales price of comp 3 as \$273,000 and it closed for \$273,900. OA has comp 4 closing at \$359,000 and it closed at \$360,000. OA has comp 5 selling at \$335,900 but its sales price was \$300,000. OA has comparable 6 listed as a pending sale for \$357,000 but it actually closed for \$305,000 however that was after the effective date of the appraisal.									
8. Are the data and analysis presented in the income and cost approaches complete and accurate? <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Not developed If No, explain The income approach was not developed. The subject is a condo and therefore the cost approach was not developed.									
9. Is the sale or transfer history reported for the subject property and each of the comparable sales complete and accurate? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If Yes, provide a brief summary. If No, analyze and report the correct sale or transfer history and the data source(s). The sale & transfer history reported for the subject property and each comparable sale is complete and accurate per FARES.									
10. Is the opinion of market value in the appraisal report under review accurate as of the effective date of the appraisal report? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If No, complete Section II.									

One-Unit Residential Appraisal Field Review Report File #

SECTION II — COMPLETE ONLY IF REVIEW APPRAISER ANSWERS "NO" TO QUESTION 10 IN SECTION I.																
1. Provide detailed reasoning for disagreement with the opinion of value in the appraisal report under review. OA's Sales 2 & 3 are non mls sales. Sales 4-6 are developer sales and are therefore not the best indicators of value due to the developer being involved as of the effective date of the appraisal. OA's Comparable 5's sales price was incorrect at \$335,900 and sold for \$300,000.																
2. State all extraordinary assumptions used (i.e. gross living area, room count, condition, etc.). All information regarding the subject property and market area that could not be reverified are assumed to be correct as of the effective date of the original appraisal 11/1/2007.																
3. Provide a new opinion of value as of the effective date of the appraisal report under review using the below sales comparison analysis grid. (NOTE: This may or may not include the use of the same comparable sales in the appraisal report under review.)																
FEATURE		SUBJECT			COMPARABLE SALE # 1			COMPARABLE SALE # 2			COMPARABLE SALE # 3					
Address																
Proximity to Subject					0.09 miles NE			0.52 miles NW			0.66 miles SW					
Sale Price		\$			\$ 358,500			\$ 301,900			\$ 303,800					
Sale Price/Gross Liv. Area		\$ sq.ft.			\$ 332.56 sq.ft.			\$ 330.31 sq.ft.			\$ 242.07 sq.ft.					
Data Source(s)					FARES/MLS			FARES/MLS			FARES/MLS					
Verification Source(s)					Ext.Inspection			Ext.Inspection			Ext.Inspection					
VALUE ADJUSTMENTS		DESCRIPTION			DESCRIPTION			+ (-) \$ Adjustment			DESCRIPTION			+ (-) \$ Adjustment		
Sales or Financing Concessions					Conv Mtg None Noted			0			Conv Mtg None Noted			0		
Date of Sale/Time					6/4/07						9/10/07					
Location		28th Floor			15th Floor			+6,000			15th Floor			+6,000		
Leasehold/Fee Simple		Fee Simple			Fee Simple						Fee Simple					
Site		HOA - 444.70			HOA - 590.00			0			HOA - 422.00			0		
View		City/Bay			City/Bay						City/Bay					
Design (Style)		Hi Rise Condo			Hi Rise Condo						Hi Rise Condo					
Quality of Construction		Good			Good						Good					
Actual Age		2007			2005			0			1989			0		
