APPRAISAL OF REAL PROPERTY

LOCATED AT:

5413 E Virginia Ave
Frances Park AMD, Lot 52, MCR 069-21
Phoenix, AZ 85008

FOR:

Owner Appraisal

AS OF:

09/07/06

BY:

Rhonda Dineen

STATE OF ARIZONA

BOARD OF APPRAISAL

BE IT KNOWN THAT

RHONDA R. DINEEN

HAS MET ALL THE REQUIREMENTS AS A

Licensed Real Estate Appraiser

In accordance with Arizona Revised Statutes and on authority of the Board of Appraisal, State of Arizona.

This certificate shall remain evidence thereof unless or until the same is suspended, revoked or expires in accordance with the provisions of law.

LICENSE NUMBER
10931

EXPIRATION DATE
JULY 31, 2007

In witness whereof the Arizona Board of Appraisal caused to be signed by the Chair of the Board and the Executive Director

Chair, Board of Appraisal — Date 7/7/05

Deborah G. Pearson
Executive Director of the Board of Appraisal — Date 7/7/05

SHALL REMAIN PROPERTY OF ARIZONA BOARD OF APPRAISAL

USPAP COMPLIANCE ADDENDUM

File No.: 4398

Borrower Austin Rhodes		Order #	
Property Address 5413 E Virginia Ave			
City Phoenix	County Maricopa	State AZ	Zip Code 85008
Lender/Client Owner Appraisal		Client Reference #	

Only those items checked X apply to this report.

PURPOSE, FUNCTION AND INTENDED USE OF THE APPRAISAL

☐ The purpose of the appraisal is to provide an opinion of market value of the subject property as defined in this report, on behalf of the appraisal company facilitating the assignment for the referenced client as the intended user of the report. The only function of the appraisal is to assist the client mentioned in this report in evaluating the subject property for lending purposes. The use of this appraisal by anyone other than the stated intended user, or for any other use than the stated intended use, is prohibited.

☐ The purpose of the appraisal is to provide an opinion of market value of the subject property as defined in this report, on behalf of the appraisal company facilitating the assignment for the referenced client as the intended user of the report. The only function of the appraisal is to assist the client mentioned in this report in evaluating the subject property for Real Estate Owned (REO) purposes. The use of this appraisal by anyone other than the stated intended user, or for any other use than the stated intended use, is prohibited.

☒ The purpose of the appraisal is to *provide an opinion of value, on behalf of the appraisal company facilitating the assignment for the referenced client as the intended user of this report. The only function of the appraisal is to assist the client mentioned in this report in evaluating the subject property for Owner Appraisal. The use of this appraisal by anyone other than the stated intended user, or for any other use than the stated intended use is prohibited.
*market value

TYPE OF APPRAISAL AND APPRAISAL REPORT

☒ This is a complete Appraisal written in a summary Report format and the USPAP Departure Rule has not been invoked.
☐ This is a Limited Appraisal written in a ________ Report format and the USPAP Departure Rule has been invoked as disclosed in the body or addenda of the report. The client has agreed that a Limited Appraisal is sufficient for its purposes.

SCOPE (EXTENT) OF REPORT

☒ the appraisal is based on the information gathered by the appraiser from public records, other identified sources, inspection of the subject property and neighborhood, and selection of comparable sales, listings, and/or rentals within the subject market area. The original source of the comparables is shown in the Data Source section of the market grid along with the source of confirmation, if available. The original source is presented first. The sources and data are considered reliable. When conflicting information was provided, the source deemed most reliable has been used. Data believed to be unreliable was not included in the report nor used as a basis for the value conclusion. The extent of analysis applied to this assignment may be further imparted within the report, the Appraiser's Certification below and/or any other Statement of Limiting Conditions and Appraiser's Certification such as may be utilized within the Freddie Mac form 439 or Fannie Mae form 1004b (dated 6/93), when applicable.

MARKETING TIME AND EXPOSURE TIME FOR THE SUBJECT PROPERTY

☒ A reasonable marketing time for the subject property is 90-180 day(s) utilizing market conditions pertinent to the appraisal assignment
☒ A reasonable exposure time for the subject property is 90-180 day(s) utilizing market conditions pertinent to the appraisal assignment

APPRAISER'S CERTIFICATION

I certify that, to the best of my knowledge and belief:

- The statements of fact contained in this report are true and correct.
- The report analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions, and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.
- I have no present or prospective interest in the property that is the subject of this report, and nor personal interest with respect to the parties involved, unless otherwise stated within the report.
- I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment
- My engagement in this assignment was not contingent upon developing or reporting predetermined results.
- My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
- My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice.
- I have ☒ or have not ☐ made a personal inspection of the property that is the subject of this report. (If more than one person signs this report, this certification must clearly specify which individuals did and which individuals did not make a personal inspection of the appraisal property.)
- No one provided significant professional assistance to the person signing this report. (If there are exceptions, the name of each individual providing significant professional assistance must be stated.)