Condition		Good			Good						Good					
Above Grade		Total	Bdrms	Baths	Total	Bdrms	Baths				Total	Bdrms	Baths			
Room Count		4	2	2	4	2	2				4	2	2			
Gross Living Area		1,116 sq.ft.			1,078 sq.ft.			0			914 sq.ft.			+5,000		
Basement & Finished Rooms Below Grade		n/a			n/a						n/a					
Functional Utility		Average			Average						Average					
Heating/Cooling		Central			Central						Central					
Energy Efficient Items		Standard			Standard						Standard					
Garage/Carport		1 space			1 space						1 space					
Porch/Patio/Deck		Balcony			Balcony						Balcony					
Net Adjustment (Total)					<input checked="" type="checkbox"/> + <input type="checkbox"/> -			\$ 6,000			<input checked="" type="checkbox"/> + <input type="checkbox"/> -			\$ 11,000		
Adjusted Sale Price of Comparables					Net Adj. 1.7 %						Net Adj. 3.6 %					
					Gross Adj. 1.7 %			\$ 364,500			Gross Adj. 3.6 %			\$ 312,900		
I <input checked="" type="checkbox"/> did <input type="checkbox"/> did not research the sale or transfer history of the above comparable sales. If not, explain																
My research <input type="checkbox"/> did <input checked="" type="checkbox"/> did not reveal any prior sales or transfers of the comparable sales for the year prior to the date of sale of the comparable sale.																
Data source(s) FARES																
Report the results of the research and analysis of the prior sale or transfer history of the above comparable sales (report additional prior sales on an addendum).																
ITEM		COMPARABLE SALE # 1			COMPARABLE SALE # 2			COMPARABLE SALE # 3								
Date of Prior Sale/Transfer		No prior sales recorded			No prior sales recorded			No prior sales recorded								
Price of Prior Sale/Transfer		Within 1 year of sale			Within 1 year of sale			Within 1 year of sale								
Data Source(s)		FARES			FARES			FARES								
Effective Date of Data Source(s)																
Analysis of prior sale or transfer history for the comparable sales. All prior sales/transfers if any for the 12 months prior to the sale date of the comparable are listed above.																
Summary of Value Conclusion (including detailed support for the opinion of value and reasons why the new comparable sales are better than the sales used in the appraisal report under review). All new sales were outside the subject project and sold thru the mls. These three sales are deemed the most reliable indicators of the subject's estimated value at the time of the effective date. Sales 1 & 3 are located in newer buildings like the subject with Sale 2 being located in an older building. Sale 1 seems to have sold above market value at the time for an unknown reason. Sales 2 & 3's sales prices are more in line with other recent comparables sales through MLS. The condition for closed Sales 1 - 3 were confirmed through the descriptions and/or interior photos provided by MLS.																
REVIEW APPRAISER'S OPINION OF MARKET VALUE (Required only if review appraiser answered "No" to Question 10 in Section 1)																
Based on a <input checked="" type="checkbox"/> visual inspection of the exterior areas of the subject property from at least the street or <input type="checkbox"/> complete visual inspection of the interior and exterior areas of the subject property, defined scope of work, statement of assumptions and limiting conditions, and appraiser's certification, my opinion of the market value, as defined, of the real property that is the subject of this report is \$ 325,000 ,as of , which is the effective date of the appraisal report under review.																

One-Unit Residential Appraisal Field Review Report

File #

SCOPE OF WORK
<p>The scope of work for this appraisal field review is defined by the complexity of the appraisal report under review and the reporting requirements of this report form, including the following statement of assumptions and limiting conditions, and certifications. The review appraiser must, at a minimum: (1) read the entire appraisal report under review, (2) perform a visual inspection of the exterior areas of the subject property from at least the street, (3) inspect the neighborhood, (4) inspect each of the comparable sales from at least the street, (5) perform data research and analysis to determine the appropriateness and accuracy of the data in the appraisal report, (6) research, verify, and analyze data from reliable public and/or private sources, (7) determine the accuracy of the opinion of value, and (8) assume the property condition reported in the appraisal report is accurate unless there is evidence to the contrary.</p> <p>If the review appraiser determines that the opinion of value in the report under review is not accurate, he or she is required to provide an opinion of market value. The review appraiser is not required to replicate the steps completed by the original appraiser that the review appraiser believes to be reliable and in compliance with the applicable real property appraisal development standards of the Uniform Standards of Professional Appraisal Practice. Those items in the appraisal report under review are extended to this report by the use of an extraordinary assumption, which is identified in Section II, Question 2. If the review appraiser determines that the opinion of value is not accurate, he or she must present additional data that has been researched, verified, and analyzed to produce an accurate opinion of value in accordance with the applicable sections of Standard 1 of the Uniform Standards of Professional Appraisal Practice.</p>
INTENDED USE
<p>The intended use of this appraisal field review report is for the lender/client to evaluate the accuracy and adequacy of support of the appraisal report under review.</p>
INTENDED USER
<p>The intended user of this appraisal field review report is the lender/client.</p>
GUIDANCE FOR COMPLETING THE ONE-UNIT RESIDENTIAL APPRAISAL FIELD REVIEW REPORT
<p>The appraisal review function is important to maintaining the integrity of both the appraisal and loan underwriting processes. The following guidance is intended to aid the review appraiser with the development and reporting of an appraisal field review:</p> <ol style="list-style-type: none">The review appraiser must be the individual who personally read the entire appraisal report, performed a visual inspection of the exterior areas of the subject property from at least the street, inspected the neighborhood, inspected each of the comparable sales from at least the street, performed the data research and analysis, and prepared and signed this report.The review appraiser must focus his or her comments on the appraisal report under review and not include personal opinions about the appraiser(s) who prepared the appraisal.The lender/client has withheld the identity of the appraiser(s) who prepared the appraisal report under review, unless otherwise indicated in this report.The review appraiser must assume that the condition of the property reported in the appraisal report is accurate, unless there is evidence to the contrary.This One-Unit Residential Appraisal Field Review Report is divided into two sections. Section I must be completed for all assignments. Section II must be completed only if the answer to Question 10 in Section I is "No."The review appraiser must determine whether the opinion of market value is accurate and adequately supported by market evidence. When the review appraiser disagrees with the opinion of value, he or she must complete Section II. Because appraiser's opinions can vary, the review appraiser must have conclusive evidence that the opinion of value is not accurate.The review appraiser must explain why the comparable sales in the appraisal report under review should not have been used. Simply stating: "see grid" is unacceptable. The review appraiser must explain and support his or her conclusions.The review appraiser must form an opinion about the overall accuracy and quality of the data in the appraisal report under review. The objective is to determine whether material errors exist and what effect they have on the opinions and conclusions in the appraisal report under review. When the review appraiser agrees that the data is essentially correct (although minor errors may exist), he or she must summarize the overall findings. When the review appraiser determines that material errors exist in the data, he or she must identify them, comment on their overall effect on the opinions and conclusions in the appraisal report under review, and include the correct information.The Questions in Section I are intended to identify both the positive and negative elements of the appraisal under review and to report deficiencies. The review appraiser must make it clear to the reader what effect the deficiencies have on the opinions and conclusions in the appraisal report. Simple "Yes" and "No" answers are unacceptable.The review appraiser must provide specific, supportable reasons for disagreeing with the opinion of value in the appraisal report under review in response to Question 1 in Section II.The review appraiser must identify any extraordinary assumptions that were necessary in order to arrive at his or her opinion of market value. Extraordinary assumptions include the use of information from the appraisal report under review that the review appraiser concludes is reliable (such as an assumption that the reported condition of the subject property is accurate).The review appraiser must include the rationale for using new comparable sales. The following question must be answered: Why are these new comparable sales better than the sales in the appraisal report under review?The new comparable sales provided by the review appraiser and reported in the sales comparison analysis grid must have closed on or before the effective date of the appraisal report under review. It may be appropriate to include data that was not available to the original appraiser as of the effective date of the original appraisal; however, that information should be reported as "supplemental" to the data that would have been available to the original appraiser.The review appraiser must provide a sale or transfer history of the new comparable sales for a minimum of one year prior to the date of sale of the comparable sale. The review appraiser must analyze the sale or transfer data and report the effect, if any, on the review appraiser's conclusions.A review of an appraisal on a unit in a condominium, cooperative, or PUD project requires the review appraiser to analyze the project information in the appraisal report under review and comment on its completeness and accuracy.An appraisal review of a manufactured home requires the review appraiser to assume that the HUD data plate information is correct, unless information to the contrary is available. In such cases, the review appraiser must identify the source of the data.The review appraiser's opinion of market value must be "as of" the effective date of the appraisal report under review.