NOTE: In the case of any conflict with a client provided certification (i.e., Fannie Mae or Freddie Mac), this revised certification shall take precedence

APPRAISER'S AND SUPERVISORY APPRAISER'S SIGNATURE

APPRAISER

Signature: Rhonda Dineen
Name: Rhonda Dineen
Date of Report (Inspection): 09/07/2006
State License/Certification #: 10931
State of License/Certification: AZ
Expiration Date of License/Certification: 7/31/2007

SUPERVISORY-APPRAISER (only if required)

Signature:
Name:
Date of Report (Inspection):
State License/Certification #:
State of License/Certification:
Expiration Date of License/Certification:

☐ Did inspect subject property
☐ Interior & Exterior
☐ Exterior only

☐ Inspected Comparables
☐ Interior & Exterior
☐ Exterior only

DEFINITION OF MARKET VALUE: The most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller, each acting prudently, knowledgeably and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby: (1) buyer and seller are typically motivated; (2) both parties are well informed or well advised, and each acting in what he considers his own best interest; (3) a reasonable time is allowed for exposure in the open market; (4) payment is made in terms of cash in U.S. dollars or in terms of financial arrangements comparable thereto; and (5) the price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions* granted by anyone associated with the sale.

> * Adjustments to the comparables must be made for special or creative financing or sales concessions. No adjustments are necessary for those costs which are normally paid by sellers as a result of tradition or law in a market area; these costs are readily identifiable since the seller pays these costs in virtually all sales transactions. Special or creative financing adjustments can be made to the comparable property by comparisons to financing terms offered by a third party institutional lender that is not already involved in the property or transaction. Any adjustment should not be calculated on a mechanical dollar for dollar cost of the financing or concession but the dollar amount of any adjustment should approximate the market's reaction to the financing or concessions based on the appraiser's judgement.

STATEMENT OF LIMITING CONDITIONS AND APPRAISER'S CERTIFICATION

CONTINGENT AND LIMITING CONDITIONS: The appraiser's certification that appears in the appraisal report is subject to the following conditions:

1. The appraiser will not be responsible for matters of a legal nature that affect either the property being appraised or the title to it. The appraiser assumes that the title is good and marketable and, therefore, will not render any opinions about the title. The property is appraised on the basis of it being under responsible ownership.

2. The appraiser has provided a sketch in the appraisal report to show approximate dimensions of the improvements and the sketch is included only to assist the reader of the report in visualizing the property and understanding the appraiser's determination of its size.

3. The appraiser has examined the available flood maps that are provided by the Federal Emergency Management Agency (or other data sources) and has noted in the appraisal report whether the subject site is located in an identified Special Flood Hazard Area. Because the appraiser is not a surveyor, he or she makes no guarantees, express or implied, regarding this determination.

4. The appraiser will not give testimony or appear in court because he or she made an appraisal of the property in question, unless specific arrangements to do so have been made beforehand.

5. The appraiser has estimated the value of the land in the cost approach at its highest and best use and the improvements at their contributory value. These separate valuations of the land and improvements must not be used in conjunction with any other appraisal and are invalid if they are so used.

6. The appraiser has noted in the appraisal report any adverse conditions (such as, needed repairs, depreciation, the presence of hazardous wastes, toxic substances, etc.) observed during the inspection of the subject property or that he or she became aware of during the normal research involved in performing the appraisal. Unless otherwise stated in the appraisal report, the appraiser has no knowledge of any hidden or unapparent conditions of the property or adverse environmental conditions (including the presence of hazardous wastes, toxic substances, etc.) that would make the property more or less valuable, and has assumed that there are no such conditions and makes no guarantees or warranties, express or implied, regarding the condition of the property. The 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 appraiser is not an expert in the field of environmental hazards, the appraisal report must not be considered as an environmental assessment of the property.

7. The appraiser obtained the information, estimates, and opinions that were expressed in the appraisal report from sources that he or she considers to be reliable and believes them to be true and correct. The appraiser does not assume responsibility for the accuracy of such items that were furnished by other parties.

8. The appraiser will not disclose the contents of the appraisal report except as provided for in the Uniform Standards of Professional Appraisal Practice.

9. The appraiser has based his or her appraisal report and valuation conclusion for an appraisal that is subject to satisfactory completion, repairs, or alterations on the assumption that completion of the improvements will be performed in a workmanlike manner.

10. The appraiser must provide his or her prior written consent before the lender/client specified in the appraisal report can distribute the appraisal report (including conclusions about the property value, the appraiser's identity and professional designations, and references to any professional appraisal organizations or the firm with which the appraiser is associated) to anyone other than the borrower; the mortgagee or its successors and assigns; the mortgage insurer; consultants; professional appraisal organizations; any state or federally approved financial institution; or any department, agency, or instrumentality of the United States or any state or the District of Columbia; except that the lender/client may distribute the property description section of the report only to data collection or reporting service(s) without having to obtain the appraiser's prior written consent. The appraiser's written consent and approval must also be obtained before the appraisal can be conveyed by anyone to the public through advertising, public relations, news, sales, or other media.