One-Unit Residential Appraisal Field Review Report

File #

STATEMENT OF ASSUMPTIONS AND LIMITING CONDITIONS					
<div><div>1. The review appraiser will not be responsible for matters of a legal nature that affect either the property that is the subject of the appraisal under review or the title to it, except for information that he or she became aware of during the research involved in performing this appraisal review. The review appraiser assumes that the title is good and marketable and will not render any opinions about the title.</div><div>2. The review appraiser will not give testimony or appear in court because he or she performed a review of the appraisal of the property in question, unless specific arrangements to do so have been made beforehand, or as otherwise required by law.</div><div>3. Unless otherwise stated in this appraisal field review report, the review appraiser has no knowledge of any hidden or unapparent physical deficiencies or adverse conditions of the property (such as but not limited to, needed repairs, deterioration, the presence of hazardous wastes, toxic substances, adverse environmental conditions, etc.) that would make the property less valuable, and has assumed that there are no such conditions and makes no guarantees or warranties, expressed or implied. The review appraiser will not be responsible for any such conditions that do exist or for any engineering or testing that might be required to discover whether such conditions exist. Because the review appraiser is not an expert in the field of environmental hazards, this appraisal field review report must not be considered as an environmental assessment of the property.</div></div>					
REVIEW APPRAISER'S CERTIFICATION					
<div>The Review Appraiser certifies and agrees that:</div> <div><div>1. I have, at a minimum, developed and reported this appraisal field review in accordance with the scope of work requirements stated in this appraisal field review report.</div><div>2. I performed this appraisal field review in accordance with the requirements of the Uniform Standards of Professional Appraisal Practice that were adopted and promulgated by the Appraisal Standards Board of The Appraisal Foundation and that were in place at the time this appraisal field review report was prepared.</div><div>3. I have the knowledge and experience to perform appraisals and review appraisals for this type of property in this market area.</div><div>4. I am aware of, and have access to, the necessary and appropriate public and private data sources, such as multiple listing services, tax assessment records, public land records and other such data sources for the area in which the property is located.</div><div>5. I obtained the information, estimates, and opinions furnished by other parties and expressed in this appraisal field review report from reliable sources that I believe to be true and correct.</div><div>6. I have not knowingly withheld any significant information from this appraisal field review report and, to the best of my knowledge, all statements and information in this appraisal field review report are true and correct.</div><div>7. I stated in this appraisal field review report my own personal, unbiased, and professional analysis, opinions, and conclusions, which are subject only to the assumptions and limiting conditions in this appraisal field review report.</div><div>8. I have no present or prospective interest in the property that is the subject of this report, and I have no present or prospective personal interest or bias with respect to the participants in the transaction. I did not base, either partially or completely, my analysis and/or opinion of market value (if any) in this appraisal field review report on the race, color, religion, sex, age, marital status, handicap, familial status, or national origin of either the prospective owners or occupants of the subject property or of the present owners or occupants of the properties in the vicinity of the subject property or on any other basis prohibited by law.</div><div>9. My employment and/or compensation for performing this appraisal field review or any future or anticipated appraisals or appraisal field reviews was not conditioned on any agreement or understanding, written or otherwise, that I would report (or present analysis supporting) a predetermined specific value, a predetermined minimum value, a range or direction in value, a value that favors the cause of any party, or the attainment of a specific result or occurrence of a specific subsequent event (such as approval of a pending mortgage loan application).