APPRAISER'S CERTIFICATION: The Appraiser certifies and agrees that:

1. I have researched the subject market area and have selected a minimum of three recent sales of properties most similar and proximate to the subject property for consideration in the sales comparison analysis and have made a dollar adjustment when appropriate to reflect the market reaction to those items of significant variation. If a significant item in a comparable property is superior to, or more favorable than, the subject property, I have made a negative adjustment to reduce the adjusted sales price of the comparable and, if a significant item in a comparable property is inferior to, or less favorable than the subject property, I have made a positive adjustment to increase the adjusted sales price of the comparable.

2. I have taken into consideration the factors that have an impact on value in my development of the estimate of market value in the appraisal report. I have not knowingly withheld any significant information from the appraisal report and I believe, to the best of my knowledge, that all statements and information in the appraisal report are true and correct.

3. I stated in the appraisal report only my own personal, unbiased, and professional analysis, opinions, and conclusions, which are subject only to the contingent and limiting conditions specified in this form.

4. I have no present or prospective interest in the property that is the subject to 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 the estimate of market value in the appraisal report on the race, color, religion, sex, 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.

5. I have no present or contemplated future interest in the subject property, and neither my current or future employment nor my compensation for performing this appraisal is contingent on the appraised value of the property.

6. I was not required to report a predetermined value or direction in value that favors the cause of the client or any related party, the amount of the value estimate, the attainment of a specific result, or the occurrence of a subsequent event in order to receive my compensation and/or employment for performing the appraisal. I did not base the appraisal report on a requested minimum valuation, a specific valuation, or the need to approve a specific mortgage loan.

7. I performed this appraisal in conformity with 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 as of the effective date of this appraisal, with the exception of the departure provision of those Standards, which does not apply. I acknowledge that an estimate of a reasonable time for exposure in the open market is a condition in the definition of market value and the estimate I developed is consistent with the marketing time noted in the neighborhood section of this report, unless I have otherwise stated in the reconciliation section.

8. I have personally inspected the interior and exterior areas of the subject property and the exterior of all properties listed as comparables in the appraisal report. I further certify that I have noted any apparent or known adverse conditions in the subject improvements, on the subject site, or on any site within the immediate vicinity of the subject property of which I am aware and have made adjustments for these adverse conditions in my analysis of the property value to the extent that I had market evidence to support them. I have also commented about the effect of the adverse conditions on the marketability of the subject property.

9. I personally prepared all conclusions and opinions about the real estate that were set forth in the appraisal report. If I relied on significant professional assistance from any individual or individuals in the performance of the appraisal or the preparation of the appraisal report, I have named such individual(s) and disclosed the specific tasks performed by them in the reconciliation section of this appraisal report. I certify that any individual so named is qualified to perform the tasks. I have not authorized anyone to make a change to any item in the report; therefore, if an unauthorized change is made to the appraisal report, I will take no responsibility for it.

SUPERVISORY APPRAISER'S CERTIFICATION: If a supervisory appraiser signed the appraisal report, he or she certifies and agrees that: I directly supervise the appraiser who prepared the appraisal report, have reviewed the appraisal report, agree with the statements and conclusions of the appraiser, agree to be bound by the appraiser's certifications numbered 4 through 7 above, and am taking full responsibility for the appraisal and the appraisal report.

ADDRESS OF PROPERTY APPRAISED: 5413 E Virginia Ave, Phoenix, AZ 85008

APPRAISER:	**SUPERVISORY APPRAISER (only if required):**
Signature: Rhonda Dineen	Signature:
Name: Rhonda Dineen	Name:
Date Signed: 09/10/06	Date Signed:
State Certification #:	State Certification #:
or State License #: 10931	or State License #:
State: AZ	State:
Expiration Date of Certification or License: 7/31/2007	Expiration Date of Certification or License:
	☐ Did ☐ Did Not Inspect Property

126-23-005

Property Description

UNIFORM RESIDENTIAL APPRAISAL REPORT

File No. 4398

SUBJECT

Property Address 5413 E Virginia Ave | City Phoenix | State AZ | Zip Code 85008

Legal Description Frances Park AMD, Lot 52, MCR 069-21 | County Maricopa

Assessor's Parcel No. 126-23-005 | Tax Year 2005 | R.E. Taxes $ 1,011.44 | Special Assessments $ 0.00

Borrower Austin Rhodes | Current Owner Austin Rhodes | Occupant: [X] Owner [ ] Tenant [ ] Vacant

Property rights appraised [X] Fee Simple [ ] Leasehold | Project Type [ ] PUD [ ] Condominium (HUD/VA only) | HOA $ /Mo.