</div><div>10. I personally prepared all conclusions and opinions about the real estate that were set forth in this appraisal field review report. I further certify that no one provided significant professional assistance to me in the development of this appraisal field review report. I have not authorized anyone to make a change to any item in this appraisal field review report; therefore, any change made to this appraisal field review report is unauthorized and I will take no responsibility for it.</div><div>11. I identified the lender/client in this appraisal field review report who is the individual, organization, or agent for the organization that ordered and will receive this appraisal field review report.</div><div>12. The lender/client may disclose or distribute this appraisal field review report to: the mortgagee or its successors and assigns; mortgage insurers; government sponsored enterprises; other secondary market participants; professional appraisal organizations; any department, agency, or instrumentality of the United States; and any state, the District of Columbia, or other jurisdictions; without having to obtain the review appraiser's consent. Such consent must be obtained before this appraisal field review report may be disclosed or distributed to any other party (including, but not limited to, the public through advertising, public relations, news, sales, or other media).</div><div>13. The mortgagee or its successors and assigns, mortgage insurers, government sponsored enterprises, and other secondary market participants may rely on this appraisal field review report as part of any mortgage finance transaction that involves any one or more of these parties.</div><div>14. If this appraisal field review report was transmitted as an "electronic record" containing my "electronic signature," as those terms are defined in applicable federal and/or state laws (excluding audio and video recordings), or a facsimile transmission of this appraisal field review report containing a copy or representation of my signature, the appraisal field review report shall be as effective, enforceable and valid as if a paper version of this appraisal field review report were delivered containing my original hand written signature.</div><div>15. Any intentional or negligent misrepresentation(s) contained in this appraisal field review report may result in civil liability and/or criminal penalties including, but not limited to, fine or imprisonment or both under the provisions of Title 18, United States Code, Section 1001, et seq., or similar state laws.</div></div>					
REVIEW APPRAISER	LENDER/CLIENT				
<div>Signature _____</div> <div>Name _____</div> <div>Company Name _____</div> <div>Company Address _____</div> <div>_____</div> <div>Telephone Number _____</div> <div>Email Address _____</div> <div>Date of Signature and Report _____</div> <div>State Certification # _____</div> <div>or State License # _____</div> <div>State _____</div> <div>Expiration Date of Certification or License _____</div>	<div>Name _____</div> <div>Company Name _____</div> <div>Company Address _____</div> <div>_____</div> <div>_____</div> <tr><th colspan="2">LENDER/CLIENT OF THE APPRAISAL UNDER REVIEW</th></tr> <tr><td colspan="2"><div>Name _____</div><div>Company Address _____</div><div>_____</div><div>_____</div><div>Reviewer's Opinion of Market Value \$ 325,000 Date <div></div></div><div>Only if review appraiser answered "No" to Questions 10, in Section I.</div></td></tr>	LENDER/CLIENT OF THE APPRAISAL UNDER REVIEW		<div>Name _____</div> <div>Company Address _____</div> <div>_____</div> <div>_____</div> <div>Reviewer's Opinion of Market Value \$ 325,000 Date <div></div></div> <div>Only if review appraiser answered "No" to Questions 10, in Section I.</div>	
LENDER/CLIENT OF THE APPRAISAL UNDER REVIEW					
<div>Name _____</div> <div>Company Address _____</div> <div>_____</div> <div>_____</div> <div>Reviewer's Opinion of Market Value \$ 325,000 Date <div></div></div> <div>Only if review appraiser answered "No" to Questions 10, in Section I.</div>					

Supplemental Addendum

File No.