Neighborhood or Project Name Frances Park | Map Reference T2N R4E | Census Tract

Sale Price $ Refinance | Date of Sale N/A | Description and $ amount of loan charges/concessions to be paid by seller N/A

Lender/Client Owner Appraisal | Address

Appraiser Rhonda Dineen | Address 1444 E San Remo Ave, Gilbert, AZ, 85234

NEIGHBORHOOD

				Predominant occupancy	Single family housing PRICE $(000)	AGE (yrs)	Present land use %	Land use change
Location	[ ] Urban	[X] Suburban	[ ] Rural					
Built up	[ ] Over 75%	[X] 25-75%	[ ] Under 25%				One family 90	[X] Not likely [ ] Likely
Growth rate	[ ] Rapid	[X] Stable	[ ] Slow	[X] Owner 95	200 Low	10	2-4 family 0	[ ] In process
Property values	[ ] Increasing	[X] Stable	[ ] Declining	[ ] Tenant 5	300 High	60	Multi-family 5	To:
Demand/supply	[ ] Shortage	[X] In balance	[ ] Over supply	[X] Vacant (0-5%)	Predominant		Commercial 5	
Marketing time	[ ] Under 3 mos.	[X] 3-6 mos.	[ ] Over 6 mos.	[ ] Vac.(over 5%)	260+	50		

Note: Race and the racial composition of the neighborhood are not appraisal factors.

Neighborhood boundaries and characteristics: See attached addenda.

Factors that affect the marketability of the properties in the neighborhood (proximity to employment and amenities, employment stability, appeal to market, etc.): This neighborhood possesses adequate residential support with employment and typical amenities (shopping facilities, schools) located within 1 miles of the subject property. The economic base of the community and employment level of the area have been relatively stable. Noise levels are relatively quiet and typical for this neighborhood. The appraiser did not observe any negative factors in this neighborhood that would adversely affect market appeal or reasonable marketability of the property.

Market conditions in the subject neighborhood (including support for the above conclusions related to the trend of property values, demand/supply, and marketing time -- such as data on competitive properties for sale in the neighborhood, description of the prevalence of sales and financing concessions, etc.): The market conditions and property values within the neighborhood are conducive to the environment of the surrounding area. Supply and demand factors are considered in balance. The market is driven by an influx of buyers from outside of Arizona moving for the warm winter climate or for employment purposes. If the subject property is priced competitively and marketed properly, its marketing time should be approximately one to six months. The many people moving into the area has contributed to the strong market therefore making concessions unnecessary.

PUD

Project Information for PUDs (If applicable) - - Is the developer/builder in control of the Home Owners' Association (HOA)? [ ] Yes [ ] No

Approximate total number of units in the subject project | Approximate total number of units for sale in the subject project

Describe common elements and recreational facilities:

SITE

Dimensions 6,891 SqFt | Topography Slightly Sloping

Site area 6,891 Sqft +- .158 Acre | Corner Lot [ ] Yes [X] No | Size 6,891 Sqft

Specific zoning classification and description R1-6 Residential | Shape Mostly Rectangular

Zoning compliance [X] Legal [ ] Legal nonconforming (Grandfathered use) [ ] Illegal [ ] No zoning | Drainage Appears Adequate

Highest & best use as improved: [X] Present use [ ] Other use (explain) | View Homes

Utilities	Public	Other	Off-site Improvements	Type	Public	Private		
							Landscaping	Average
Electricity	[X]		Street	Asphalt	[X]	[ ]	Driveway Surface	Concrete
Gas	[X]		Curb/gutter	Concrete	[X]	[ ]	Apparent easements	Typical Utility
Water	[X]		Sidewalk	Concrete	[X]	[ ]	FEMA Special Flood Hazard Area	[ ] Yes [X] No
Sanitary sewer	[X]		Street lights	Electric	[X]	[ ]	FEMA Zone X500	Map Date 9/30/2005
Storm sewer	[X]		Alley	None	[ ]	[ ]	FEMA Map No.	04013C2155G

Comments (apparent adverse easements, encroachments, special assessments, slide areas, illegal or legal nonconforming zoning use, etc.): Lot dimensions were taken from available public records. Normal utility easements and setbacks were noted upon inspection of the subject property. In the opinion of the appraiser no encroachments or adverse conditions were apparent.

DESCRIPTION OF IMPROVEMENTS

GENERAL DESCRIPTION		EXTERIOR DESCRIPTION		FOUNDATION		BASEMENT		INSULATION	
No. of Units	1	Foundation	Concrete	Slab	Concrete	Area Sq. Ft.	None	Roof	UKN [X]
No. of Stories	1	Exterior Walls	Average	Crawl Space	None	% Finished	None	Ceiling	UKN [X]
Type (Det./Att.)	Detached	Roof Surface	Asphalt	Basement	None	Ceiling	N/A	Walls	UKN [X]
Design (Style)	Ranch	Gutters & Dwnspts.	No	Sump Pump	No	Walls	N/A	Floor	UKN [X]
Existing/Proposed	Existing	Window Type	Double	Dampness	No	Floor	N/A	None	[ ]
Age (Yrs.)	46 years	Storm/Screens	Screens	Settlement	None Apparent	Outside Entry	N/A	Unknown	YES [X]
Effective Age (Yrs.)	8-10 years	Manufactured House	No	Infestation	None Apparent			UNABLE TO VERIFY	

ROOMS	Foyer	Living	Dining	Kitchen	Den	Family Rm.	Rec. Rm.	Bedrooms	# Baths	Laundry	Other	Area Sq. Ft.
Basement												
Level 1		1		1				3	2	Outdoor		1,092
Level 2												

Finished area **above** grade contains: 5 Rooms; 3 Bedroom(s); 2 Bath(s); 1,092 Square Feet of Gross Living Area

INTERIOR	Materials/Condition	HEATING	Yes	KITCHEN EQUIP.		ATTIC		AMENITIES		CAR STORAGE:	Yes
Floors	Cpt/Tile/Avg	Type	Central	Refrigerator	[ ]	None	[X]	Fireplace(s) #	[ ]	None	[ ]
Walls	Drywall/Avg	Fuel	Electric	Range/Oven	[X]	Stairs	[ ]	Patio C Patio	[X]	Garage	# of cars
Trim/Finish	Wood/Avg	Condition	Avg	Disposal	[X]	Drop Stair	[ ]	Deck None	[ ]	Attached	
Bath Floor	Tile/Avg	COOLING	Yes	Dishwasher	[X]	Scuttle	[ ]	Porch C Porch	[X]	Detached	
Bath Wainscot	Tile/Fiberglass/Avg	Central	Central	Fan/Hood	[X]	Floor	[ ]	Fence Full Fenced	[X]	Built-In	
Doors	Wood/Avg	Other	None	Microwave	[X]	Heated	[ ]	Pool None	[ ]	Carport	Carport
		Condition	Avg	Washer/Dryer	[ ]	Finished	[ ]		[ ]	Driveway	Concrete

COMMENTS

Additional features (special energy efficient items, etc.): See attached addenda.

Condition of the improvements, depreciation (physical, functional, and external), repairs needed, quality of construction, remodeling/additions, etc.: Quality of construction of the subject property is considered average. In the opinion of the appraiser no functional inadequacies or external obsolescence was noted. The subject property appears adequately maintained and structurally sound.

Adverse environmental conditions (such as, but not limited to, hazardous wastes, toxic substances, etc.) present in the improvements, on the site, or in the immediate vicinity of the subject property.: See attached addenda.

126-23-005

Valuation Section

UNIFORM RESIDENTIAL APPRAISAL REPORT

File No. 4398

COST APPROACH

ESTIMATED SITE VALUE = $
ESTIMATED REPRODUCTION COST-NEW-OF IMPROVEMENTS:
Dwelling 1,092 Sq. Ft. @$ = $
Sq. Ft. @$ =
=
Garage/Carport Sq. Ft. @$ =
Total Estimated Cost New = $
Less Physical Functional External
Depreciation =$
Depreciated Value of Improvements =$
"As-is" Value of Site Improvements =$
INDICATED VALUE BY COST APPROACH =$

Comments on Cost Approach (such as, source of cost estimate, site value, square foot calculation and for HUD, VA and FmHA, the estimated remaining economic life of the property): See Sketch Addenda For Square Foot Calculations. Remaining economic life is 60-75 YEARS+/-. Reproduction cost data taken from Marshall & Swift's Residential Handbook and local builders. Established site value is based on market extraction, allocation, and/or sales of similar sites in market area. Site value is within the normal range for the area.

SALES COMPARISON ANALYSIS

ITEM	SUBJECT	COMPARABLE NO. 1		COMPARABLE NO. 2		COMPARABLE NO. 3	
Address	5413 E Virginia Ave Phoenix	5218 E Virginia Av Phoenix		4702 E Monte Vista Dr Phoenix		1818 N 46th St. Phoenix	
Proximity to Subject		0.25 miles W		0.95 miles SW		1.18 miles SW	
Sales Price	$ Refinance		$ 260,000		$ 270,000		$ 285,000
Price/Gross Living Area	$	$ 246.91		$ 240.86		$ 206.22	
Data and/or Verification Source	Inspection	MLS#2387953/Doc#408910 $273,500/171 DOM		MLS#2485684/Doc#681415 $279,900/50 DOM		MLS#2519419/Realtor $284,900/84 DOM	
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+(−)$ Adjust.	DESCRIPTION	+(−)$ Adjust.	DESCRIPTION	+(−)$ Adjust.
Sales or Financing Concessions		Conventional $230 None	0	Conventional $216 None	0	Conventional None	0
Date of Sale/Time		03/27/2006		05/19/2006		07/31/2006	
Location	Suburban	Suburban		Suburban		Suburban	
Leasehold/Fee Simple	Fee simple	Fee Simple		Fee Simple		Fee Simple	
Site	6,891 Sqft	8,364 SqFt	-1,500	7,701 SqFt		6,507 SqFt	
View	Homes	Homes		Homes		Homes	
Design and Appeal	Ranch	Ranch		Ranch		Ranch	
Quality of Construction	Average	Average		Average		Average	
Age	46 years	53 Yrs.	+3,500	51 Yrs.	+2,500	53 Yrs.	+3,500
Condition	Average+	Average+		Average+		Good	-5,000
Above Grade Room Count (Total / Bdrms / Baths)	5 / 3 / 2	5 / 3 / 2		5 / 3 / 1.5		6 / 3 / 2	
Gross Living Area	1,092 Sq. Ft.	1,053 Sq. Ft.		1,121 Sq. Ft.		1,382 Sq. Ft.	-8,700
Basement & Finished Rooms Below Grade	None None	None None		None None		None None	
Functional Utility	Average	Average		Average/Bath	+1,000	Average	
Heating/Cooling	Central heat/ac	Forced Air/Refrige		Forced Air/Evapor		Forced Air/Evapo	
Energy Efficient Items	Typical	None		None		None	
Garage/Carport	1 Carport	1 Carport		1 Carport		Slab	
Porch, Patio, Deck, Fireplace(s), etc.	Porch/C Patio None	Porch/C Patio None		Porch/C Patio None		Porch/C Patio None	
Fence, Pool, etc.	Full Fence	Full Fence		Full Fence		Full Fence	
Landscaping	Average	Average		Average		Average	
Net Adj. (total)		☒ + ☐ −	$ 2,000	☒ + ☐ −	$ 3,500	☐ + ☒ −	$ -10,200
Adjusted Sales Price of Comparable		Net 0.8 % Gross 1.9 %	$ 262,000	Net 1.3 % Gross 1.3 %	$ 273,500	Net 3.6 % Gross 6.0 %	$ 274,800