Borrower			
Property Address			
City	County	State FL	Zip Code
Lender			

Fannie Mae Guideline for choosing comparables:

• **One-Unit Field Review : Comparable Sales Most Similar to Subject Property**

For properties in new subdivisions or for units in new (or recently converted) condominium or PUD projects, the appraiser must compare the subject property to other properties in its general market area as well as to properties within the subject subdivision or project. This comparison should help demonstrate market acceptance of new developments and the properties within them. Generally, the appraiser should select one comparable sale from the subject subdivision or project and one comparable sale from outside the subject subdivision or project. The third comparable sale can be from inside or outside of the subject subdivision or project, as long as the appraiser considers it to be a good indicator of value for the subject property. In selecting the comparables, the appraiser should keep in mind that sales or resales from within the subject subdivision or project are preferable to sales from outside the subdivision or project as long as the developer or builder of the subject property is not involved in the transactions.

Subject Photo Page

Borrower			
Property Address			
City	County	State	FL Zip Code
Lender			



Subject Building

Sales Price	
Gross Living Area	1,116
Total Rooms	4
Total Bedrooms	2
Total Bathrooms	2
Location	28th Floor
View	City/Bay
Site	HOA - 444.70
Quality	Good
Age	2007



Subject Street



Subject Street

Orig Comparable Photos 1-3

Borrower			
Property Address			
City	County	State	FL Zip Code
Lender			

Orig & New Comp 1

Prox. to Subject	0.09 miles NE
Sales Price	358,500
Gross Living Area	1,078
Total Rooms	4
Total Bedrooms	2
Total Bathrooms	2
Location	15th Floor
View	City/Bay
Site	HOA - 590.00
Quality	Good
Age	2005



New Comparable 2

Prox. to Subject	0.52 miles NW
Sales Price	301,900
Gross Living Area	914
Total Rooms	4
Total Bedrooms	2
Total Bathrooms	2
Location	15th Floor
View	City/Bay
Site	HOA - 422.00
Quality	Good
Age	1989



New Comparable 3

Prox. to Subject	0.66 miles SW
Sales Price	303,800
Gross Living Area	1,255
Total Rooms	4
Total Bedrooms	2
Total Bathrooms	2
Location	29th Floor
View	City/River
Site	HOA - 508.00
Quality	Good
Age	2006



Orig Comparable Photos 2-5

Borrower			
Property Address			
City	County	State	FL Zip Code
Lender			



Orig Comparable 2

800 N Miami Ave #509
Prox. to Subject
Sales Price
Gross Living Area
Total Rooms
Total Bedrooms
Total Bathrooms
Location
View
Site
Quality
Age



Orig Comparable 3

800 N Miami Ave #602
Prox. to Subject
Sales Price
Gross Living Area
Total Rooms
Total Bedrooms
Total Bathrooms
Location
View
Site
Quality
Age



Orig Comparable 4

133 NE 2nd Avenue #1419
Prox. to Subject Same Building
Sales Price
Gross Living Area
Total Rooms
Total Bedrooms
Total Bathrooms
Location
View
Site
Quality
Age

Comparable Photo Page

Borrower			
Property Address			
City	County	State	FL Zip Code
Lender			



Orig Comparable 5

133 NE 2nd Avenue #1206
Prox. to Subject Same Building
Sales Price
Gross Living Area
Total Rooms
Total Bedrooms
Total Bathrooms
Location
View
Site
Quality
Age



Orig Comparable 6

133 NE 2nd Avenue #1119
Prox. to Subject Same Building
Sales Price
Gross Living Area
Total Rooms
Total Bedrooms
Total Bathrooms
Location
View
Site
Quality
Age

Prox. to Subject
Sales Price
Gross Living Area
Total Rooms
Total Bedrooms
Total Bathrooms
Location
View
Site
Quality
Age

License

AC# 5349

STATE OF FLORIDA

DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION
FLORIDA REAL ESTATE APPRAISAL BD

SEQ# L101120

DATE	BATCH NUMBER	LICENSE NBR
11/20/20	10804	RD

The CERTIFIED RESIDENTIAL APPRAISER
Named below IS CERTIFIED
Under the provisions of Chapter 475 FS.
Expiration date: NOV 30, 20

CHARLIE CRIST
GOVERNOR

DISPLAY AS REQUIRED BY LAW

CHARLIE LIEM
SECRETARY