Comments on Sales Comparison (including the subject property's compatibility to the neighborhood, etc.): See attached addenda.

ITEM	SUBJECT	COMPARABLE NO. 1	COMPARABLE NO. 2	COMPARABLE NO. 3
Date, Price and Data Source, for prior sales within year of appraisal	12/06/2004 $169,000 Doc#1429681	06/24/2005 $202500 NetValueCentral	07/20/2000 $109000 NetValueCentral	08/24/2005 $205000 NetValueCentral

Analysis of any current agreement of sale, option, or listing of subject property and analysis of any prior sales of subject and comparables within one year of the date of appraisal: A search of public records revealed no prior sales or listings of subject property within the last three years other than noted in this report.

INDICATED VALUE BY SALES COMPARISON APPROACH $ 265,000
INDICATED VALUE BY INCOME APPROACH (if Applicable) Estimated Market Rent $ N/A /Mo. x Gross Rent Multiplier N/A = $

RECONCILIATION

This appraisal is made ☒ "as is" ☐ subject to the repairs, alterations, inspections or conditions listed below ☐ subject to completion per plans & specifications.
Conditions of Appraisal: See attached addenda.

Final Reconciliation: The market data and cost approach were employed in this report. However, the market approach was given the greater consideration because it reflects the actions of the typical buyer and seller in the real estate market.

The purpose of this appraisal is to estimate the market value of the real property that is the subject of this report, based on the above conditions and the certification, contingent and limiting conditions, and market value definition that are stated in the attached Freddie Mac Form 439/FNMA form 1004B (Revised 6/93).
I (WE) ESTIMATE THE MARKET VALUE, AS DEFINED, OF THE REAL PROPERTY THAT IS THE SUBJECT OF THIS REPORT, AS OF 09/07/2006
(WHICH IS THE DATE OF INSPECTION AND THE EFFECTIVE DATE OF THIS REPORT) TO BE $ 265,000

APPRAISER:	SUPERVISORY APPRAISER (ONLY IF REQUIRED):
Signature Rhonda Dineen	Signature ☐ Did ☐ Did Not Inspect Property
Name Rhonda Dineen	Name
Date Report Signed September 10, 2006	Date Report Signed
State Certification # State	State Certification # State
Or State License # 10931 State AZ	Or State License # State

UNIFORM RESIDENTIAL APPRAISAL REPORT
MARKET DATA ANALYSIS

These recent sales of properties are most similar and proximate to subject and have been considered in the market analysis. The description includes a dollar adjustment, reflecting market reaction to those items of significant variation between the subject and comparable properties. If a significant item in the comparable property is superior to, or more favorable than, the subject property, a minus (-) adjustment is made, thus reducing the indicated value of the subject. If a significant item in the comparable is inferior to, or less favorable than, the subject property, a plus (+) adjustment is made, thus increasing the indicated value of the subject.

SALES COMPARISON ANALYSIS

ITEM	SUBJECT	COMPARABLE NO. 4		COMPARABLE NO. 5		COMPARABLE NO. 6	
Address	5413 E Virginia Ave Phoenix	4652 E Oak St Phoenix		5337 E Virginia Av Phoenix			
Proximity to Subject		0.99 miles SW		0.08 miles W			
Sales Price	$ Refinance		$ 275,000		$ 276,000		$
Price/Gross Living Area	$ ⊄	$ 185.69 ⊄		$ 204.44 ⊄		$ ⊄	
Data and/or Verification Sources	Inspection	MLS#2472869/Doc#809762 $279,900/97 DOM		MLS#2542887/Pending $276,000/86 DOM			
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+(−)$ Adjust.	DESCRIPTION	+(−)$ Adjust.	DESCRIPTION	+(−)$ Adjust.
Sales or Financing Concessions		Conventional $0 None	0	Pending			
Date of Sale/Time		06/15/2006		Pending			
Location	Suburban	Suburban		Suburban			
Leasehold/Fee Simple	Fee simple	Fee Simple		Fee Simple			
Site	6,891 Sqft	9,936 SqFt	-3,000	6,525 SqFt			
View	Homes	Homes		Homes			
Design and Appeal	Ranch	Ranch		Ranch			
Quality of Construction	Average	Average		Average			
Age	46 years	49 Yrs.		51 Yrs.			
Condition	Average+	Average+		Average+			
Above Grade Room Count (Total / Bdrms / Baths)	5 / 3 / 2	5 / 3 / 2		6 / 3 / 2		Total / Bdrms / Baths	
Gross Living Area	1,092 Sq. Ft.	1,481 Sq. Ft.	-11,700	1,350 Sq. Ft.	-7,700	Sq. Ft.	
Basement & Finished Rooms Below Grade	None None	None None		None None			
Functional Utility	Average	Average		Average			
Heating/Cooling	Central heat/ac	Forced Air/Refrige		Forced Air/Refrige			
Energy Efficient Items	Typical	None		None			
Garage/Carport	1 Carport	2 Carport		1 Carport			
Porch, Patio, Deck, Fireplace(s), etc.	Porch/C Patio None	Porch None	+1,000	Porch/C Patio None			
Fence, Pool, etc.	Full Fence	Full Fence		Full Fence			
Landscaping	Average	Average		Average			
Net Adj. (total)		☐ + ☒ −	$ -13,700	☐ + ☒ −	$ -7,700	☐ + ☐ −	$
Adjusted Sales Price of Comparable		Net 5.0 % Gross 5.7 %	$ 261,300	Net 2.8 % Gross 2.8 %	$ 268,300	Net % Gross %	$
Date, Price and Data Source for prior sales within year of appraisal	12/06/2004 $169,000 Doc#1429681	08/30/1999 $150000 NetValueCentral		10/21/2005 $222000 NetValueCentral			

COMMENTS

Comments:

Supplemental Addendum

File No. 4398

Borrower/Client	Austin Rhodes						
Property Address	5413 E Virginia Ave						
City	Phoenix	County	Maricopa	State	AZ	Zip Code	85008
Lender	Owner Appraisal						

• **URAR: Neighborhood Boundaries and Characteristics**

The subject property is located in a good, well-kept, single family neighborhood. The neighborhood is bordered on the North by Indian School Rd, on the South by Thomas Rd, on the East by 56th St, and on the West by 48th St, as outlined on the enclosed map.

• **URAR: Additional Features**

The interior of the subject is typical of homes in this neighborhood. The appraised value includes only those items that are considered part of the real estate. The subject's built-in kitchen equipment includes: range/oven, dishwasher, built in microwave and disposal. Features adding to the subject properties value are; tile flooring thoughout most of the home. The kitchen has been updated to include new cabinets, counters, fixtures and appliances.

• **URAR: Adverse Environmental Conditions**

The appraiser is not an expert in the identification of hazardous substances or detrimental environmental conditions. The appraiser's routine inspection of and inquires about the subject property did not develop any information that indicated any apparent significant hazardous substances or detrimental environmental conditions on the subject property or within the immediate area which have a negative effect on value.

• **URAR: Conditions of Appraisal**

This appraisal is an estimate of value based on an analysis of information known to the appraiser at the time of appraisal. The appraiser assumes no responsibility for economic factors occurring at some later date due to changing local, state or national economic conditions of the money market or changes of capital which may affect the opinions or conclusions herein.

Joanne Howard and Lee Howard, appraiser Trainees, assisted in the inspection, data collection and preparation of this appraisal report.

Signature is a digital signature for the purpose of sending the report electronically.

• **URAR: Sales Comparison Comments**

All comparables have been verified as closed by County records. The appraiser is unaware of any special financing regarding comparable sales. Adjustments for lot size was based on what the typical buyer would pay for land in addition to his existing. All sales were adjusted for square footage with a variance of 100 feet or more at a rate of $30.00 per sqft and an adj for den/bedroom/bathroom count is found under functional utility. Every effort has been made to strictly adhere to the lender's guidelines and to those of FNMA. However, due to the nature of the market, it not always possible to find comparable sales within a data pool for a particular area, that meet all of these guidelines. Therefore, it may have been necessary to use older sales, sales of competing homes in the area but requiring a greater amount of adjustments than normal, or sales from similar competing areas located further away than typically desired. In these instances, it is the appraiser's opinion that the comparable sales chosen represent the best data available and are the most reliable indicators of current market value. The appraiser invoked the departure provision for distant due to the subject 's improvements and size. A thorough search for comparable sales was made in an attempt to find sales which bracket the final value estimate for the subject property. After consideration of location, dates of sale, physical differences and special conditions, in the appraiser's judgment, the comparable sales used are the best indicators of the subject's value. An adj for age was made at $500.00 per year on comps #1-3. All sales are considered to be a reliable indicator of subject's market value as they are all in similar location. Adjustment for condition was made on comp #3 as it has superior upgrades than the subject. All other adj should be self explanatory. Comps 1-5 were taken from the immediate market area and represent the competition. These homes would be shopped in the normal course of purchasing the subject property.

Comparable photos have been taken from the MLS when ever possible, as they best represent the home at time of purchase.

Subject Photo Page

Borrower/Client	Austin Rhodes
Property Address	5413 E Virginia Ave
City	Phoenix — County Maricopa — State AZ — Zip Code 85008
Lender	Owner Appraisal

Subject Front

5413 E Virginia Ave

Sales Price	Refinance
Gross Living Area	1,092
Total Rooms	5
Total Bedrooms	3
Total Bathrooms	2
Location	Suburban
View	Homes
Site	6,891 Sqft
Quality	Average
Age	46 years

Subject Rear

Subject Street

Comparable Photo Page

Borrower/Client	Austin Rhodes						
Property Address	5413 E Virginia Ave						
City	Phoenix	County	Maricopa	State	AZ	Zip Code	85008
Lender	Owner Appraisal						

Comparable 1

5218 E Virginia Av

Prox. to Subject	0.25 miles W
Sale Price	260,000
Gross Living Area	1,053
Total Rooms	5
Total Bedrooms	3
Total Bathrooms	2
Location	Suburban
View	Homes
Site	8,364 SqFt
Quality	Average
Age	53 Yrs.

Comparable 2

4702 E Monte Vista Dr

Prox. to Subject	0.95 miles SW
Sale Price	270,000
Gross Living Area	1,121
Total Rooms	5
Total Bedrooms	3
Total Bathrooms	1.5
Location	Suburban
View	Homes
Site	7,701 SqFt
Quality	Average
Age	51 Yrs.

Comparable 3

1818 N 46th St.

Prox. to Subject	1.18 miles SW
Sale Price	285,000
Gross Living Area	1,382
Total Rooms	6
Total Bedrooms	3
Total Bathrooms	2
Location	Suburban
View	Homes
Site	6,507 SqFt
Quality	Average
Age	53 Yrs.

Comparable Photo Page

Borrower/Client	Austin Rhodes
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City	Phoenix County Maricopa State AZ Zip Code 85008
Lender	Owner Appraisal

Comparable 4

4652 E Oak St

Prox. to Subject	0.99 miles SW
Sales Price	275,000
Gross Living Area	1,481
Total Rooms	5
Total Bedrooms	3
Total Bathrooms	2
Location	Suburban
View	Homes
Site	9,936 SqFt
Quality	Average
Age	49 Yrs.

Comparable 5

5337 E Virginia Av

Prox. to Subject	0.08 miles W
Sales Price	276,000
Gross Living Area	1,350
Total Rooms	6
Total Bedrooms	3
Total Bathrooms	2
Location	Suburban
View	Homes
Site	6,525 SqFt
Quality	Average
Age	51 Yrs.

Comparable 6

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

Building Sketch

Borrower/Client	Austin Rhodes						
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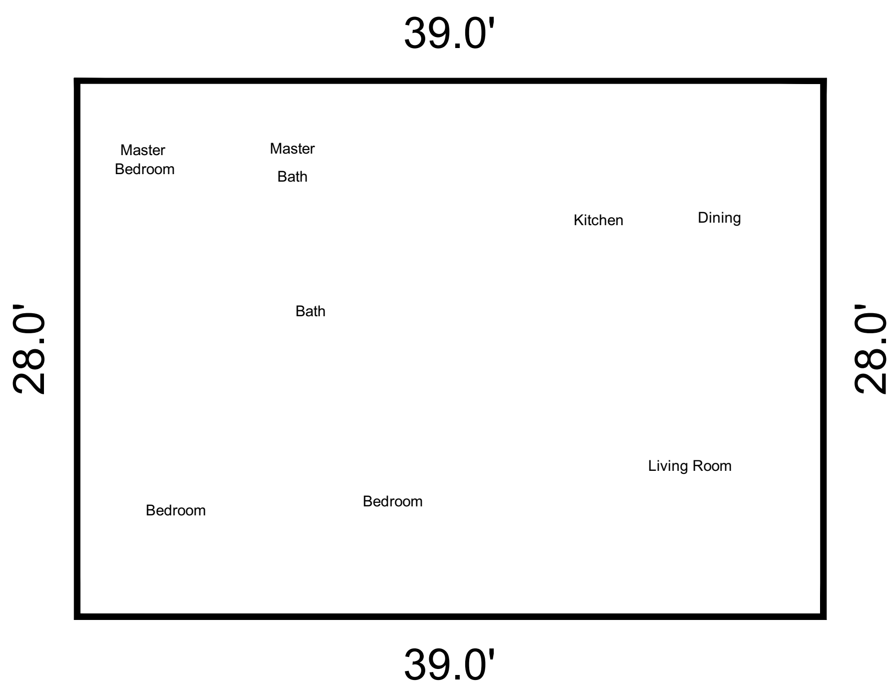

Sketch by Apex IV™

Comments:

AREA CALCULATIONS SUMMARY

Code	Description	Net Size	Net Totals
GLA1	First Floor	1092.0	1092.0
	Net LIVABLE Area	(Rounded)	1092

LIVING AREA BREAKDOWN

Breakdown	Subtotals
First Floor 28.0 x 39.0	1092.0
1 Item (Rounded)	1092

Location Map

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